



TOWN OF ERIE
Community Development Department – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY
FILE NAME: Morgan Hill Metro Dist Nos 1, 2, & 3 - First Amendment
FILE NO: MDA-000897-2017 DATE SUBMITTED: 5/25/2017 FEES PAID: 1500.00

PROJECT/BUSINESS NAME: Morgan Hill Metropolitan District Nos. 1, 2 and 3
PROJECT ADDRESS: Districts' boundaries are located northwest of the intersection of WCR 10.5 and WCR 3
PROJECT DESCRIPTION: Application for First Amendment to Service Plan to increase the debt limit to better accommodate the Districts' financing and refinancing of the updated costs of public improvements planned for the development.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Morgan Hill - map and legal description of Districts' boundaries attached

Filing #: Lot #: Block #: Section: Township: Range:

OWNER (attach separate sheets if multiple)

Name/Company: Morgan Hill Metropolitan District Nos. 1-3
Contact Person: See Authorized Rep--->
Address:
City/State/Zip:
Phone: Fax:
E-mail:

AUTHORIZED REPRESENTATIVE

Company/Firm: White Bear Ankele Tanaka & Waldron
Contact Person: Sean Allen, Esq.
Address: 2154 E Commons Ave., #2000
City/State/Zip: Centennial, CO 80122
Phone: 303 858 1800 Fax:
E-mail: sallen@wbapc.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: n/a
Address:
City/State/Zip:

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: n/a
Address:
City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: n/a Gross Site Density (du/ac): n/a
Proposed Zoning: # Lots/Units Proposed:
Gross Acreage: Gross Floor Area:

SERVICE PROVIDERS

Electric: Xcel Gas: Xcel
Metro District: Morgan Hill Metro District Nos. 1-3 Fire District: Mountain View
Water (if other than Town): Sewer (if other than Town):

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	\$ 600.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	SERVICE PLAN <i>Amendment</i>	\$ 10,000.00 ^{\$1,000.00}
All fees include both Town of Erie Planning & Engineering review. These fees do not include referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.			

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: _____ Date: _____
 Owner: _____ Date: _____
 Applicant: Morgan Hill Metropolitan Districts Nos. 1-3 Date: 5/22/17
[Signature] (General Counsel)

STATE OF COLORADO)
) ss.
 County of Arapahoe)

The foregoing instrument was acknowledged before me this 22nd day of MAY, 2017, by ll. Sean Allen.

My commission expires: 4-27-2019.
 Witness my hand and official seal.

MEGAN MURPHY
 NOTARY PUBLIC - STATE OF COLORADO
 Notary Identification # 20154018548
 My Commission Expires 4/27/2019

Megan J. Murphy
 Notary Public

MORGAN HILL METROPOLITAN DISTRICT NOS. 1, 2 AND 3

May 22, 2017



Board of Trustees, Town of Erie

c/o R. Martin Ostholthoff

Town of Erie

645 Holbrook Street

Erie, CO 80516

RE: First Amendment to Consolidated Service Plan

The Morgan Hill Metropolitan District Nos. 1, 2 and 3 (the "Districts") respectfully submit to the Town of Erie an application for approval of a First Amendment to the original Consolidated Service Plan, dated August 25, 2008 (the "Service Plan"). The focus of the First Amendment is to increase the amount of the Debt Limit as stated in the Service Plan (without any increase to the Maximum Mill Levy or its Imposition Term) to better accommodate the Districts' financing and refinancing of public improvements planned for the Morgan Hill development (the "Project").

In the 2008 Service Plan the then estimated cost of the anticipated public improvements was approximately \$16,100,000, inclusive of contingency, and the aggregate Debt Limit for the Districts was set at \$21,000,000. Today, various factors significantly influence the development of the Project which make the original Debt Limit insufficient, including, but not limited to:

- The economic recession affected all of the original timing assumptions for the Project, delaying the development schedules, delays in creation of assessed value, bond issuance delays, etc., all of which have financially impacted the Project/Districts.
- Since 2008, costs of public improvement construction have risen significantly.
- The Town's construction standards and policies have changed resulting in increased costs of public improvements.
- Ditch companies that control ditch crossings in the Project have changed their standards resulting in substantially increased costs.

Additionally, the Service Plan contains a debt refinance provision that makes the amount of any accrued interest on debt to be refinanced count against the Debt Limit. In the early developmental years of a district, borrowing costs are typically at their highest rates due to the risk factors associated with a new project, and with little to no revenue from assessed value in the early years, the interest on this debt accrues and may not get paid for years. The amount of accrued interest owed by the Districts materially reduces the available Debt Limit when refinancing the outstanding principal. The Districts are now faced with increased public improvement costs and outstanding

borrowings that carry higher risk factored interest rates (which count against the Debt Limit when such borrowings are refinanced), and the combination of these factors results in a Debt Limit that is no longer sufficient. If the Debt Limit is not increased, the Districts will be limited in the amount of public improvements to be financed and the higher interest rate borrowings will not be refinanced, which means lower rate borrowing will not be realized and homeowners will pay more in debt service costs.

Therefore the Districts request that the First Amendment be approved by the Town to raise the Debt Limit to \$35,000,000 so that the increased public improvement costs and financing amounts that count against the Debt Limit can be managed by the Districts including undertaking refinancing of higher rate borrowings from time to time with lower interest rate debt.

Enclosed herewith is the Land Use application for the First Amendment, the First Amendment with updated financial plan and public improvement description/cost estimate exhibits, and the \$1,000 amendment application fee.

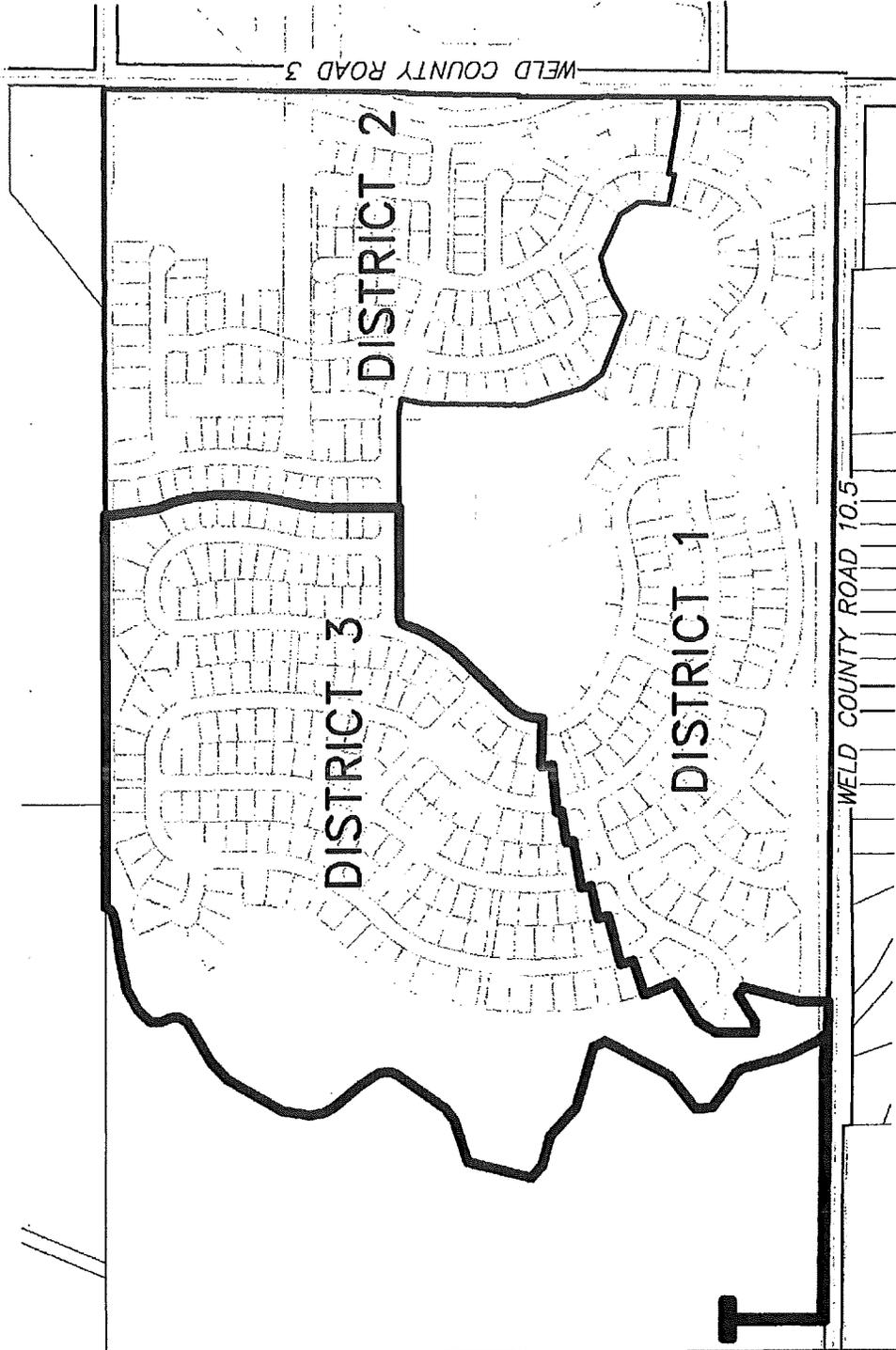
Thank you

Morgan Hill Metropolitan District Nos. 1, 2 and 3



Jon R. Lee, President

EXHIBIT



NOTE: THIS IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THIS EXHIBIT IS ONLY INTENDED TO DEPICT THE ACCOMPANYING DESCRIPTION.

MORGAN HILL METROPOLITAN
DISTRICT NO.1-3 EXTENTS
ERIE, COLORADO

HURST

CIVIL ENGINEERING
PLANNING
SURVEYING

2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105
www.hurst-assoc.com

SCALE	HOR. N/A	VERT. N/A
DESIGN/APPR.		
DRAWN BY	BO	
DATE	03/28/17	
SHEET	1 OF 1	

EXHIBIT

DISTRICT NO. 1 DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7 (3.5" BRASS CAP, ILLEGIBLE) FROM WHENCE THE NORTH QUARTER CORNER (3.5" BRASS CAP, BLM 1952) BEARS S89°42'31"W, 2,627.25 FEET (BASIS OF BEARINGS);

THENCE S89°42'31"W, 40.01 FEET ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 7; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 3 (AS OF MARCH, 2017) THE FOLLOWING SEVEN COURSES:

- 1) S00°56'30"W, 1,094.48 FEET;
- 2) N89°03'30"W, 5.00 FEET;
- 3) S00°56'30"W, 400.00 FEET;
- 4) N89°03'30"W, 5.00 FEET;
- 5) S00°56'30"W, 300.01 FEET;
- 6) S89°03'30"E, 5.00 FEET;
- 7) S00°56'30"W, 275.89 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 3 THE FOLLOWING TWO COURSES:

- 1) S00°56'30"W 543.89 FEET;
 - 2) S45°40'45"W, 42.62 FEET;
- THENCE N89°35'04"W, 3,233.46 FEET ALONG THE NORTHERLY LINE OF COUNTY ROAD 10.5 (AS OF MARCH, 2017);
- THENCE N00°24'56"E, 100.00 FEET;
- THENCE N14°48'46"E, 212.66 FEET;
- THENCE 35.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 41°46'23", AND A CHORD BEARING N54°18'03"W, 34.23 FEET;
- THENCE S56°35'09"W, 115.84 FEET;
- THENCE N89°35'04"W, 39.74 FEET;
- THENCE N00°24'56"E, 140.10 FEET;
- THENCE N30°59'01"E, 76.99 FEET;
- THENCE N57°47'18"E, 167.85 FEET;
- THENCE N22°36'45"W, 114.58 FEET;
- THENCE N71°50'40"E, 130.00 FEET;
- THENCE 5.06 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 01°24'49", AND A CHORD BEARING N17°26'56"W, 5.06 FEET;
- THENCE 41.82 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,230.00 FEET, A CENTRAL ANGLE OF 01°56'52", AND A CHORD BEARING N15°46'06"W, 41.81 FEET;
- THENCE N75°12'21"E, 180.00 FEET;
- THENCE N13°48'39"W, 36.04 FEET;
- THENCE N77°10'22"E, 120.00 FEET;
- THENCE 34.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 02°06'08", AND A CHORD BEARING N11°46'34"W, 34.12 FEET;
- THENCE N79°16'30"E, 170.00 FEET;
- THENCE N08°06'20"W, 24.99 FEET;
- THENCE N82°00'11"E, 111.12 FEET;
- THENCE 19.57 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 02°11'54", AND A CHORD BEARING N06°53'52"W, 19.57 FEET;
- THENCE N84°12'05"E, 170.00 FEET;

(CONTINUED)

ORG: 06/16/08
REV: 03/28/17

**MORGAN HILL METROPOLITAN
DISTRICT NO. 1 DESCRIPTION
ERIE, COLORADO**

HURST

**CIVIL ENGINEERING
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2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105
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DATE	03/28/17
SHEET	1 OF 2

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EXHIBIT

DISTRICT NO. 1 DESCRIPTION (CONTINUED):

THENCE N02°30'54"W, 38.95 FEET;
THENCE S89°13'52"E, 170.00 FEET;
THENCE 131.24 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 44°13'52", AND A CHORD BEARING N22°53'04"E, 128.00 FEET;
THENCE N45°00'00"E, 234.59 FEET;
THENCE 253.04 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 27°21'19", AND A CHORD BEARING N31°19'21"E, 250.65 FEET;
THENCE 31.44 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 72°03'50", AND A CHORD BEARING N53°40'36"E, 29.41 FEET;
THENCE N89°42'31"E, 708.46 FEET;
THENCE 86.59 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 13°35'31", AND A CHORD BEARING S83°29'44"E, 86.38 FEET;
THENCE S13°18'02"W, 82.24 FEET;
THENCE S01°03'06"W, 366.54 FEET;
THENCE S15°46'50"E, 216.52 FEET;
THENCE S36°00'26"E, 84.14 FEET;
THENCE S68°57'19"E, 225.42 FEET;
THENCE N60°35'47"E, 84.92 FEET;
THENCE N66°25'22"E, 69.45 FEET;
THENCE N76°02'47"E, 72.72 FEET;
THENCE S66°31'41"E, 170.25 FEET;
THENCE S32°38'14"E, 83.46 FEET;
THENCE S04°13'43"W, 102.98 FEET;
THENCE S78°57'43"E, 110.00 FEET;
THENCE 20.54 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 01°57'39", AND A CHORD BEARING N10°03'28"E, 20.53 FEET;
THENCE S80°55'22"E, 218.89 FEET;
THENCE S89°03'30"E, 62.12 FEET TO THE POINT OF BEGINNING, CONTAINING 78.73 ACRES, MORE OR LESS.

DESCRIPTION PREPARED BY:
BO BAIZE, COLORADO PLS 37990
FOR AND ON BEHALF OF:
HURST & ASSOCIATES, INC.

**MORGAN HILL METROPOLITAN
DISTRICT NO. 1 DESCRIPTION
ERIE, COLORADO**

HURST

CIVIL ENGINEERING
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SURVEYING

2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105
www.hurst-assoc.com

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	VERT. N/A
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DATE	03/28/17
	SHEET 2 OF 2

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EXHIBIT

DISTRICT NO. 2 DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7 (3.5" BRASS CAP, ILLEGIBLE) FROM WHENCE THE NORTH QUARTER CORNER (3.5" BRASS CAP, BLM 1952) BEARS S89°42'31"W, 2,627.25 FEET (BASIS OF BEARINGS);

THENCE S89°42'31"W, 40.01 FEET ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 7 TO THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 3 (AS OF MARCH, 2017) THE FOLLOWING SEVEN COURSES:

- 1) S00°56'30"W, 1,094.48 FEET;
- 2) N89°03'30"W, 5.00 FEET;
- 3) S00°56'30"W, 400.00 FEET;
- 4) N89°03'30"W, 5.00 FEET;
- 5) S00°56'30"W, 300.01 FEET;
- 6) S89°03'30"E, 5.00 FEET;
- 7) S00°56'30"W, 275.89 FEET;

THENCE N89°03'30"W, 62.12 FEET;

THENCE N80°55'22"W, 218.89 FEET;

THENCE 20.54 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 01°57'39", AND A CHORD BEARING S10°03'28"W, 20.53 FEET;

THENCE N78°57'43"W, 110.00 FEET;

THENCE N04°13'43"E, 102.98 FEET;

THENCE N32°38'14"W, 83.46 FEET;

THENCE N66°31'41"W, 170.25 FEET;

THENCE S76°02'47"W, 72.72 FEET;

THENCE S66°25'22"W, 69.45 FEET;

THENCE S60°35'47"W, 84.92 FEET;

THENCE N68°57'19"W, 225.42 FEET;

THENCE N36°00'26"W, 84.14 FEET;

THENCE N15°46'50"W, 216.52 FEET;

THENCE N01°03'06"E, 366.54 FEET;

THENCE N13°18'02"E, 82.24 FEET;

THENCE 86.59 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 13°35'31", AND A CHORD BEARING N83°29'44"W, 86.38 FEET;

THENCE S89°42'31"W, 306.49 FEET;

THENCE N00°17'29"W, 240.00 FEET;

THENCE N03°25'03"E, 60.50 FEET;

THENCE N06°20'11"E, 6.44 FEET;

THENCE N08°47'52"E, 48.53 FEET;

THENCE N11°41'58"E, 16.28 FEET;

THENCE N13°30'27"E, 40.13 FEET;

THENCE N12°36'00"E, 16.45 FEET;

THENCE N10°43'22"E, 46.45 FEET;

THENCE N09°08'39"E, 6.45 FEET;

THENCE N07°22'23"E, 52.89 FEET;

THENCE N05°41'18"E, 3.55 FEET;

(CONTINUED)

ORG: 06/16/08
REV: 03/28/17

**MORGAN HILL METROPOLITAN
DISTRICT NO. 2 DESCRIPTION
ERIE, COLORADO**

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EXHIBIT

DISTRICT NO. 2 DESCRIPTION (CONTINUED):

THENCE N04°06'35"E, 49.34 FEET;
THENCE N02°13'58"E, 13.55 FEET;
THENCE N00°39'15"E, 39.35 FEET;
THENCE N01°13'23"W, 23.55 FEET;
THENCE N02°48'06"W, 29.35 FEET;
THENCE N04°40'44"W, 33.55 FEET;
THENCE N06°15'27"W, 19.35 FEET;
THENCE N11°29'26"W, 58.50 FEET;
THENCE N20°29'43"W, 82.50 FEET;
THENCE N07°35'45"W, 155.28 FEET;
THENCE N00°17'29"W, 30.00 FEET;
THENCE N89°42'31"E, 1,535.94 FEET TO THE POINT OF BEGINNING, CONTAINING 57.67 ACRES, MORE OR LESS.

DESCRIPTION PREPARED BY:
BO BAIZE, COLORADO PLS 37990
FOR AND ON BEHALF OF:
HURST & ASSOCIATES, INC.

**MORGAN HILL METROPOLITAN
DISTRICT NO. 2 DESCRIPTION
ERIE, COLORADO**

HURST	CIVIL ENGINEERING	2500 Broadway, Suite B	SCALE HOR. N/A
	PLANNING	Boulder, CO 80304	VERT. N/A
	SURVEYING	303.449.9109	DESIGN/APPR.
	www.hurst-assoc.com	DATE 03/28/17	DRAWN BY BO
FILE G:\202046\SURVEY\LEGAL\046-DISTRICTS-REV 2017-03			SHEET 2 OF 2

EXHIBIT

DISTRICT NO. 3 DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 7 (3.5" BRASS CAP, BLM 1952) FROM WHENCE THE NORTHEAST CORNER (3.5" BRASS CAP, ILLEGIBLE) BEARS N89°42'31"E, 2,627.25 FEET (BASIS OF BEARINGS);

THENCE N89°42'31"E, 1,051.30 FEET ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 7;
THENCE S00°17'29"E, 30.00 FEET;
THENCE S07°36'18"E, 155.27 FEET;
THENCE S20°28'36"E, 82.51 FEET;
THENCE S11°29'26"E, 58.50 FEET;
THENCE S06°15'27"E, 19.35 FEET;
THENCE S04°40'44"E, 33.55 FEET;
THENCE S02°48'06"E, 29.35 FEET;
THENCE S01°13'23"E, 23.55 FEET;
THENCE S00°39'15"W, 39.35 FEET;
THENCE S02°13'58"W, 13.55 FEET;
THENCE S04°06'35"W, 49.34 FEET;
THENCE S05°41'18"W, 3.55 FEET;
THENCE S07°22'23"W, 52.89 FEET;
THENCE S09°08'39"W, 6.45 FEET;
THENCE S10°43'22"W, 46.45 FEET;
THENCE S12°36'00"W, 16.45 FEET;
THENCE S13°30'27"W, 40.13 FEET;
THENCE S11°41'58"W, 16.28 FEET;
THENCE S08°47'52"W, 48.53 FEET;
THENCE S06°20'11"W, 6.44 FEET;
THENCE S03°25'03"W, 60.50 FEET;
THENCE S00°17'29"E, 240.00 FEET;
THENCE S89°42'31"W, 401.97 FEET;
THENCE 31.44 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 72°03'50", AND A CHORD BEARING S53°40'36"W, 29.41 FEET;
THENCE 253.04 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 27°21'19", AND A CHORD BEARING S31°19'21"W, 250.65 FEET;
THENCE S45°00'00"W, 234.59 FEET;
THENCE 131.24 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 44°13'52", AND A CHORD BEARING S22°53'04"W, 128.00 FEET;
THENCE N89°13'52"W, 170.00 FEET;
THENCE S02°30'54"E, 38.95 FEET;
THENCE S84°12'05"W, 170.00 FEET;
THENCE 19.57 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 02°11'54", AND A CHORD BEARING S06°53'52"E, 19.57 FEET;
THENCE S82°00'11"W, 111.12 FEET;
THENCE S08°06'20"E, 24.99 FEET;
THENCE S79°16'30"W, 170.00 FEET;
THENCE 34.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 02°06'08", AND A CHORD BEARING S11°46'34"E, 34.12 FEET;
THENCE S77°10'22"W, 120.00 FEET;
THENCE S13°48'39"E, 36.04 FEET;
THENCE S75°12'21"W, 180.00 FEET;

ORG: 06/16/08
REV: 10/17/16
REV: 03/28/17

**MORGAN HILL METROPOLITAN
DISTRICT NO. 3 DESCRIPTION
ERIE, COLORADO**

HURST	CIVIL ENGINEERING	2500 Broadway, Suite B	SCALE HOR. N/A VERT. N/A
	PLANNING	Boulder, CO 80304	DESIGN/APPR. BO
	SURVEYING	303.449.9105	DRAWN BY BO
	www.hurst-assoc.com	DATE 03/28/17	SHEET 1 of 2
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EXHIBIT

DISTRICT NO. 3 DESCRIPTION (CONTINUED):

THENCE 41.82 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,230.00 FEET, A CENTRAL ANGLE OF 01°56'52", AND A CHORD BEARING S15°46'06"E, 41.81 FEET;
THENCE 5.06 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 01°24'49", AND A CHORD BEARING S17°26'56"E, 5.06 FEET;
THENCE S71°50'40"W, 130.00 FEET; THENCE S22°36'45"E, 114.58 FEET;
THENCE S57°47'18"W, 167.85 FEET; THENCE S30°59'01"W, 76.99 FEET;
THENCE S00°24'56"W, 140.10 FEET; THENCE S89°35'04"E, 39.74 FEET;
THENCE N56°35'09"E, 115.84 FEET;
THENCE 35.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 41°46'23", AND A CHORD BEARING S54°18'03"E, 34.23 FEET;
THENCE S14°48'46"W, 212.66 FEET;
THENCE S00°24'56"W, 100.00 FEET;
THENCE N89°35'04"W, 1,152.18 FEET ALONG THE NORTHERLY LINE OF WELD COUNTY ROAD 10.5
THENCE N00°24'56"E, 335.27 FEET;
THENCE N89°59'28"W, 62.51 FEET;
THENCE N00°00'32"E, 30.00 FEET;
THENCE S89°59'28"E, 135.01 FEET;
THENCE S00°00'32"W, 30.00 FEET;
THENCE N89°59'28"W, 62.51 FEET;
THENCE S00°24'56"W, 325.34 FEET;
THENCE S89°35'04"E, 1,021.97 FEET ALONG A LINE PARALLEL WITH AND 10.00 FEET NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 10.5 TO THE APPROXIMATE CENTERLINE OF THE COTTONWOOD EXTENSION IRRIGATION DITCH;
THENCE NORTH ALONG THE APPROXIMATE CENTERLINE OF SAID COTTONWOOD EXTENSION DITCH THE FOLLOWING THIRTY-NINE COURSES:
1) N39°24'29"W, 27.76 FEET; 2) N26°38'23"W, 135.20 FEET;
3) N13°53'36"W, 158.68 FEET; 4) N36°23'43"W, 31.70 FEET;
5) N59°52'05"W, 62.16 FEET; 6) N53°03'38"W, 85.80 FEET;
7) N04°51'35"W, 61.01 FEET; 8) N51°35'28"E, 155.73 FEET;
9) N28°20'58"E, 261.76 FEET; 10) N26°39'54"W, 47.96 FEET;
11) N74°15'05"W, 227.61 FEET; 12) N47°24'48"W, 137.09 FEET;
13) N74°40'43"W, 112.08 FEET; 14) N49°11'34"W, 56.76 FEET;
15) N14°32'25"E, 235.64 FEET; 16) N72°08'01"E, 158.71 FEET;
17) N53°54'06"E, 50.99 FEET; 18) N34°52'42"E, 225.05 FEET;
19) N17°48'58"E, 23.12 FEET; 20) N07°00'02"W, 40.81 FEET;
21) N33°54'02"W, 71.50 FEET; 22) N39°36'41"W, 129.87 FEET;
23) N26°48'46"W, 45.48 FEET; 24) N10°53'00"W, 47.78 FEET;
25) N09°53'00"E, 101.59 FEET; 26) N30°12'45"E, 230.36 FEET;
27) N47°57'28"E, 85.66 FEET; 28) N59°51'01"E, 165.88 FEET;
29) N32°03'18"E, 35.53 FEET; 30) N05°46'02"W, 34.26 FEET;
31) N22°03'27"W, 35.67 FEET; 32) N01°16'55"E, 37.91 FEET;
33) N43°16'32"E, 62.61 FEET; 34) N60°37'03"E, 83.57 FEET;
35) N78°42'40"E, 123.21 FEET; 36) N82°06'59"E, 105.09 FEET;
37) N75°47'10"E, 52.30 FEET; 38) N53°02'56"E, 18.25 FEET;
39) N28°58'49"E, 15.57 FEET;
THENCE N89°50'02"E, 366.91 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7 TO THE POINT OF BEGINNING, CONTAINING 78.86 ACRES, MORE OR LESS.

DESCRIPTIN PREPARED BY:
BO BAIZE, COLORADO PLS 37990
FOR AND ON BEHALF OF: HURST & ASSOCIATES, INC.

**MORGAN HILL METROPOLITAN
DISTRICT NO. 3 DESCRIPTION
ERIE, COLORADO**

HURST

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PLANNING
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Boulder, CO 80304
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