



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:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

PROJECT/BUSINESS NAME: Colliers Hill Metro Districts Nos. 2 and 3
PROJECT ADDRESS: Districts boundary is north of Colliers Parkway between WCR 5 and WCR 3.
PROJECT DESCRIPTION: Application for single purpose First Amendment to Service Plan to increase amount of the one-time development fee above the \$2000/unit limit set forth in the original 2007 service plan.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Colliers Hill - map and legal of District Nos. 2 and 3 attached

Filing #:	Lot #:	Block #:	Section:	Township:	Range:
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OWNER (attach separate sheets if multiple)

Name/Company: Colliers Hill Metro Districts Nos. 2+3
 Contact Person: _____
 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@wba.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: NA
 Address: _____
 City/State/Zip: _____

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: NA
 Address: _____
 City/State/Zip: _____

LAND-USE & SUMMARY INFORMATION

Present Zoning: _____
 Proposed Zoning: NA
 Gross Acreage: _____

Gross Site Density (du/ac): NA
 # Lots/Units Proposed: _____
 Gross Floor Area: _____

SERVICE PROVIDERS

Electric: xcel
 Metro District: Colliers Hill Metro District Nos. 2+3
 Water (if other than Town): Erie

Gas: Xcel
 Fire District: Mountain View
 Sewer (if other than Town): Erie

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	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	SERVICE PLAN Amendment	\$ 10,000.00 \$1,000

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: _____

Date: _____

Colliers Hill Metropolitan District Nos. 2 & 3
White, Bear, Ankele, Benakar, Waldron
K. Sean Allen - general counsel for the districts

STATE OF COLORADO)
 County of Arapahoe) ss.

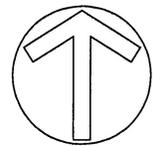
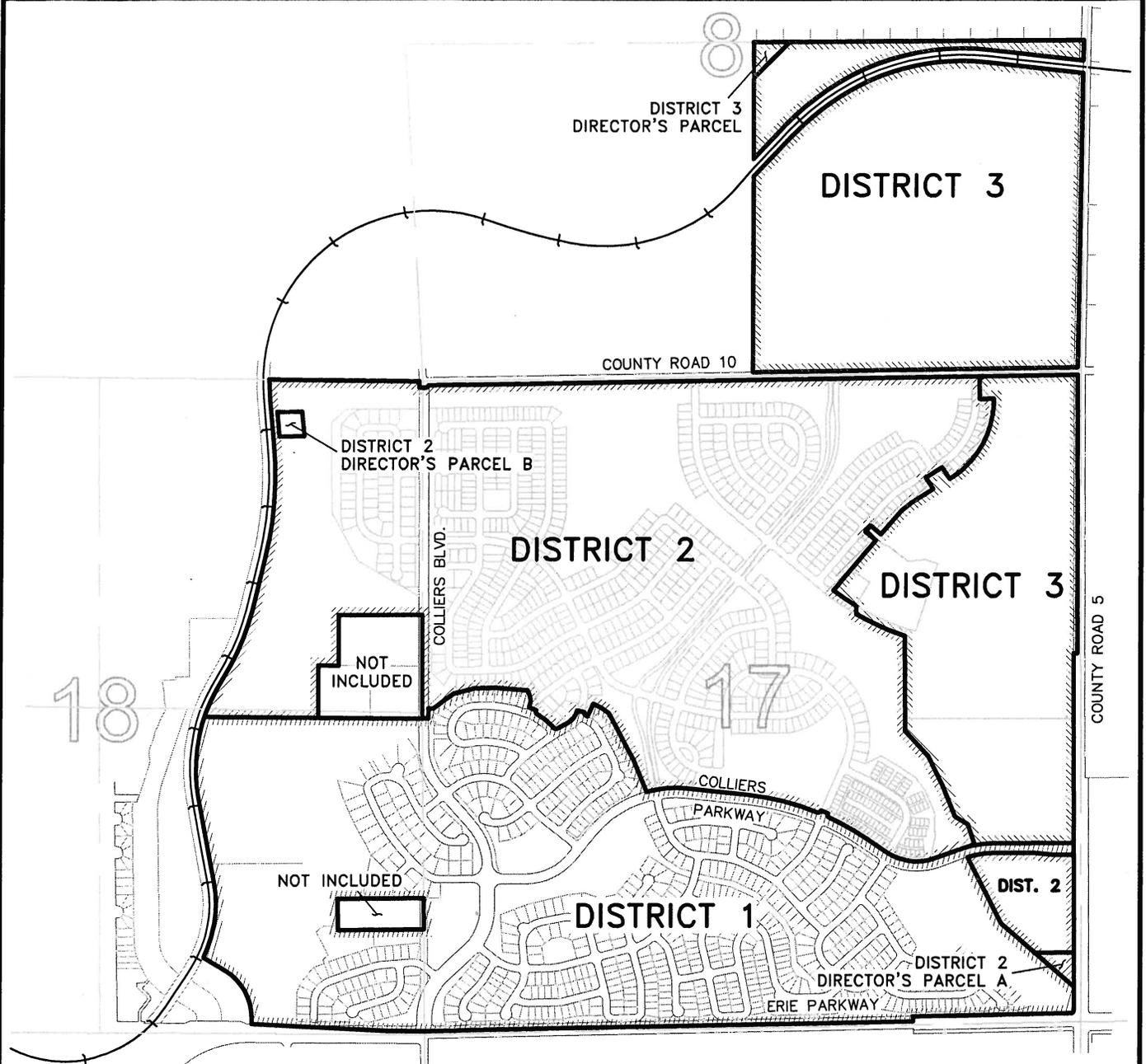
The foregoing instrument was acknowledged before me this 22 day of Sept, 2016, by K. Sean Allen.

My commission expires: 6/23/2019
 Witness my hand and official seal.

Caley A. Potter
 Notary Public

CALEY ARLETTE POTTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154025056
COMMISSION EXPIRES JUN. 25, 2019

COLLIERS HILL METROPOLITAN DISTRICTS



NO SCALE

NOTE: THIS EXHIBIT REFLECTS CHANGES IN DISTRICT BOUNDARIES BY INCLUSION/EXCLUSIONS DESCRIPTIONS DATED 07/17/2013, 08/07/2013, 01/05/2016 & 07/19/2016

SE 1/4 SECTION 8, SECTION 17,
AND EAST 1/2 SECTION 18
T1N R68W OF THE 6TH P.M.
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	07/19/16	
SHEET	1	OF 1

FILE: G:\202042\SURVEY\LEGAL\042-DISTRICTS EXHIBIT (REVISED3)

EXHIBIT

DISTRICT 2 DESCRIPTION:

TWO PARCELS OF LAND LOCATED IN SECTION 17 AND THE EAST HALF OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 17 AND THE EAST HALF OF SECTION 18 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 17 LIES N89°01'14"E, 2,648.43 FEET (BASIS OF BEARINGS);
THENCE N89°14'48"W, 30.00 FEET ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 18 TO THE POINT OF BEGINNING;

THENCE S00°02'28"E, 49.93 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF DAYBREAK BOULEVARD (COUNTY ROAD 3);

THENCE N89°57'32"E, 60.00 FEET;

THENCE N44°29'23"E, 28.51 FEET;

THENCE N89°01'14"E, 1,948.79 FEET ALONG A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 17;

THENCE S00°13'30"E, 10.00 FEET TO THE NORTHERLY LOT CORNER COMMON TO TRACTS 14 AND 22 OF "BRIDGEWATER MASTER SUBDIVISION";

THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID TRACT 14 THE FOLLOWING SIX COURSES:

1) S00°13'30"E, 440.61 FEET;

2) S44°23'24"E, 189.29 FEET;

3) S00°02'28"E, 185.75 FEET;

4) S53°49'19"E, 1,091.76 FEET;

5) S00°13'30"E, 240.81 FEET;

6) N89°57'18"E, 408.92 FEET;

THENCE ALONG THE EASTERLY LINE OF TRACT 23 OF "BRIDGEWATER MASTER SUBDIVISION THE FOLLOWING SEVEN COURSES:

1) S00°02'28"E, 107.86 FEET;

2) S44°23'24"E, 94.85 FEET;

3) S00°02'28"E, 132.16 FEET;

4) S44°23'24"E, 371.46 FEET;

5) N89°45'57"E, 134.63 FEET;

6) S00°13'11"E, 430.03 FEET;

7) S24°07'02"E, 316.78 FEET;

THENCE S05°56'59"E, 440.25 FEET;

THENCE S11°52'42"E, 469.72 FEET ALONG THE EASTERLY LINE OF TRACT 10 OF "BRIDGEWATER MASTER SUBDIVISION" TO THE NORTHERLY RIGHT OF WAY LINE OF DAYBREAK PARKWAY (PREVIOUSLY NAMED BRIDGEWATER PARKWAY);

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID DAYBREAK PARKWAY THE FOLLOWING TEN COURSES:

1) S69°14'59"W, 8.57 FEET;

2) 444.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 55°21'56", AND A CHORD BEARING N83°04'03"W, 427.41 FEET;

3) N55°23'05"W, 176.47 FEET;

4) 352.72 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,090.00 FEET, A CENTRAL ANGLE OF 09°40'10", AND A CHORD BEARING N60°13'10"W, 352.30 FEET;

<CONTINUED>

**DAYBREAK METROPOLITAN DISTRICT 2
DESCRIPTION
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
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DRAWN BY	BO
DATE	08/07/13
SHEET	1 OF 4

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EXHIBIT

DISTRICT 2 DESCRIPTION (CONTINUED):

5) 38.62 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°30'36", AND A CHORD BEARING N20°47'57"W, 34.89 FEET;
6) N66°32'40"W, 60.00 FEET;
7) 38.62 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°30'36", AND A CHORD BEARING S67°42'38"W, 34.89 FEET;
8) 575.20 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,090.00 FEET, A CENTRAL ANGLE OF 15°46'07", AND A CHORD BEARING N75°55'07"W, 573.38 FEET;
9) N83°48'11"W, 486.74 FEET;
10) 341.44 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 915.00 FEET, A CENTRAL ANGLE OF 21°22'51", AND A CHORD BEARING S85°30'24"W, 339.47 FEET;
THENCE N22°13'35"W, 282.22 FEET;
THENCE N29°10'17"W, 77.54 FEET;
THENCE N28°14'22"W, 338.83 FEET;
THENCE N55°25'14"W, 78.11 FEET;
THENCE N63°59'20"W, 65.39 FEET;
THENCE S26°00'40"W, 110.00 FEET;
THENCE N63°59'20"W, 11.67 FEET;
THENCE 33.36 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 76°27'53", AND A CHORD BEARING N25°45'23"W, 30.94 FEET;
THENCE N77°31'27"W, 60.00 FEET;
THENCE 132.83 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 50°44'14", AND A CHORD BEARING S37°50'40"W, 128.53 FEET;
THENCE 88.03 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,710.00 FEET, A CENTRAL ANGLE OF 02°56'59", AND A CHORD BEARING S61°44'17"W, 88.02 FEET;
THENCE 36.22 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°00'01", AND A CHORD BEARING N78°14'12"W, 33.13 FEET;
THENCE 26.35 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 07°11'21", AND A CHORD BEARING N40°19'52"W, 26.33 FEET;
THENCE 142.49 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 17°00'34", AND A CHORD BEARING N52°25'48"W, 141.97 FEET;
THENCE 36.27 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°07'36", AND A CHORD BEARING N19°22'18"W, 33.17 FEET;
THENCE N64°47'21"W, 60.12 FEET;
THENCE 139.99 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 53°28'19", AND A CHORD BEARING N05°45'15"W, 134.96 FEET;
THENCE N84°53'37"W, 254.89 FEET;
THENCE S88°40'32"W, 169.32 FEET;
THENCE S74°57'55"W, 168.18 FEET;
THENCE S53°22'27"W, 198.98 FEET;
THENCE S89°34'50"W, 43.67 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF DAYBREAK BOULEVARD (COUNTY ROAD 3);
THENCE ALONG THE SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES:
1) S00°02'28"E, 33.54 FEET;
2) S00°25'10"E, 45.75 FEET;
THENCE S89°34'50"W, 50.00 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 17;
THENCE N00°25'10"W, 45.26 FEET ALONG SAID WESTERLY LINE OF THE SOUTHWEST QUARTER TO THE WEST QUARTER CORNER OF SECTION 17;
THENCE N00°02'28"W, 781.13 FEET ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 17;

<CONTINUED>

**DAYBREAK METROPOLITAN DISTRICT 2
DESCRIPTION
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	08/07/13
SHEET	2 OF 4

FILE G:\202042\SURVEY\LEGAL\DAYBREAK METRO DIST 2 DESCRIPTION

EXHIBIT

DISTRICT 2 DESCRIPTION (CONTINUED):

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF A PARCEL DESIGNATED "B" IN DEED RECORDED 05/23/1968 AT RECEPTION NO. 1516751 THE FOLLOWING TWO COURSES:

- 1) N89°59'20"W, 670.42 FEET;
- 2) S00°03'40"W, 404.65 FEET;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF A PARCEL DESCRIBED IN A DEED RECORDED 03/10/1882 IN BOOK 30 AT PAGE 483 THE FOLLOWING TWO COURSES:

- 1) N89°34'58"W, 163.67 FEET;
- 2) S00°04'57"E, 417.42 FEET;

THENCE N89°34'58"W, 912.45 FEET ALONG THE SOUTHERLY LINE OF TRACT A OF "DAYBREAK FILING NO. 1A" THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID TRACT A THE FOLLOWING EIGHT COURSES:

- 1) 238.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,287.50 FEET, A CENTRAL ANGLE OF 10°36'43", AND A CHORD BEARING N24°07'23"E, 238.12 FEET;
- 2) N29°25'45"E, 224.87 FEET;
- 3) 463.85 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,673.50 FEET, A CENTRAL ANGLE OF 15°52'51", AND A CHORD BEARING N21°29'19"E, 462.36 FEET;
- 4) N13°32'54"E, 421.72 FEET;
- 5) 966.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,957.50 FEET, A CENTRAL ANGLE OF 18°43'06", AND A CHORD BEARING N04°11'21"E, 961.91 FEET;
- 6) N05°10'12"W, 351.67 FEET;
- 7) 165.07 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,575.00 FEET, A CENTRAL ANGLE OF 06°00'18", AND A CHORD BEARING N02°10'03"W, 165.00 FEET;
- 8) S89°14'48"E, 1,206.77 FEET ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 18 TO THE POINT OF BEGINNING, CONTAINING 287.00 ACRES, MORE OR LESS.

PARCEL 2:

TRACT 11, BRIDGEWATER MASTER SUBDIVISION, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

NET ACREAGE OF DAYBREAK METROPOLITAN DISTRICT 2: 300.00 ACRES, MORE OR LESS.

DESCRIPTION PREPARED BY:
BO BAIZE, COLORADO PLS 37990
FOR AND ON BEHALF OF:
HURST & ASSOCIATES, INC.
2500 BROADWAY, SUITE B
BOULDER, CO. 80304

**DAYBREAK METROPOLITAN DISTRICT 2
DESCRIPTION
ERIE, COLORADO**

HURST

**CIVIL ENGINEERING
PLANNING
SURVEYING**

2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105
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DATE	08/07/13
SHEET	3 OF 4

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EXHIBIT

DISTRICT 3 DESCRIPTION:

THREE PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, SECTION 17 AND THE EAST HALF OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND LOCATED IN SECTION 17, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17 FROM WHENCE THE NORTHEAST CORNER LIES N89°01'14"E, 2,648.43 FEET (BASIS OF BEARINGS);
THENCE S00°13'20"E, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE N89°01'14"E, 2,618.42 FEET ALONG A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 17;

THENCE S00°12'52"E, 2,262.82 FEET ALONG A LINE PARALLEL WITH AND 30.00 FEET WEST OF THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 17;

THENCE S89°47'08"W, 30.00 FEET;

THENCE S00°12'52"E, 338.44 FEET ALONG A LINE PARALLEL WITH AND 60.00 FEET WEST OF THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 17;

THENCE S00°13'30"E, 1,157.59 FEET ALONG A LINE PARALLEL WITH AND 60.00 FEET WEST OF THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 17;

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF DAYBREAK PARKWAY (PREVIOUSLY NAMED BRIDGEWATER PARKWAY) THE FOLLOWING FOUR COURSES:

1) 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S44°46'30"W, 35.36 FEET;

2) S89°46'30"W, 630.28 FEET;

3) 265.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 20°31'31", AND A CHORD BEARING S79°30'44"W, 263.68 FEET;

4) S69°14'59"W, 190.00 FEET;

THENCE N11°52'42"W, 469.72 FEET ALONG THE EASTERLY LINE OF TRACT 10 OF "BRIDGEWATER MASTER SUBDIVISION";

THENCE N05°56'59"W, 440.25 FEET;

THENCE ALONG THE EASTERLY LINE OF TRACT 23 OF "BRIDGEWATER MASTER SUBDIVISION" THE FOLLOWING SEVEN COURSES:

1) N24°07'02"W, 316.78 FEET;

2) N00°13'11"W, 430.03 FEET;

3) S89°45'57"W, 134.63 FEET;

4) N44°23'24"W, 371.46 FEET;

5) N00°02'28"W, 132.16 FEET;

6) N44°23'24"W, 94.85 FEET;

7) N00°02'28"W, 107.86 FEET;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINE OF TRACT 14 OF "BRIDGEWATER MASTER SUBDIVISION" THE FOLLOWING SIX COURSES:

1) S89°57'18"W, 408.92 FEET;

2) N00°13'30"W, 240.81 FEET;

3) N53°49'19"W, 1,091.76 FEET;

4) N00°02'28"W, 185.75 FEET;

5) N44°23'24"W, 189.29 FEET;

6) N00°13'30"W, 440.61 FEET;

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**DAYBREAK METROPOLITAN DISTRICT 3
DESCRIPTION
ERIE, COLORADO**

HURST

**CIVIL ENGINEERING
PLANNING
SURVEYING**

2500 Broadway, Suite B
Boulder, CO 80304
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SCALE	HOR. N/A
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DESIGN/APPR.	
DRAWN BY	BO
DATE	08/07/13
SHEET	1 OF 3

FILE G:\202042\SURVEY\LEGAL\DAYBREAK METRO DIST 3 DESCRIPTION

EXHIBIT

DISTRICT 3 DESCRIPTION (CONTINUED):

THENCE N00°13'30"W, 10.00 FEET;
THENCE N89°01'14"E, 649.74 FEET ALONG A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 17 TO THE POINT OF BEGINNING, CONTAINING 178.17 ACRES, MORE OR LESS.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 8 FROM WHENCE THE EAST QUARTER CORNER LIES N89°35'35"E, 2,685.16 FEET (BASIS OF BEARINGS):

THENCE N89°35'35"E, 2,655.15 FEET ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 8;

THENCE S00°49'09"W, 2,644.96 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 5;
THENCE S89°01'14"W, 2,618.83 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 10;
THENCE N00°01'31"E, 2,670.60 FEET ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8 TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 8;

THENCE S00°01'31"W, 943.91 FEET ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8 TO THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, BEING A LINE PARALLEL WITH AND 50.00 FEET NORTH OF THE CENTERLINE OF THE TRACKS AS PRESENTLY CONSTRUCTED, THE FOLLOWING THREE COURSES:

- 1) N42°43'40"E, 358.98 FEET;
- 2) 1,828.81 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 1,958.50 FEET, A CENTRAL ANGLE OF 53°30'06", AND A CHORD BEARING N69°28'43"E, 1,763.09 FEET;
- 3) S83°46'14"E, 762.89 FEET;

THENCE S00°49'09"W, 100.45 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 5;
THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, BEING A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF THE CENTERLINE OF THE TRACKS AS PRESENTLY CONSTRUCTED, THE FOLLOWING THREE COURSES:

- 1) N83°46'14"W, 772.36 FEET;
- 2) 1,735.43 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 1,858.50 FEET, A CENTRAL ANGLE OF 53°30'06", AND A CHORD BEARING S69°28'43"W, 1,673.07 FEET;
- 3) S42°43'40"W, 467.34 FEET;

THENCE N00°01'31"E, 147.45 FEET ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8 TO THE POINT OF BEGINNING, NET ACREAGE OF PARCEL 2 CONTAINS 154.06 ACRES, MORE OR LESS.

NET ACREAGE OF DISTRICT 3: 332.23 ACRES, MORE OR LESS.

DESCRIPTION PREPARED BY:
BO BAIZE, COLORADO PLS 37990
FOR AND ON BEHALF OF
HURST & ASSOCIATES, INC.
2500 BROADWAY, SUITE B
BOULDER, CO. 80304

**DAYBREAK METROPOLITAN DISTRICT 3
DESCRIPTION
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	08/07/13
SHEET	2 OF 3

FILE: G:\202042\SURVEY\LEGAL\DAYBREAK METRO DIST 3 DESCRIPTION

FIRST AMENDMENT
TO THE
CONSOLIDATED SERVICE PLAN
FOR
COLLIERS HILL METROPOLITAN DISTRICT NOS. 2 AND 3

October 11, 2016

Prepared by
White Bear Ankele Tanaka & Waldron
2154 E Commons Ave.,
Suite 2000
Centennial, CO 80122

I. Introduction

The original Consolidate Service Plan for Colliers Hill Metropolitan District Nos. 2 and 3, dated November 16, 2007, was approved by the Town of Erie (the "Town") pursuant to the Town's Resolution No. 07-139 on November 27, 2007. The Districts were initially named Bridgewater Metropolitan District Nos. 2 and 3, then changed to DayBreak Metropolitan District Nos. 2 and 3 on June 7, 2013, by order and decree of the District Court for Weld County, and were changed again to Colliers Hill Metropolitan District No. 2 and 3 on March 25, 2014, by order and decree of the District Court for Weld County (District Nos. 2 and 3 hereinafter collectively referred to as the "Districts").

This First Amendment to the Consolidated Service Plan ("First Amendment") for Colliers Hill Metropolitan District Nos. 2 and 3 is submitted by the Districts in accordance with the requirements of Section 32-1-207(2) of Title 32, Colorado Revised Statutes, and Title 9, Chapter 4 of the Erie Municipal Code. The singular purpose of this First Amendment is to increase the amount of the Districts' one-time per unit development fee from the limitation imposed in 2007 by the original Service Plan to better accommodate the Districts' financing of the current costs of public improvements planned for the development. The remainder of the original Service Plan is left unchanged.

II. Development Fee Increase [Section V(A)(8)]

Section V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES; (A) Powers of the District and Service Plan Amendment; (8) No Rates, Fees, Charges, Assessments or Extraction is hereby amended as follows:

"Other than a one-time development fee, the Districts shall not impose any rate, fee, charge, assessment or extraction and shall not utilize any rate, fee, charge, assessment or extraction imposed by any public or private entity without consent of the Town. The one-time development fee is expected to be due by or before the issuance of a building permit, and said fee shall not initially exceed \$2,250 per unit, which may be increased up to 10% per annum beginning in 2017, with such fee not to exceed \$5,000 per unit without Town Consent."

III. Conclusion

This First Amendment, along with the previously approved original Consolidated Service Plan, as required by § 32-1-203(2), C.R.S., has established that:

(a) There is sufficient existing and projected need for organized service in the area served by the Districts;

(b) The existing service in the area served by the Districts is inadequate for present and projected needs;

(c) The Districts are capable of providing economical and sufficient service to the area within its boundaries; and

(d) The area included in the Districts will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.