

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: Colliers Hill Metro Dist Nos. 2 & 3 - First Amendment
FILE NO: MDA 00028 2017 DATE SUBMITTED: 4/2/2017 FEES PAID: 1,000

PROJECT/BUSINESS NAME: Colliers Hill Metropolitan District Nos. 2 and 3

PROJECT ADDRESS: District boundary is north of Colliers Parkway between WCR 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: Colliers Hill - map and legal description of District boundaries attached

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

OWNER (attach separate sheets if multiple)

Name/Company: Colliers Hill Metropolitan District Nos. 2&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

Proposed Zoning:

Gross Acreage:

Gross Site Density (du/ac): n/a

Lots/Units Proposed:

Gross Floor Area:

SERVICE PROVIDERS

Electric: Xcel

Metro District: Colliers Hill Metro District Nos. 2 and 3

Water (if other than Town):

Gas: Xcel

Fire District: Mountain View

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-Resl. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resl. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resl. (<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	\$ 10,000.00

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: Colliers Hill Metro Districts Nos. 2 & 3

Date: 5/22/17

[Signature] (General Counsel)
STATE OF COLORADO

County of Arapahoe) ss.

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

MEGAN MURPHY
NOTARY PUBLIC - STATE OF COLORADO
Notary Identification # 20154018648
My Commission Expires 4/27/2019

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

[Signature]
Notary Public

COLLIERS HILL METROPOLITAN DISTRICT NOS. 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: Second Amendment to Service Plan for Colliers Hill Metropolitan District Nos. 2 and 3

Subsequent to the creation of the Colliers Hill Metropolitan District Nos. 1, 2 and 3, development within Colliers Hill Metropolitan District No. 1 was done separately, independently and prior to the separately owned development intended for Colliers Hill Metropolitan District Nos. 2 and 3. Due to the nature of the independent undertaking of these developments by different owners/developers, the requested Second Amendment to the Service Plan ("Second Amendment") for Colliers Hill Metropolitan District Nos. 2 and 3 (the "Districts") is intended for and applies only to the Districts.

The Districts respectfully submit to the Town of Erie, as to the Districts only, an application for approval of a Second Amendment to the original Service Plan for Colliers Hill Metropolitan District Nos. 1, 2 and 3, dated November 16, 2007, which was approved by the Town of Erie (the "Town") pursuant to the Town's Resolution No. 07-139 on November 27, 2007 (the "Service Plan"). The focus of the Second Amendment is to increase the amount of the Debt Limit authorized for an allocated solely to the Districts (without any increase to the Maximum Mill Levy or its Imposition Term) to better accommodate the Districts' financing and refinancing of public improvements within the Districts (the "Project").

In the 2007 original Service Plan, the then estimated cost of the anticipated public improvements for all three districts was a combined \$60,700,000, inclusive of contingency, and the aggregate Debt Limit for all three districts was \$75,000,000. In 2013, the three districts cooperatively entered into a Debt Limit Allocation Intergovernmental Agreement whereby the Districts were allocated \$47,000,000 of the aggregate Debt Limit. Today, various factors significantly influence the development of the Project which make the Districts' \$47,000,000 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.
- The actual and estimated costs of the public improvements for the Districts as of May 2017 is approximately \$45,476,546.
- The current economic climate is resulting in rising interest rates and therefore higher debt service costs for the Project.

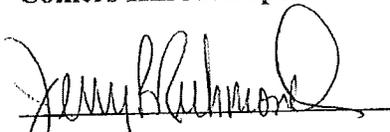
Additionally, the Service Plan contains a debt refinance provision that makes the amount of any accrued interest on debt to be refinanced count against the Debt Limit. In the early developmental years of the Districts, borrowing costs are typically at their highest rates due to the risk factors associated with a new project, and with little to no revenue from assessed value in the early years, the interest on this debt accrues before the Districts are able to repay such interest. 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 Second Amendment be approved by the Town to raise their aggregate Debt Limit to \$60,000,000 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 Second Amendment, the Second Amendment with updated financial plan and public improvement description/cost estimate exhibits, and the \$1,000 amendment application fee.

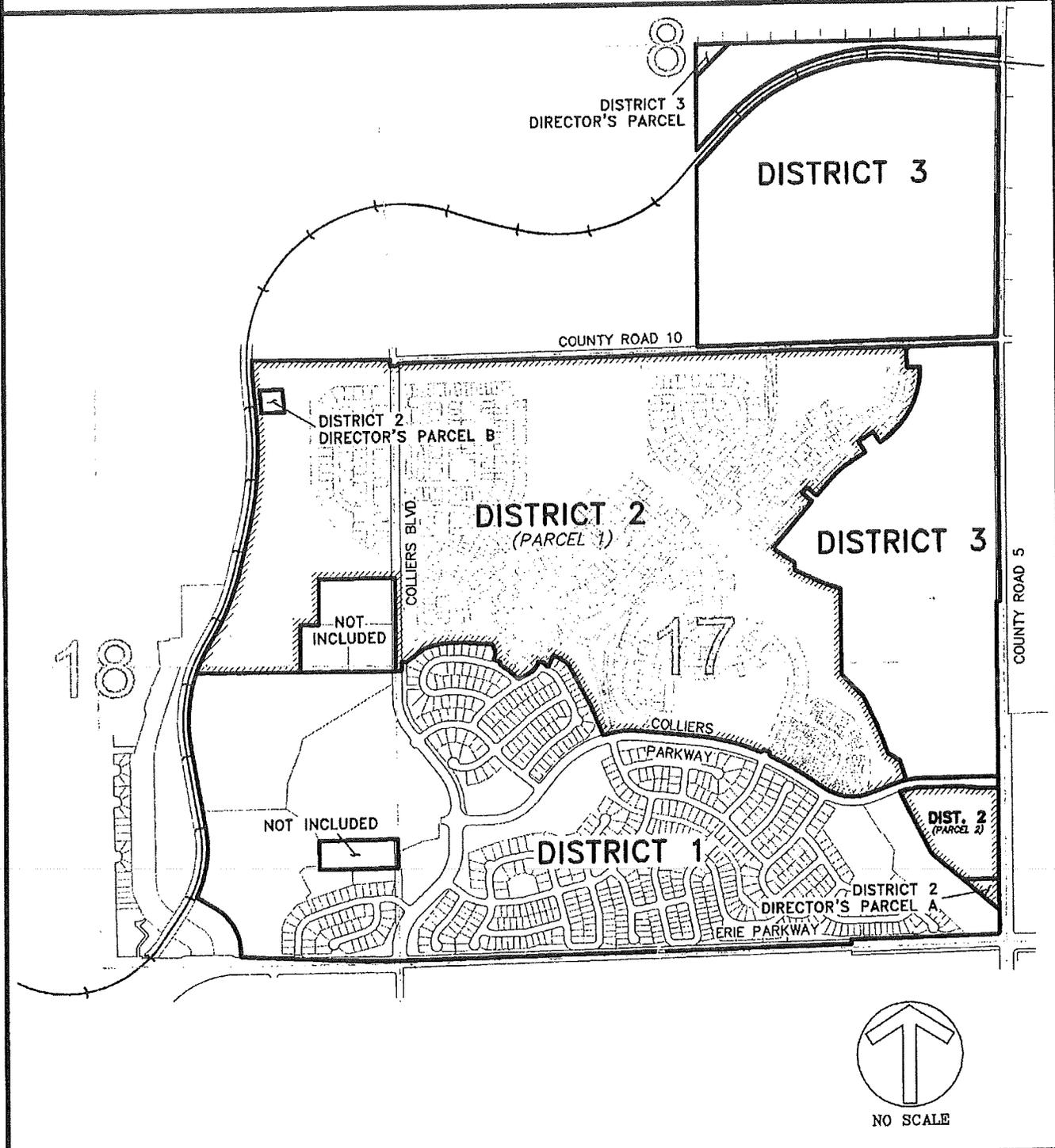
Thank you

Colliers Hill Metropolitan District Nos. 2 and 3



Jerry Richmond, President

EXHIBIT



**COLLIERS HILL METROPOLITAN DISTRICT 2
DESCRIPTION
ERIE, COLORADO**

HURST CIVIL ENGINEERING PLANNING SURVEYING 2500 Broadway, Suite 8 Boulder, CO 80304 303.449.9105 www.hurst-assoc.com FILE G:\202042\SURVEY\LEGAL\COLLIERS HILL METRO DIST 2 DESCRIPTION	SCALE HOR. N/A
	SCALE VERT. N/A
	DESIGN/APPR.
	DRAWN BY BO
	DATE 08/24/16
	SHEET 5 OF 5

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 COLLIERS 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, 2,598.52 FEET ALONG A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 17;
THENCE N89°01'14"E 1,851.67 FEET ALONG A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 17;
THENCE S00°58'46"E, 10.00 FEET;
THENCE 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S44°01'14"W, 35.36 FEET;
THENCE S00°58'46"E, 146.31 FEET;
THENCE N89°01'14"E, 110.60 FEET;
THENCE S00°22'00"W, 57.44 FEET;
THENCE S04°46'19"W, 59.25 FEET;
THENCE S09°21'25"W, 59.25 FEET;
THENCE S13°56'30"W, 59.25 FEET;
THENCE S18°31'36"W, 59.25 FEET;
THENCE S23°06'41"W, 59.25 FEET;
THENCE S27°41'47"W, 59.25 FEET;
THENCE S32°16'53"W, 59.25 FEET;
THENCE S36°51'58"W, 59.25 FEET;
THENCE S41°27'04"W, 59.25 FEET;
THENCE S46°02'09"W, 59.25 FEET;
THENCE S50°37'15"W, 59.25 FEET;
THENCE S55°22'56"W, 68.23 FEET;
THENCE N33°09'01"W, 110.60 FEET;
THENCE S56°50'59"W, 155.38 FEET;
THENCE S33°09'01"E, 110.00 FEET;
THENCE S56°50'59"W, 208.00 FEET;
THENCE S51°12'37"W, 99.68 FEET;
THENCE S43°10'45"W, 50.24 FEET;
THENCE S40°05'33"W, 208.00 FEET;
THENCE N49°54'27"W, 110.00 FEET;
THENCE S40°05'33"W, 65.28 FEET;
THENCE S49°54'27"E, 110.00 FEET;

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**COLLIERS HILL 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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	VERT. N/A
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DATE	08/24/16
SHEET	1 of 5

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EXHIBIT

DISTRICT 2 DESCRIPTION (CONTINUED):

THENCE S40°05'33"W, 530.14 FEET;
THENCE 206.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,110.00 FEET, A CENTRAL ANGLE OF 05°35'55", AND A CHORD BEARING S56°29'04"E, 206.10 FEET;
THENCE S44°23'24"E, 20.28 FEET;
THENCE S00°02'28"E, 63.03 FEET;
THENCE 430.77 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 11°22'26", AND A CHORD BEARING S66°20'21"E, 430.06 FEET;
THENCE S00°13'11"E, 756.88 FEET;
THENCE S43°04'47"E, 274.36 FEET;
THENCE S26°27'58"E, 259.18 FEET;
THENCE S21°33'37"E, 276.44 FEET;
THENCE S58°37'43"E, 121.56 FEET;
THENCE S17°46'28"E, 176.68 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COLLIERS PARKWAY;
THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID COLLIERS PARKWAY THE FOLLOWING ELEVEN COURSES:
1) 118.22 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 09°09'11", AND A CHORD BEARING S73°49'35"W, 118.09 FEET;
2) S69°14'59"W, 198.57 FEET;
3) 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;
4) N55°23'05"W, 176.47 FEET;
5) 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;
6) 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;
7) N66°32'40"W, 60.00 FEET;
8) 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;
9) 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;
10) N83°48'11"W, 486.74 FEET;
11) 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 TO THE AN ANGLE POINT OF TRACT A OF "DAYBREAK FILING 2B";
THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT A THE FOLLOWING TWENTY-TWO COURSES:
1) N22°13'35"W, 282.22 FEET;
2) N29°10'17"W, 77.54 FEET;
3) N28°14'22"W, 338.83 FEET;
4) N55°25'14"W, 78.11 FEET;
5) N63°59'20"W, 65.39 FEET;
6) S26°00'40"W, 110.00 FEET;
7) N63°59'20"W, 11.67 FEET;
8) 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;
9) N77°31'27"W, 60.00 FEET;
10) 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;

<CONTINUED>

**COLLIERS HILL METROPOLITAN DISTRICT 2
DESCRIPTION
ERIE, COLORADO**

HURST
CIVIL ENGINEERING
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SURVEYING

2500 Broadway, Suite B
Boulder, CO 80304
303.449.9105
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SCALE	HOR. N/A
	VERT. N/A
DESIGN/APPR.	
DRAWN BY	BO
DATE	08/24/16
SHEET	2 OF 5

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EXHIBIT

DISTRICT 2 DESCRIPTION (CONTINUED):

- 11) 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;
 - 12) 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;
 - 13) 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;
 - 14) 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;
 - 15) 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;
 - 16) N64°47'21"W, 60.12 FEET;
 - 17) 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;
 - 18) N84°53'37"W, 254.89 FEET;
 - 19) S88°40'32"W, 169.32 FEET;
 - 20) S74°57'55"W, 168.18 FEET;
 - 21) S53°22'27"W, 198.98 FEET;
 - 22) S89°34'50"W, 43.67 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COLLIERS 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;
- 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;

<CONTINUED>

**COLLIERS HILL METROPOLITAN DISTRICT 2
DESCRIPTION
ERIE, COLORADO**

HURST	CIVIL ENGINEERING	2500 Broadway, Suite B	SCALE HOR. N/A VERT. N/A
	PLANNING	Boulder, CO 80304	DESIGN/APPR.
	SURVEYING	303.449.9105	DRAWN BY BO
	www.hurst-assoc.com	DATE 08/24/18	SHEET 3 OF 5
FILE G:\202012\SURVEY\LEGAL\COLLIERS HILL METRO DIST 2 DESCRIPTION			

EXHIBIT

DISTRICT 2 DESCRIPTION (CONTINUED):

- 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 356.72 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: 369.72 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

**COLLIERS HILL METROPOLITAN DISTRICT 2
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ERIE, COLORADO**

HURST

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DESIGN/APPR.		
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DATE	08/24/16	
SHEET	4	OF 5

FILE G:\202042\SURVEY\LEGAL\COLLIERS HILL METRO DIST 2 DESCRIPTION

EXHIBIT

DISTRICT 3 DESCRIPTION:

TWO 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 NORTHEAST CORNER OF SAID SECTION 17 FROM WHENCE THE NORTH QUARTER CORNER LIES S89°01'14"W, 2,648.43 FEET (BASIS OF BEARINGS);
THENCE S44°24'11"W, 42.71 FEET TO THE POINT OF BEGINNING;
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 COLLIERS PARKWAY THE FOLLOWING THREE 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) 146.88 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 11°22'20", AND A CHORD BEARING S84°05'20"W, 146.64 FEET;
THENCE N17°46'28"W, 176.68 FEET;
THENCE N58°37'43"W, 121.56 FEET;
THENCE N21°33'37"W, 276.44 FEET;
THENCE N26°27'58"W, 259.18 FEET;
THENCE N43°04'47"W, 274.36 FEET;
THENCE N00°13'11"W, 756.88 FEET;
THENCE 430.77 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 11°22'26", AND A CHORD BEARING N66°20'21"W, 430.06 FEET;
THENCE N00°02'28"W, 63.03 FEET;
THENCE N44°23'24"W, 20.28 FEET;
THENCE 206.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,110.00 FEET, A CENTRAL ANGLE OF 05°35'55", AND A CHORD BEARING N56°29'04"W, 206.10 FEET;
THENCE N40°05'33"E, 530.14 FEET;
THENCE N49°54'27"W, 110.00 FEET;
THENCE N40°05'33"E, 65.28 FEET;
THENCE S49°54'27"E, 110.00 FEET;
THENCE N40°05'33"E, 208.00 FEET;
THENCE N43°10'45"E, 50.24 FEET;
THENCE N51°12'37"E, 99.68 FEET;
THENCE N56°50'59"E, 208.00 FEET;
THENCE N33°09'01"W, 110.00 FEET;
THENCE N56°50'59"E, 155.38 FEET;
THENCE S33°09'01"E, 110.60 FEET;
THENCE N55°22'56"E, 68.23 FEET;

<CONTINUED>

COLLIERS HILL 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	08/24/16	
SHEET	1	OF 4

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EXHIBIT

DISTRICT 3 DESCRIPTION (CONTINUED):

THENCE N50°37'15"E, 59.25 FEET;
THENCE N46°02'09"E, 59.25 FEET;
THENCE N41°27'04"E, 59.25 FEET;
THENCE N36°51'58"E, 59.25 FEET;
THENCE N32°16'53"E, 59.25 FEET;
THENCE N27°41'47"E, 59.25 FEET;
THENCE N23°06'41"E, 59.25 FEET;
THENCE N18°31'36"E, 59.25 FEET;
THENCE N13°56'30"E, 59.25 FEET;
THENCE N09°21'25"E, 59.25 FEET;
THENCE N04°46'19"E, 59.25 FEET;
THENCE N00°22'00"E, 57.44 FEET;
THENCE S89°01'14"W, 110.60 FEET;
THENCE N00°58'46"W, 146.31 FEET;
THENCE 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 N44°01'14"E, 35.36 FEET;
THENCE N00°58'46"W, 10.00 FEET;
THENCE N89°01'14"E, 766.76 FEET ALONG A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 17 TO THE POINT OF BEGINNING, CONTAINING 108.45 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:

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**COLLIERS HILL METROPOLITAN DISTRICT 3
DESCRIPTION
ERIE, COLORADO**

HURST
CIVIL ENGINEERING
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SHEET	2 OF 4	

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EXHIBIT

DISTRICT 3 DESCRIPTION (CONTINUED):

- 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: 262.50 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

**COLLIERS HILL METROPOLITAN DISTRICT 3
DESCRIPTION
ERIE, COLORADO**

HURST

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SHEET	3 of 4

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