



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 No. 1 - First Amendment
FILE NO: MOA 000899-2017 DATE SUBMITTED: 5/25/2017 FEES PAID: 1,000

PROJECT/BUSINESS NAME: Colliers Hill Metropolitan District No. 1
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 No. 1
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: Colliers Hill Metro District No. 1 Fire District: Mountain View
Water (if other than Town): Sewer (if other than Town):

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
<b>ANNEXATION</b>		<b>SUBDIVISION</b>	
<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
<b>COMPREHENSIVE PLAN AMENDMENT</b>		<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
<b>ZONING/REZONING</b>		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	<b>SITE PLAN</b>	
<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
<b>SPECIAL REVIEW USE</b>		<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	<b>VARIANCE</b>	\$ 600.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	<b>SERVICE PLAN Amendment</b>	\$ 10,000.00 #1,000
<p>All fees <b>include</b> both Town of Erie Planning &amp; Engineering review. These fees <b>do not include</b> 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.</p>			

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 Dist x/b. 1

Date: 5/22/17

[Signature] (general counsel)  
 STATE OF COLORADO )  
 ) ss.  
 County of Arapahoe )

**MEGAN MURPHY**  
 NOTARY PUBLIC - STATE OF COLORADO  
 Notary Identification # 20154018848  
 My Commission Expires 4/27/2019

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

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

[Signature]  
 Notary Public

# COLLIERS HILL METROPOLITAN DISTRICT NO. 1

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 Service Plan for Colliers Hill Metropolitan District No. 1

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 First Amendment to the Service Plan ("First Amendment") for Colliers Hill Metropolitan District No. 1 (the "District") is intended for and applies only to the District.

The District respectfully submits to the Town of Erie, as to the District only, an application for approval of a First 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 First Amendment is to increase the amount of the Debt Limit authorized for and allocated solely to the District (without any increase to the Maximum Mill Levy or its Imposition Term) to better accommodate the District's financing and refinancing of public improvements within the District (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 District was allocated \$28,000,000 of the aggregate Debt Limit. Today, various factors significantly influence the development of the Project which make the District's \$28,000,000 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/District.
- 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 costs of the public improvements and debt service for the District as of March 2017 is approximately \$35,000,000.
- 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 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 District materially reduces the available Debt Limit when refinancing the outstanding principal. The District is 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 District 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 District requests that the First Amendment be approved by the Town to raise its Debt Limit to \$45,000,000 so that the increased public improvement costs and financing amounts that count against the Debt Limit can be managed by the District 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

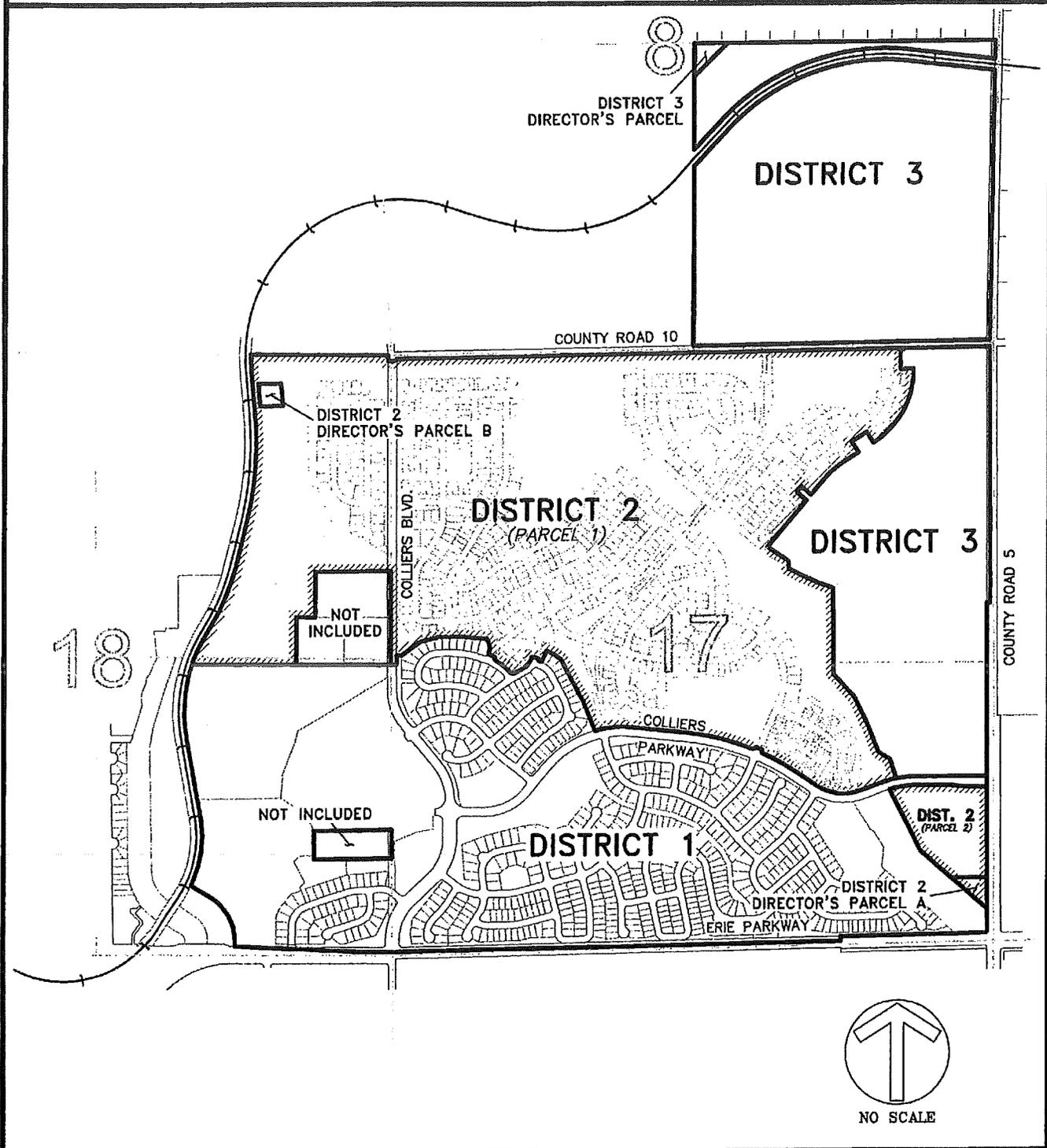
**Colliers Hill Metropolitan District No. 1**



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Jon R. Lee, President

# EXHIBIT



COLLIERS HILL METROPOLITAN DISTRICT  
DESCRIPTION  
ERIE, COLORADO

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

# EXHIBIT

## DISTRICT 1 DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 17 AND THE SOUTHEAST QUARTER 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:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17 FROM WHENCE THE SOUTH QUARTER CORNER OF SECTION 17 LIES N88°48'45"E, 2,648.06 FEET (BASIS OF BEARINGS);  
THENCE N00°21'08"W, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE HISTORICAL NORTHERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 8 (AS OF JUNE, 1996) THE FOLLOWING TWO COURSES:

- 1) N89°31'17"W, 288.56 FEET;
- 2) N86°54'04"W, 1,098.49 FEET;

THENCE ALONG THE EASTERLY LINE OF PROPERTY DESCRIBED IN BOOK 754 AT RECEPTION NO. 1676471 THE FOLLOWING THREE COURSES:

- 1) N00°29'16"E, 49.80 FEET;
- 2) 453.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 59°00'00", AND A CHORD BEARING N29°00'44"W, 433.33 FEET;
- 3) N58°30'44"W, 204.67 FEET;

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

- 1) 629.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 1,007.50 FEET, A CENTRAL ANGLE OF 35°46'57", AND A CHORD BEARING N07°31'37"E, 619.03 FEET;
- 2) N10°21'52"W, 694.70 FEET;
- 3) 655.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 1,287.50 FEET, A CENTRAL ANGLE OF 29°10'54", AND A CHORD BEARING N04°13'35"E, 648.68 FEET;

THENCE ALONG THE NORTHERLY LINE OF TRACT B OF "DAYBREAK FILING NO. 1A" THE FOLLOWING TWO COURSES:

- 1) S89°34'58"E, 912.45 FEET;
- 2) S89°34'58"E, 804.84 FEET;

THENCE N89°34'50"E, 80.00 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) N00°25'10"W, 45.75 FEET;
- 2) N00°02'28"W 33.54 FEET;

THENCE N89°34'50"E, 43.67 FEET;

THENCE N53°22'27"E, 198.98 FEET;

THENCE N74°57'55"E, 168.18 FEET;

THENCE N88°40'32"E, 169.32 FEET;

THENCE S84°53'37"E, 254.89 FEET;

THENCE 139.99 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 53°28'19", AND A CHORD BEARING S05°45'15"E, 134.96 FEET;

THENCE S64°47'21"E, 60.12 FEET;

THENCE 36.27 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 83°07'34", AND A CHORD BEARING S19°22'18"E, 33.17 FEET;

THENCE 142.49 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 17°00'34", AND A CHORD BEARING S52°25'48"E, 141.97 FEET;

THENCE 26.35 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 07°11'21", AND A CHORD BEARING S40°19'52"E, 26.33 FEET;

THENCE 36.22 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°00'01", AND A CHORD BEARING S78°14'12"E, 33.13 FEET;

<CONTINUED>

**COLLIERS HILL METROPOLITAN DISTRICT 1  
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	1 OF 4

FILE G:\202042\SURVEY\LEGAL\DAYBREAK METRO DIST 1 DESCRIPTION

# EXHIBIT

## DISTRICT 1 DESCRIPTION (CONTINUED):

THENCE 88.03 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,710.00 FEET, A CENTRAL ANGLE OF 02°56'59", AND A CHORD BEARING N61°44'17"E, 88.02 FEET;  
THENCE 132.83 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 50°44'14", AND A CHORD BEARING N37°50'40"E, 128.53 FEET;  
THENCE S77°31'27"E, 60.00 FEET;  
THENCE 33.36 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 76°27'53", AND A CHORD BEARING S25°45'23"E, 30.94 FEET;  
THENCE S63°59'20"E, 11.67 FEET;  
THENCE N26°00'40"E, 110.00 FEET;  
THENCE S63°59'20"E, 65.39 FEET;  
THENCE S55°25'14"E, 78.11 FEET;  
THENCE S28°14'22"E, 338.83 FEET;  
THENCE S29°10'17"E, 77.54 FEET;  
THENCE S22°13'35"E, 282.22 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DAYBREAK PARKWAY (PREVIOUSLY NAMED BRIDGEWATER PARKWAY);  
THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THIRTEEN COURSES:  
1) 341.44 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 915.00 FEET, A CENTRAL ANGLE OF 21°22'51", AND A CHORD BEARING N85°30'24"E, 339.47 FEET;  
2) S83°48'11"E, 486.74 FEET;  
3) 575.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,090.00 FEET, A CENTRAL ANGLE OF 15°46'07", AND A CHORD BEARING S75°55'07"E, 573.38 FEET;  
4) 38.62 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°30'36", AND A CHORD BEARING N67°42'38"E, 34.89 FEET;  
5) S66°32'40"E, 60.00 FEET;  
6) 38.62 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 88°30'36", AND A CHORD BEARING S20°47'57"E, 34.89 FEET;  
7) 352.72 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,090.00 FEET, A CENTRAL ANGLE OF 09°40'10", AND A CHORD BEARING S60°13'10"E, 352.30 FEET;  
8) S55°23'05"E, 176.47 FEET;  
9) 444.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 55°21'56", AND A CHORD BEARING S83°04'03"E, 427.41 FEET;  
10) N69°14'59"E, 198.57 FEET;  
11) 265.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 20°31'31", AND A CHORD BEARING N79°30'44"E, 263.68 FEET;  
12) N89°46'30"E, 630.28 FEET;  
13) 39.27 FEET ALONG THE ARC OF A 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 N44°46'30"E, 35.36 FEET;  
THENCE S00°13'30"E, 145.00 FEET;  
THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF DAYBREAK PARKWAY (PREVIOUSLY NAMED BRIDGEWATER PARKWAY) THE FOLLOWING FIVE COURSES:  
1) 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 N45°13'30"W, 35.36 FEET;  
2) S89°46'30"W, 142.85 FEET;  
3) N84°30'52"W, 150.75 FEET;  
4) S89°46'30"W, 337.44 FEET;  
5) 206.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 17°54'03", AND A CHORD BEARING S80°49'28"W, 205.37 FEET;  
THENCE ALONG THE EASTERLY LINE OF TRACT 24 OF "BRIDGEWATER MASTER SUBDIVISION" THE FOLLOWING TWO COURSES:  
1) S26°28'16"E, 602.07 FEET;

<CONTINUED>

COLLIER'S HILL METROPOLITAN DISTRICT 1  
DESCRIPTION  
ERIE, COLORADO

HURST

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	VERT. N/A
DESIGN/APPR.	
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DATE	08/07/13
SHEET	2 OF 4

FILE G:\202042\SURVEY\LEGAL\DAYBREAK METRO DIST 1 DESCRIPTION

# EXHIBIT

## DISTRICT 1 DESCRIPTION (CONTINUED):

2) S49°04'18"E, 786.11 FEET;  
THENCE S00°13'30"E, 191.20 FEET ALONG A LINE PARALLEL WITH AND 60.00 FEET WEST OF THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 17;  
THENCE 31.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°01'40", AND A CHORD BEARING S44°17'19"W, 28.04 FEET;  
THENCE S88°48'09"W, 1,275.97 FEET ALONG A LINE PARALLEL WITH AND 70.00 FEET NORTH OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 17;  
THENCE S01°11'50"E, 40.00 FEET;  
THENCE S88°48'09"W, 1,293.91 FEET ALONG A LINE PARALLEL WITH AND 30.00 FEET NORTH OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 17;  
THENCE S88°48'45"W, 2,647.62 FEET ALONG A LINE PARALLEL WITH AND 30.00 FEET NORTH OF THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 17 TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING PARCEL:

A PARCEL OF LAND DESIGNATED AS "A" IN DEED RECORDED 05/23/1968 AT RECEPTION NO. 1516751, LOCATED IN THE SOUTHEAST QUARTER 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:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18 (2.5" ALUMINUM CAP, LS 19003 2002) FROM WHENCE THE EAST QUARTER CORNER (3.5" BRASS CAP, BLM 1952) BEARS N00°25'10"W, 2,604.46 FEET (BASIS OF BEARINGS);

THENCE N00°25'10"W, 855.50 FEET ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 18 TO THE POINT OF BEGINNING;  
THENCE S89°40'50"W, 689.00 FEET;  
THENCE N00°19'10"W, 253.00 FEET;  
THENCE N89°40'50"E, 688.56 FEET;  
THENCE S00°25'10"E, 253.00 FEET ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 18 TO THE POINT OF BEGINNING.

NET ACREAGE OF METROPOLITAN DISTRICT 1: 311.47 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

**COLLIER HILL METROPOLITAN DISTRICT 1  
DESCRIPTION  
ERIE, COLORADO**

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	SHEET 3 OF 4

FILE G:\202042\SURVEY\LEGAL\DAYBREAK METRO DIST 1 DESCRIPTION