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DEC 23 2019

Div of Local Government

Legal Description of Initial District Boundary

MEADOWBROOK HEIGHTS METROPOLITAN DISTRICT

A PARCEL OF LAND BEING LOTS 6 THROUGH 24, INCLUSIVE BLOCK 43, EXCEPT THAT PORTION OF LOT 6, BLOCK 43, CONVEYED IN RULE, ORDER AND DECREE RECORDED MAY 18, 1989 UNDER RECEPTION NO. 89042910. LOTS 3 THROUGH 26, INCLUSIVE, BLOCK 44, EXCEPT THAT PORTION OF LOTS 9 AND 10, BLOCK 44 DEEDED TO THE COUNTY OF JEFFERSON IN GENERAL WARRANTY DEED RECORDED NOVEMBER 1, 2007 UNDER RECEPTION NO. 2007123105, AND EXCEPT THAT PORTION OF LOTS 22 AND 23, BLOCK 44 DEEDED TO THE COUNTY OF JEFFERSON, IN GENERAL WARRANTY DEED RECORDED NOVEMBER 1, 2007 UNDER RECEPTION NO. 2007123106, AND LOTS 3 THROUGH 13, INCLUSIVE, BLOCK 45, ALL BEING OF MEADOWBROOK HEIGHTS, RECEPTION NO. 55607735, LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, TOGETHER WITH ALL PUBLIC RIGHT-OF-WAY LOCATED WITHIN SAID MEADOWBROOK HEIGHTS AND LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SAID SECTION 3;

THENCE ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER NORTH $00^{\circ}03'47''$ WEST, A DISTANCE OF 63.27 FEET TO THE NORTH RIGHT OF WAY LINE OF PAYNE AVENUE EXTEND EASTERLY;

THENCE SOUTH $89^{\circ}52'17''$ WEST, ALONG SAID NORTH LINE EXTENDED EASTERLY, A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 14 OF BLOCK 43 OF SAID MEADOWBROOK HEIGHTS AND THE NORTHERLY RIGHT-OF-WAY OF PAYNE AVENUE, BEING ALSO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SOUTH CARR STREET AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY BEING ALSO THE SOUTHERLY LINES AND LINES EXTENDED OF BLOCKS 43, 44 AND 45 OF SAID MEADOWBROOK HEIGHTS SOUTH $89^{\circ}52'17''$ WEST, A DISTANCE OF 530.00 FEET TO THE EASTERLY LINE OF SOUTH CODY WAY EXTENDED SOUTH TO THE INTERSECTION OF PAYNE AVENUE;

THENCE ALONG SAID EASTERLY LINE NORTH $00^{\circ}03'16''$ WEST, A DISTANCE OF 119.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 15;

THENCE ALONG THE SOUTHERLY LINE AND LINE EXTENDED OF LOT 13, BLOCK 45 OF SAID MEADOWBROOK HEIGHTS SOUTH $89^{\circ}52'18''$ WEST, A DISTANCE OF 169.99 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 13;

THENCE ALONG THE WESTERLY LINE OF LOTS 3 THROUGH 13 BLOCK 45 INCLUSIVE NORTH $00^{\circ}03'08''$ WEST, A DISTANCE OF 1,154.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;

THENCE ALONG THE NORTH LINE OF SAID LOT 3 AND LINE EXTENDED AND THE NORTH LINE OF LOTS 26 AND 3 OF BLOCK 44 NORTH $89^{\circ}52'27''$ EAST, A DISTANCE OF 409.86 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 3, BLOCK 44 AND THE WESTERLY RIGHT-OF-WAY OF SOUTH CARR WAY;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY BEING ALSO THE EAST LINE OF SAID LOT 3 SOUTH $00^{\circ}03'31''$ EAST, A DISTANCE OF 209.99 FEET;

THENCE ALONG THE SOUTHERLY LINE OF LOT 25 BLOCK 43 OF SAID MEADOWBROOK HEIGHTS AND SAID LINE EXTENDED NORTH 89°52'25" EAST, A DISTANCE OF 169.96 TO THE SOUTHEAST CORNER OF SAID LOT 25;

THENCE ALONG THE EASTERLY LINE OF LOT 24 OF SAID MEADOWBROOK HEIGHTS SOUTH 00°03'39" EAST, A DISTANCE OF 104.99 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 24;

THENCE ALONG THE SOUTHERLY LINE OF LOT 5, BLOCK 43 OF SAID MEADOWBROOK HEIGHTS NORTH 89°52'24" EAST, A DISTANCE OF 119.96 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 5 AND THE WESTERLY RIGHT-OF-WAY OF SAID CARR STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND THE EASTERLY LINE OF SAID BLOCK 43 SOUTH 00°03'47" EAST, A DISTANCE OF 33.99 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED AT RECEPTION NO. 89042910;

THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1. SOUTH 89°52'24" WEST ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 32.00 FEET TO THE NORTHWEST CORNER THEREOF;
2. SOUTH 00°03'47" EAST ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 71.00 FEET TO THE SOUTHWEST CORNER THEREOF AND THE SOUTHERLY LINE OF SAID LOT 6 BLOCK 43;
3. NORTH 89°52'24" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 32 FEET TO SAID WESTERLY RIGHT-OF-WAY;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 00°03'47" EAST, A DISTANCE OF 854.93 FEET TO THE SOUTHEASTERLY CORNER OF LOT 14 OF SAID BLOCK 43 AND THE NORTHERLY RIGHT-OF-WAY OF PAYNE AVENUE AND THE POINT OF BEGINNING;

CONTAINING 796,145 SQUARE FEET OR 18.277 ACRES, MORE OR LESS.