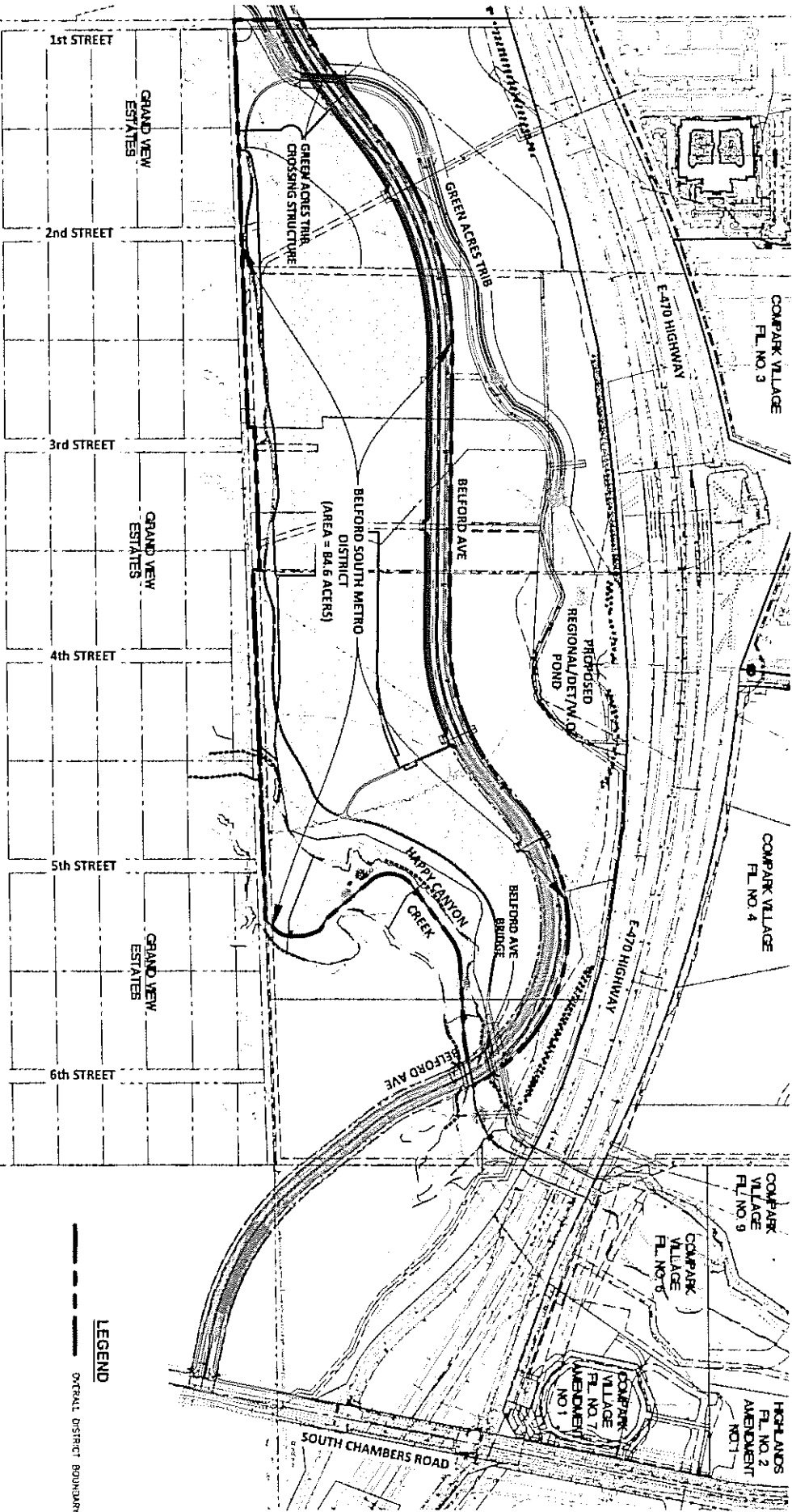


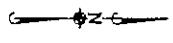
# EXHIBIT C-1 BELFORD SOUTH METROPOLITAN DISTRICT DISTRICT BOUNDARY MAP



# RECEIVED

JUN 27 2016

DIV OF LOCAL GOVERNMENT



SHT 1 OF 1

**LEGEND**  
 - - - - - DISTRICT BOUNDARY

# EXHIBIT A

BELFORD SOUTH METROPOLITAN DISTRICT  
 LGID NO. \_\_\_\_\_

# RECEIVED

JUN 27 2016

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## LEGAL DESCRIPTION – BOUNDARY PARCEL

PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID SECTION 6 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 TO BEAR NORTH 00°30'14" WEST, AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°30'14" WEST, A DISTANCE OF 295.45 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°46'25", A RADIUS OF 1445.00 FEET, AN ARC LENGTH OF 271.71 FEET, THE CHORD OF WHICH BEARS NORTH 58°02'54" EAST, A DISTANCE OF 271.31 FEET TO A POINT OF TANGENCY;

THENCE NORTH 52°39'42" EAST, A DISTANCE OF 347.52 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 37°49'41", A RADIUS OF 1555.00 FEET, AN ARC LENGTH OF 1026.65 FEET, THE CHORD OF WHICH BEARS NORTH 71°34'32" EAST, A DISTANCE OF 1008.11 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°30'37" EAST, A DISTANCE OF 1246.68 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°40'50", A RADIUS OF 945.00 FEET, AN ARC LENGTH OF 670.96 FEET, THE CHORD OF WHICH BEARS NORTH 70°08'58" EAST, A DISTANCE OF 656.95 FEET TO POINT OF TANGENCY;

THENCE NORTH 49°48'33" EAST, A DISTANCE OF 161.42 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 100°04'20", A RADIUS OF 825.00 FEET, AN ARC LENGTH OF 1440.94 FEET, THE CHORD OF WHICH BEARS SOUTH 80°09'16" EAST, A DISTANCE OF 1264.64 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 3°52'15", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 13.51 FEET, THE CHORD OF WHICH BEARS SOUTH 79°27'14" WEST, A DISTANCE OF 13.51 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 77°31'06" WEST, A DISTANCE OF 135.79 FEET TO A POINT OF CURVATURE;

SEE SHEET 2 OF 7

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BELFORD SOUTH METROPOLITAN DISTRICT		TOWN OF PARKER, DOUGLAS COUNTY, COLORADO	
DISTRICT FORMATION			
PROJ. MGR.:	BJP	SHEET	
DRAWN BY:	GDP	1 OF 7	
DATE:	02/19/16	00C.LCPKC3.06	
SCALE:	N/A		

# EXHIBIT A

BELFORD SOUTH METROPOLITAN DISTRICT  
LGID NO. \_\_\_\_\_

## LEGAL DESCRIPTION – BOUNDARY PARCEL (CONTINUED...)

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 9°27'04", A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 82.48 FEET, THE CHORD OF WHICH BEARS SOUTH 82°14'38" WEST, A DISTANCE OF 82.38 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 86°58'10" WEST, A DISTANCE OF 308.09 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°25'14", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 116.66 FEET, THE CHORD OF WHICH BEARS SOUTH 70°15'33" WEST, A DISTANCE OF 115.01 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 53°32'56" WEST, A DISTANCE OF 294.75 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 94°27'12", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 206.07 FEET, THE CHORD OF WHICH BEARS SOUTH 06°19'20" WEST, A DISTANCE OF 183.51 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 40°54'16" EAST, A DISTANCE OF 251.99 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23°16'42", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 20.31 FEET, THE CHORD OF WHICH BEARS SOUTH 52°32'37" EAST, A DISTANCE OF 20.17 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 64°10'58" EAST, A DISTANCE OF 23.43 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°29'20", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 37.95 FEET, THE CHORD OF WHICH BEARS SOUTH 42°26'18" EAST, A DISTANCE OF 37.05 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 20°41'38" EAST, A DISTANCE OF 39.38 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20°09'03", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 35.17 FEET, THE CHORD OF WHICH BEARS SOUTH 10°38'24" EAST, A DISTANCE OF 34.99 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°32'10" EAST, A DISTANCE OF 40.51 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47°17'03", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 82.53 FEET, THE CHORD OF WHICH BEARS SOUTH 23°06'21" WEST, A DISTANCE OF 80.20 FEET TO A POINT OF TANGENCY;

SEE SHEET 3 OF 7



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BELFORD SOUTH METROPOLITAN DISTRICT  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO

### DISTRICT FORMATION

PROJ. MGR.: BJP  
DRAWN BY: GDP  
DATE: 02/19/16  
SCALE: N/A

SHEET

**2** OF **7**  
00C.LCPKC3.06

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# EXHIBIT A

BELFORD SOUTH METROPOLITAN DISTRICT

LGID NO. \_\_\_\_\_

## LEGAL DESCRIPTION – BOUNDARY PARCEL (CONTINUED...)

THENCE SOUTH 46°44'52" WEST, A DISTANCE OF 59.24 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH 87°49'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1546.96 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THAT RIGHT-OF-WAY PARCEL DESCRIBED IN BOOK 195 AT PAGE 510 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 00°17'01" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 30.03 FEET;
- 2) SOUTH 87°55'04" WEST ALONG A LINE THIRTY FEET NORTHERLY DISTANT, WHEN MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 626.87 FEET;
- 3) SOUTH 00°42'41" WEST A DISTANCE OF 30.04 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6;

THENCE SOUTH 87°55'04" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 709.76 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6;

THENCE SOUTH 87°55'04" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 6, A DISTANCE OF 1085.67 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 3,686,731 SQUARE FEET OR 84.6357 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445  
FOR AND ON BEHALF OF MANHARD CONSULTING

2/19/2016 2:44 PM Dwg Name: P:\Circakc\3\ComSouth06--District\_Formation\Draw\Survey\Exhibits\_Surv\00C.LCPKC3.06--S1.4.dwg Updated By: B.Pfohl



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TOWN OF PARKER, DOUGLAS COUNTY, COLORADO  
DISTRICT FORMATION

PROJ. MGR.: BJP  
DRAWN BY: GDP  
DATE: 02/19/16  
SCALE: N/A

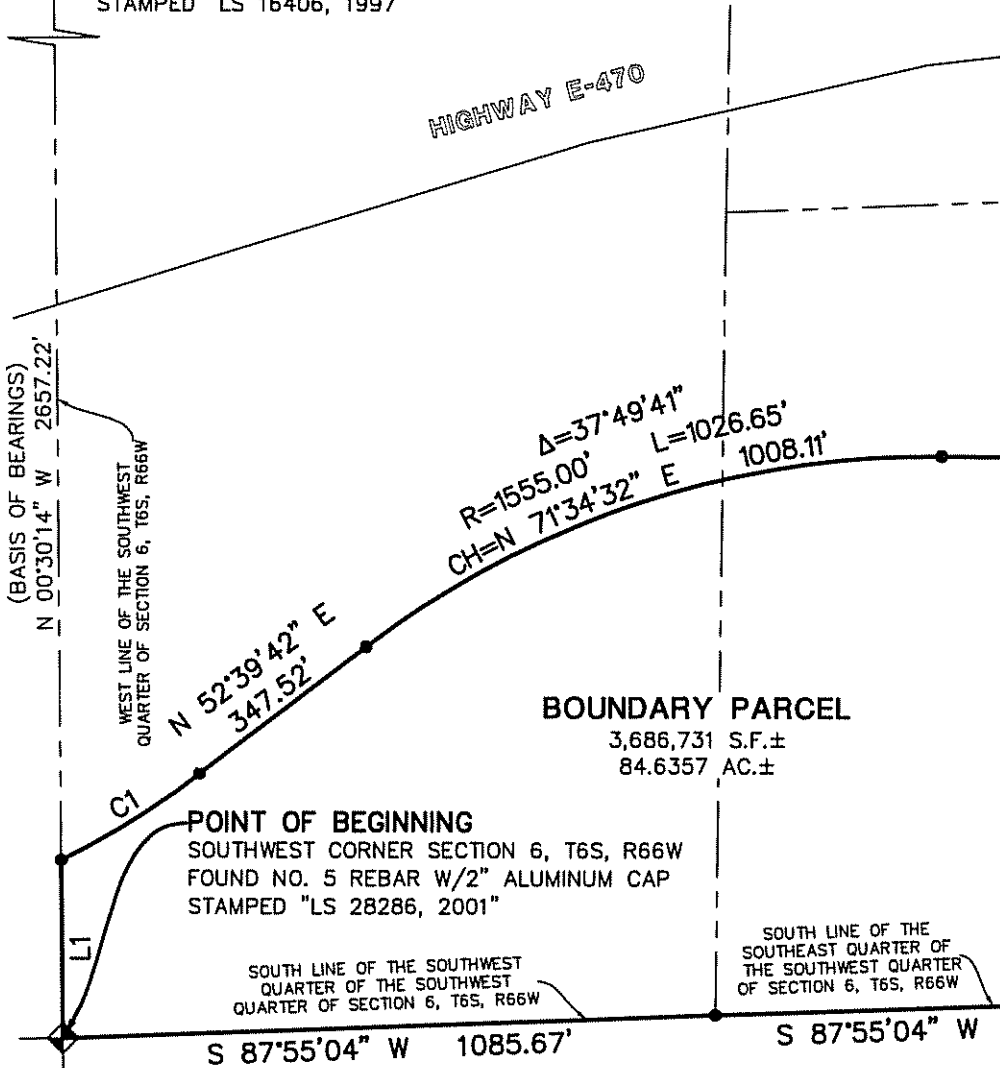
SHEET  
**3** OF **7**  
00C.LCPKC3.06

# EXHIBIT A

BELFORD SOUTH METROPOLITAN DISTRICT

LGRID NO. \_\_\_\_\_

WEST QUARTER CORNER  
SECTION 6, T6S, R66W  
FOUND NO. 6 REBAR  
W/3.25" ALUMINUM CAP  
STAMPED "LS 16406, 1997"



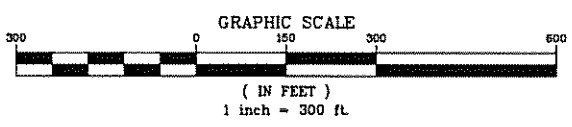
(BASIS OF BEARINGS)

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, T6S, R66W

POINT OF BEGINNING  
SOUTHWEST CORNER SECTION 6, T6S, R66W  
FOUND NO. 5 REBAR W/2" ALUMINUM CAP  
STAMPED "LS 28286, 2001"

SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, T6S, R66W

SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, T6S, R66W



NOTE:  
● DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

SEE SHEET 7 FOR LINE AND CURVE TABLES

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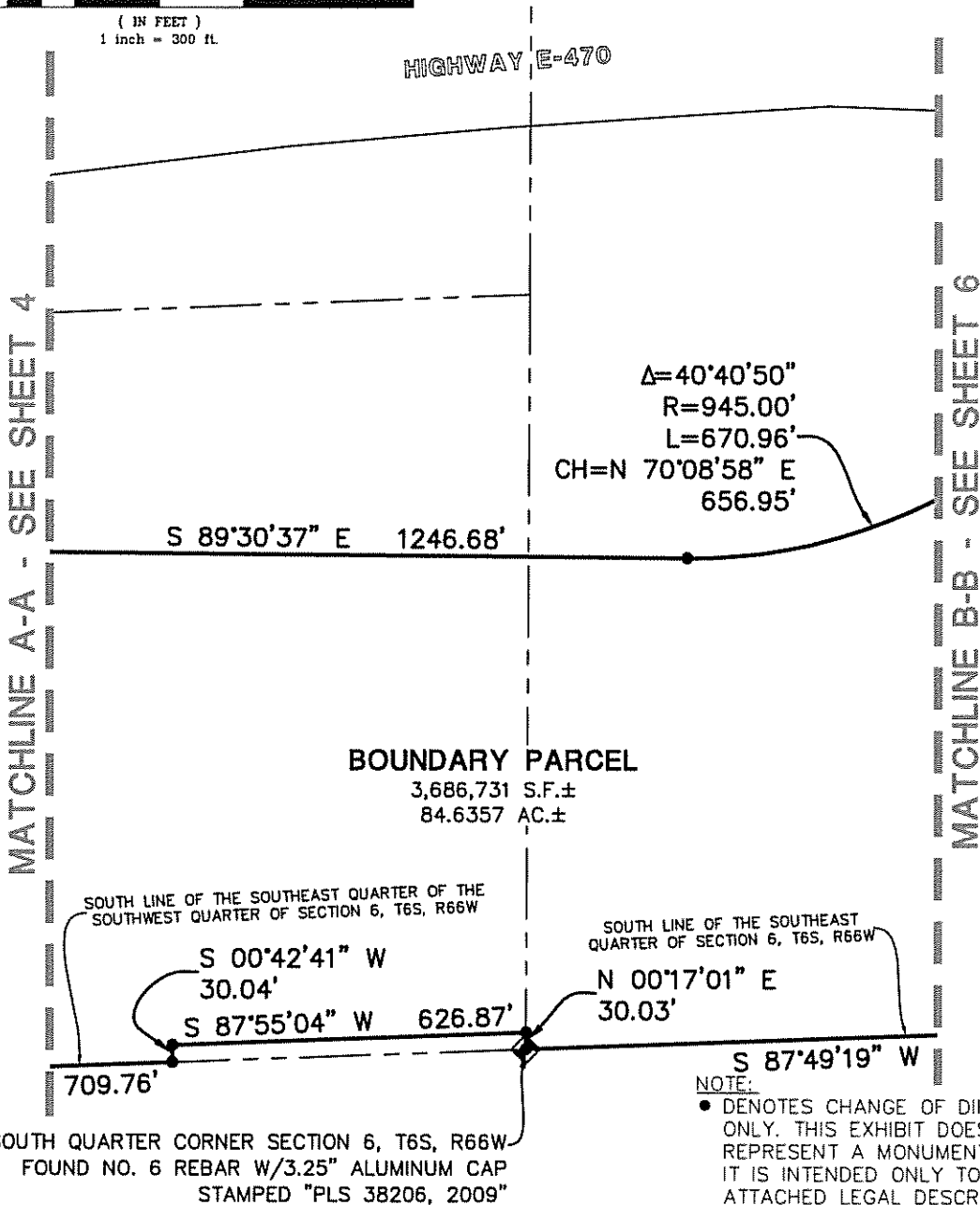
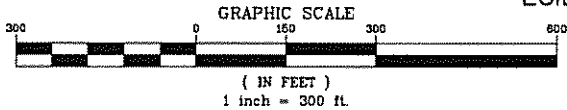
BELFORD SOUTH METROPOLITAN DISTRICT	
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO	
DISTRICT FORMATION	
PROJ. MGR.: BJP	SHEET
DRAWN BY: GDP	4 OF 7
DATE: 02/19/16	00C.LCPKC3.06
SCALE: 1" = 300'	

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# EXHIBIT A

BELFORD SOUTH METROPOLITAN DISTRICT

LGID NO. \_\_\_\_\_



MATCHLINE A-A - SEE SHEET 4

MATCHLINE B-B - SEE SHEET 6

**BOUNDARY PARCEL**

3,686,731 S.F.±  
84.6357 AC.±

SOUTH LINE OF THE SOUTHEAST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 6, T6S, R66W

SOUTH LINE OF THE SOUTHEAST  
QUARTER OF SECTION 6, T6S, R66W

SOUTH QUARTER CORNER SECTION 6, T6S, R66W  
FOUND NO. 6 REBAR W/3.25" ALUMINUM CAP  
STAMPED "PLS 38206, 2009"

**NOTE:**

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SEE SHEET 7 FOR LINE AND CURVE TABLES

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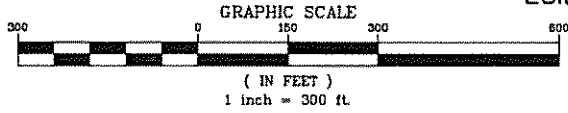
BELFORD SOUTH METROPOLITAN DISTRICT  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO

DISTRICT FORMATION	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>GDP</u>	5 OF 7
DATE: <u>02/19/16</u>	00C.LCPKC3.06
SCALE: <u>1" = 300'</u>	

# EXHIBIT A

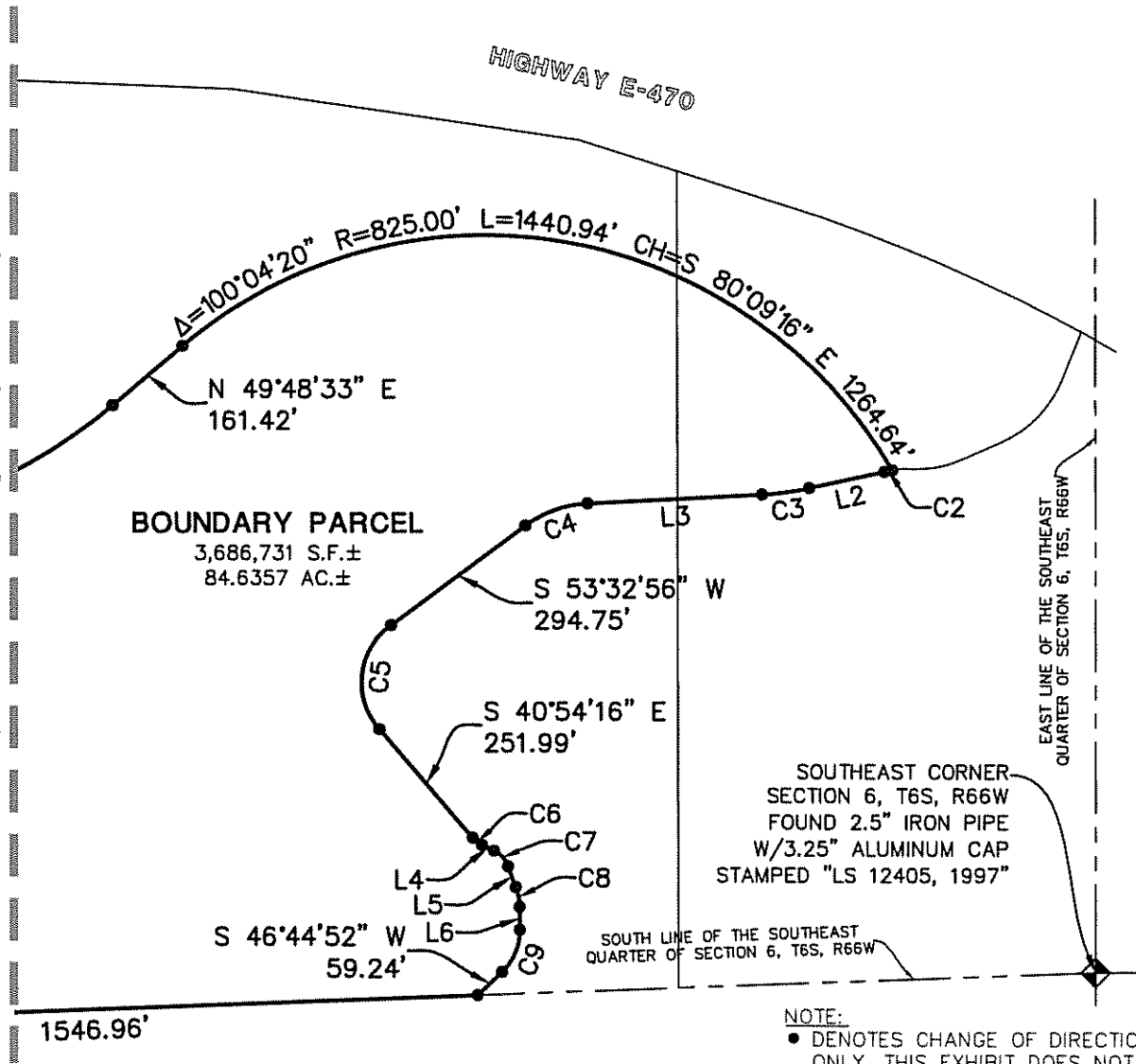
BELFORD SOUTH METROPOLITAN DISTRICT

LGID NO. \_\_\_\_\_



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MATCHLINE B-B - SEE SHEET 5



**NOTE:**

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SEE SHEET 7 FOR LINE AND CURVE TABLES

**BELFORD SOUTH METROPOLITAN DISTRICT**

**TOWN OF PARKER, DOUGLAS COUNTY, COLORADO**

**DISTRICT FORMATION**

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DRAWN BY:	GDP
DATE:	02/19/16
SCALE:	1" = 300'

SHEET	
6	OF 7
00C.LCPKC3.06	

# EXHIBIT A

BELFORD SOUTH METROPOLITAN DISTRICT  
 LGID NO. \_\_\_\_\_

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°30'14" W	295.45'
L2	S 77°31'06" W	135.79'
L3	S 86°58'10" W	308.09'
L4	S 64°10'58" E	23.43'
L5	S 20°41'38" E	39.38'
L6	S 00°32'10" E	40.51'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°46'25"	1445.00'	271.71'	N 58°02'54" E	271.31'
C2	3°52'15"	200.00'	13.51'	S 79°27'14" W	13.51'
C3	9°27'04"	500.00'	82.48'	S 82°14'38" W	82.38'
C4	33°25'14"	200.00'	116.66'	S 70°15'33" W	115.01'
C5	94°27'12"	125.00'	206.07'	S 06°19'20" W	183.51'
C6	23°16'42"	50.00'	20.31'	S 52°32'37" E	20.17'
C7	43°29'20"	50.00'	37.95'	S 42°26'18" E	37.05'
C8	20°09'03"	100.00'	35.17'	S 10°38'24" E	34.99'
C9	47°17'03"	100.00'	82.53'	S 23°06'21" W	80.20'

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DISTRICT FORMATION	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>GDP</u>	<b>7</b> OF <b>7</b>
DATE: <u>02/19/16</u>	00C.LCPKC3.06
SCALE: <u>N/A</u>	