

WHEN RECORDED RETURN TO:
WHITE BEAR ANKELE TANAKA & WALDRON
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122

Newlin Crossing Metropolitan District
In the Town of Parker, Douglas County, Colorado

SPECIAL DISTRICT PUBLIC DISCLOSURE
Pursuant to § 32-1-104.8 C.R.S.

Name of District:	Newlin Crossing Metropolitan District ("District")
Powers of the District:	All powers authorized in § 32-1-1004, C.R.S., including, but not limited to, fire protection, mosquito control, parks or recreational facilities or programs, traffic and safety controls, sanitation services, street improvements, television relay and translator facilities, transportation, water services, and solid waste disposal, subject to the limitations contained in the District's Service Plan.
Service Plan:	The District's Service Plan, which can be amended from time to time, includes a description of the District's powers and authority. A copy of the District's Service Plan is available from the Division of Local Government.
	Newlin Crossing Metropolitan District is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by section 20 of Article X of the Colorado Constitution, include issuing debt, levying taxes, and imposing fees and charges. Information concerning directors, management, meetings, elections and current taxes are provided annually in the Notice to Electors described § 32-1-809(1), C.R.S., which can be found at the District office, on the District's web site, on file at the Division of Local Government in the State Department of Local Affairs, or on file at the office of the clerk and recorder of each county in which the special district is located.
District Boundaries:	A map of the District's boundaries is attached hereto as Exhibit A. Please note that the District's boundaries may change from time to time. Please contact the District for the latest information.

EXHIBIT A
District Boundary Map

EXHIBIT A

INITIAL BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 20, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR NORTH 89°38'10" EAST, 2665.57 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO. SAID POINT BEING ON THE NORTHERLY BOUNDARY OF NEWLIN CROSSING, FILING NO. 1, AS RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2019075199;

THENCE THE FOLLOWING TWENTY EIGHT (28) COURSES;

1. NORTH 89°38'10" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 2005.73 FEET TO THE NORTHEAST CORNER OF SAID NEWLIN CROSSING FILING NO. 1;
2. SOUTH 00°17'07" EAST A DISTANCE OF 1292.00 FEET;
3. SOUTH 89°38'46" WEST A DISTANCE OF 130.00 FEET;
4. SOUTH 16°30'07" WEST, A DISTANCE OF 1355.77 FEET TO A POINT ON THE APPARENT NORTHERLY RIGHT OF WAY OF EAST MAINSTREET, SAID POINT ALSO BEING A POINT OF NONTANGENTIAL CURVATURE;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID APPARENT NORTHERLY RIGHT OF WAY;

5. NORTHWESTERLY A DISTANCE OF 599.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1140.00 FEET, A CENTRAL ANGLE OF 30°09'15", A CHORD BEARING OF NORTH 62°39'27" WEST, AND A CHORD LENGTH OF 593.07 FEET;
6. NORTH 47°34'49" WEST, A DISTANCE OF 258.90 FEET;
7. NORTHWESTERLY A DISTANCE OF 635.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1260.00 FEET, A CENTRAL ANGLE OF 28°54'39", A CHORD BEARING OF NORTH 62°02'08" WEST, AND A CHORD LENGTH OF 629.06 FEET TO A POINT OF NONTANGENCY;
8. NORTH 48°29'15" WEST A DISTANCE OF 133.94 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF TRACT H OF SAID NEWLIN CROSSING, FILING NO. 1;
9. NORTH 89°54'42" EAST, A DISTANCE OF 56.30 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT H;

THENCE THE FOLLOWING FIVE (5) COURSES TO FOLLW SAID EASTERLY BOUNDARY;

10. NORTH 19°16'45" EAST, A DISTANCE OF 88.40 FEET;
11. NORTH 31°59'00" EAST, A DISTANCE OF 154.64 FEET;
12. NORTH 44°20'13" EAST, A DISTANCE OF 171.20 FEET;

13. NORTH 55°06'26" EAST, A DISTANCE OF 111.84 FEET;
14. NORTH 61°36'13" EAST, A DISTANCE OF 333.75 FEET, TO A POINT OF NONTANGENTIAL CURVATURE, SAID POINT BEING THE NORTHEASTERLY MOST CORNER OF SAID TRACT H;
15. NORTHWESTERLY A DISTANCE OF 704.22 FEET ALONG THE NORTHERLY BOUNDARY OF SAID TRACT H ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 45°20'09", A CHORD BEARING OF NORTH 64°14'07" WEST, AND A CHORD LENGTH OF 685.99 FEET TO A POINT OF TANGENCY;
16. NORTH 86°54'12" WEST, A DISTANCE OF 170.17 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT H, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF TRACT B OF SAID NEWLIN CROSSING, FILING NO. 1;
17. NORTH 86°54'12" WEST, A DISTANCE OF 151.55 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT B;
18. NORTH 03°05'44" EAST, ALONG THE APPARENT EASTERLY BOUNDARY OF SOUTH CHAMBERS ROAD A DISTANCE OF 52.42 FEET TO A POINT OF CURVATURE;
19. CONTINUING NORTHEASTERLY ON SAID EASTERLY RIGHT OF WAY A DISTANCE OF 27.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 10,080.00 FEET, A CENTRAL ANGLE OF 00°09'24", A CHORD BEARING OF NORTH 03°01'02" EAST, AND A CHORD LENGTH OF 27.58 FEET TO THE NORTHWESTERLY MOST CORNER OF TRACT C OF SAID NEWLIN CROSSING FILING NO. 1;
20. SOUTH 86°54'12" EAST ALONG THE NORTHERLY BOUDNARY OF SAID TRACT C, A DISTANCE OF 146.55 FEET TO THE SOUTHEASTERLY CORNER OF TRACT D OF SAID NEWLIN CROSSING FILING NO. 1;
21. CONTINUING SOUTH 86°54'12" EAST ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 175.22 FEET, TO A POINT OF CURVATURE;
22. SOUTHEASTERLY ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 53.03 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 03°07'56", A CHORD BEARING OF SOUTH 85°20'13" EAST, AND A CHORD LENGTH OF 53.02 FEET TO THE SOUTHEASTERLY MOST CORNER OF TRACT G OF SAID NEWLIN CROSSING FILING NO. 1;
23. NORTH 06°13'45" EAST, A DISTANCE OF 242.51 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT G;
24. SOUTH 89°20'00" WEST, A DISTANCE OF 256.13 FEET TO THE NORTHWESTERLY MOST CORNER OF SAID TRACT G;
25. CONTINUING SOUTH 89°20'00" WEST, A DISTANCE OF 135.62 FEET, TO THE NORTHWESTERLY MOST CORNER OF TRACT D OF SAID NEWLIN CROSSING FILING NO. 1, SAID POINT BEING ON THE APPARENT EASTERLY RIGHT OF WAY OF SAID SOUTH CHAMBERS ROAD AND A POINT OF NONTANGENTIAL CURVATURE;
26. NORTHEASTERLY A DISTANCE OF 422.48 FEET ALONG SAID APPARENT EASTERLY RIGHT OF WAY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 10080.00 FEET, A CENTRAL ANGLE OF 02°24'05", A CHORD BEARING OF NORTH 00°31'00" EAST, AND A CHORD LENGTH OF 422.45 FEET TO A POINT OF TANGENCY;
27. NORTH 00°41'05" WEST, A DISTANCE OF 152.92 FEET TO A OINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUT, RANGE 66 WEST, SIXTH


PRINCIPAL MERIDIAN;

28. NORTH 88°20'40" EAST, ALONG SAID NORTH LINE A DISTANCE OF 128.55 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 3,752,721 SQUARE FEET OR 86.151 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

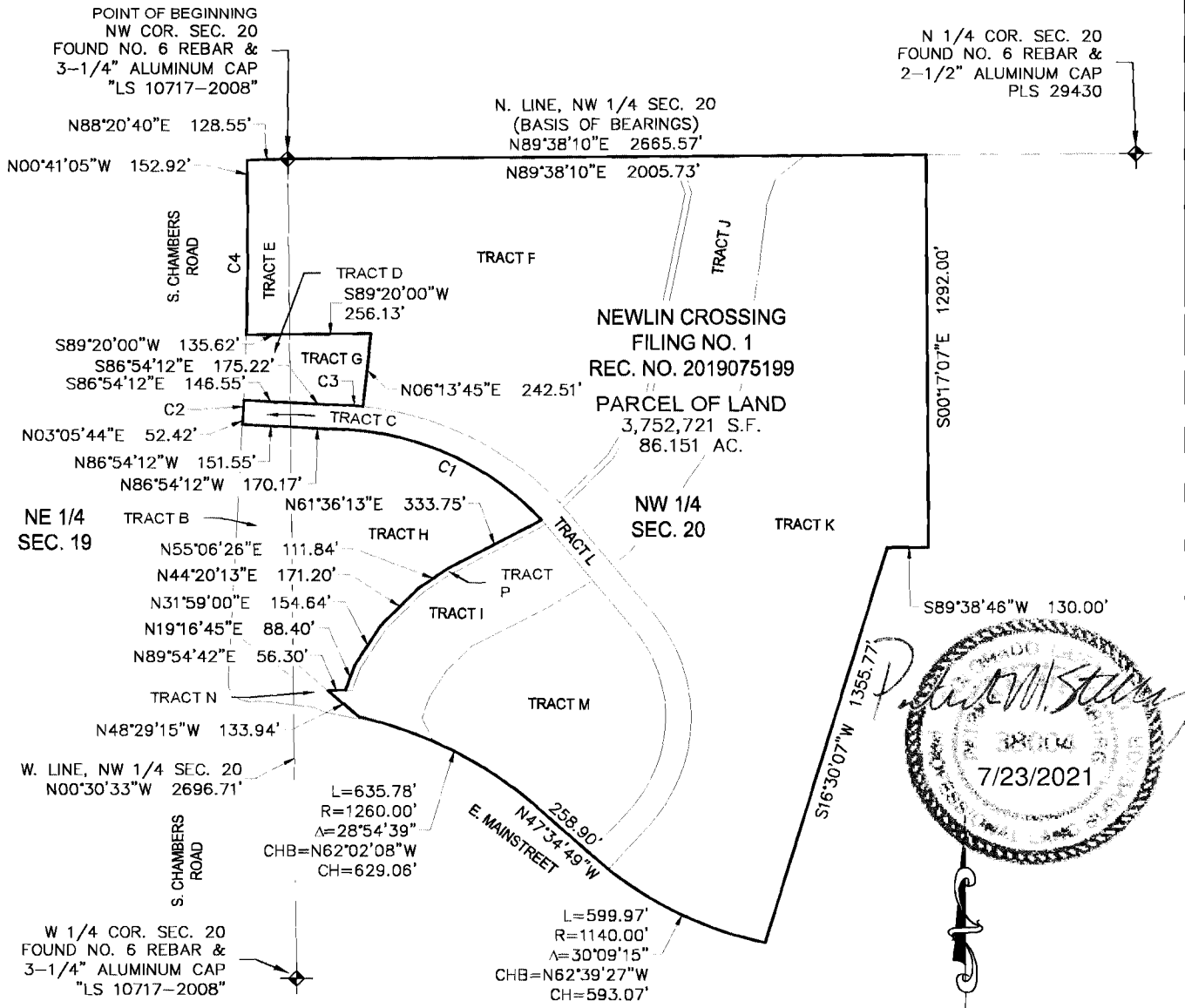
I, PATRICK M. STEENBURG, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



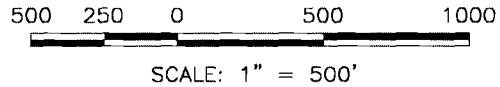
PATRICK M. STEENBURG P.L.S. 38004
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112



EXHIBIT C-1 - INITIAL BOUNDARY DESCRIPTION



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	890.00'	45°20'09"	704.22'	N64°14'07"W	685.99'
C2	10080.00'	0°09'24"	27.58'	N03°01'02"E	27.58'
C3	970.00'	3°07'56"	53.03'	S85°20'13"E	53.02'
C4	10080.00'	2°24'05"	422.48'	N00°31'00"E	422.45'



THE ABOVE DESCRIBED PARCEL CONTAINS 3,752,721 SQUARE FEET OR (86.151 ACRES) MORE OR LESS.
This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

EXHIBIT C-1 - INITIAL BOUNDARY DESCRIPTION
NEWLIN CROSSING FILING NO. 1
NE 1/4 SEC. 19 & NW 1/4 SEC. 20
T6S, R66W, 6TH P.M.

DOUGLAS COUNTY, COLORADO



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N:\PROJECTS\NEWLIN CROSSING\LEGALS\NEWLIN CROSSING - EXHIBIT C-1.DWG M. PARK 7/23/21