

# COAL CREEK METROPOLITAN DISTRICT NO. 1

## **LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28;  
THENCE N0°36'47"E ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 A DISTANCE OF 2637.11 FEET;  
THENCE S89°42'51"E ALONG A LINE 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, ALSO BEING THE SOUTHERLY DEED LINE OF BOOK 1143, PAGE 119 FILED AT THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE A DISTANCE OF 2677.84 FEET;  
THENCE S0°17'59"W ALONG THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1898, PAGE 30, FILED AT THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, A DISTANCE OF 300.00 FEET;

THENCE S89°42'01"E ALONG A LINE 330.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28 ALSO BEING THE SOUTHERLY LINE OF THOSE PARCELS OF LAND DESCRIBED IN SAID BOOK 1898, PAGE 30 AND BOOK 2753, PAGE 567, FILED AT THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, A DISTANCE OF 660.00 FEET;  
THENCE N0°17'59"E, ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 2753, PAGE 567, A DISTANCE OF 300.00 FEET;  
THENCE S89°42'01"E ALONG A LINE 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 330.00 FEET;  
THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF A PARCEL OF LAND DESCRIBED IN BOOK 1946, PAGE 133, ARAPAHOE COUNTRY CLERK AND RECORDER'S OFFICE THE FOLLOWING THREE (3) COURSES:

1. S0°17'59"W A DISTANCE OF 300.00 FEET;
2. S89°42'01"E ALONG A LINE 330.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 330.00 FEET;
3. THENCE N0°17'59"E A DISTANCE OF 300.00 FEET;

THENCE S89°42'01"E ALONG A LINE 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 1332.29 FEET;  
THENCE S0°22'04"W ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 2619.53 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28;  
THENCE N89°53'44"W ALONG THE NORTHERLY LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28 A DISTANCE OF 1332.21 FEET TO THE CENTER EAST 1/16 CORNER OF SAID SECTION 28;  
THENCE S0°29'53"W ALONG THE WESTERLY LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 70.33 FEET;  
THENCE S35°58'58"E A DISTANCE OF 159.44 FEET;  
THENCE S24°18'39"E A DISTANCE OF 2387.18 FEET;  
THENCE N89°51'15"E A DISTANCE OF 241.15 FEET;  
THENCE S0°22'04"W ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 277.68 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 28;  
THENCE S89°55'28"W ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 2676.53 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 28;  
THENCE S89°55'24"W ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28 A DISTANCE OF 2676.90 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28;  
THENCE N0°37'20"E ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28 A DISTANCE OF 2666.49 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 28 AND THE POINT OF BEGINNING.

EXCEPTING THEREFROM A PARCEL OF LAND DESCRIBED IN BOOK A-21, PAGE 62, ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE CONTAINING 17,424 SQUARE FEET (0.40 ACRES) MORE OR LESS.

CONTAINING 598.18 NET ACRES, MORE OR LESS.

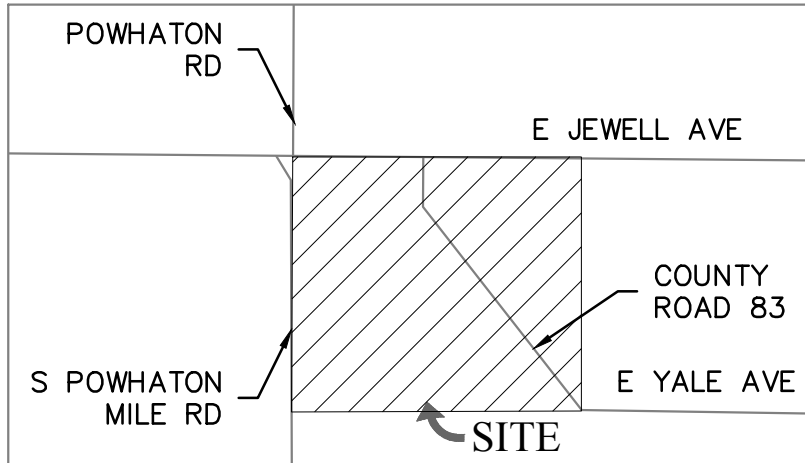
SOURCE OF BOUNDARY: ANNEXATION PLAT  
PREPARED BY MERRICK  
DATED 10/1/86

SHEET 1 OF 2  
DATE: 04/29/15

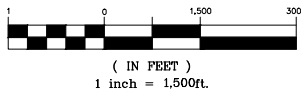
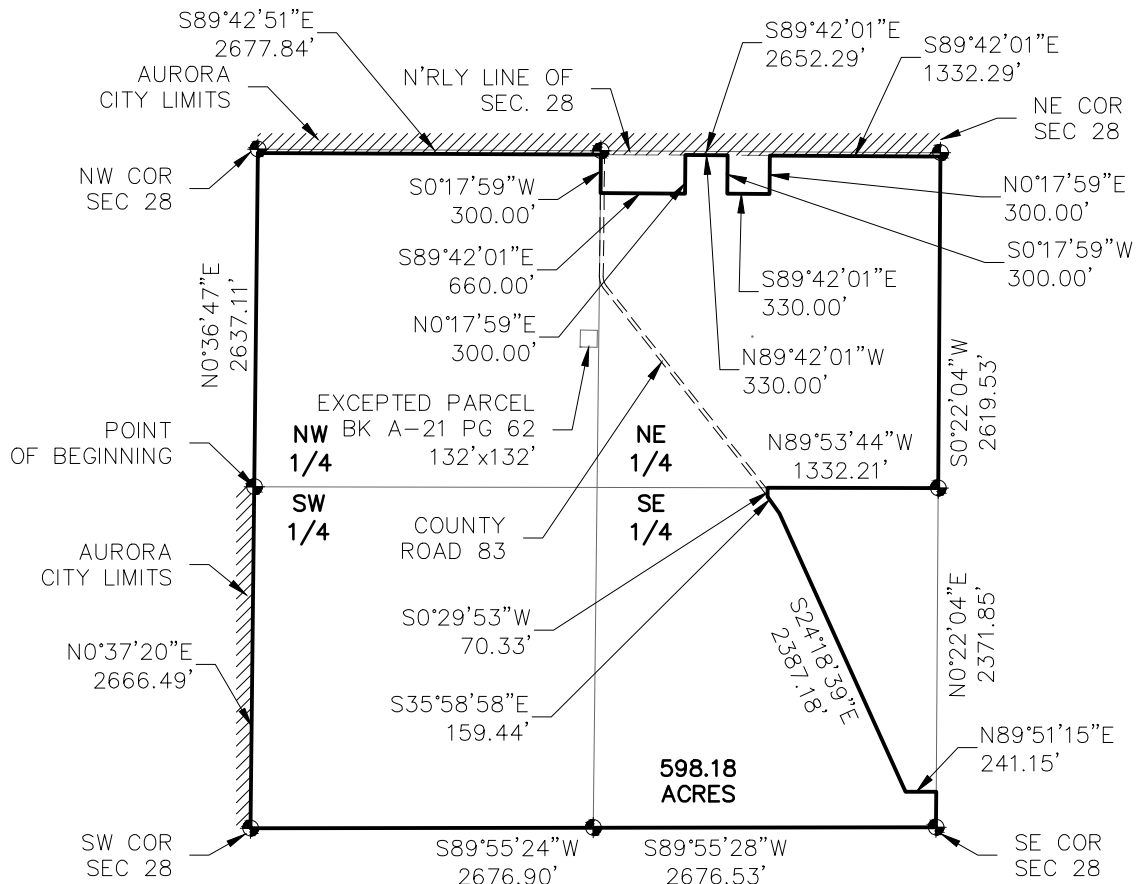


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# COAL CREEK METROPOLITAN DISTRICT NO. 1



**VICINITY MAP**  
SCALE: 1" = 4,000'



SHEET 2 OF 2  
JOB NO.:  
DATE: 04/29/15

**Peak**  
Civil Consultants

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