

EXHIBIT A  
LEGAL DESCRIPTION OF PROPERTY  
VINEYARD TOWN SQUARE METROPOLITAN DISTRICT, T/B/K THREE HILLS METROPOLITAN DISTRICT

**LAND DESCRIPTION:**  
DISTRICT BOUNDARY 4-9-21

SHEET 1 OF 2

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 69 AND THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 7 BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3" ALUMINUM CAP IN RANGE BOX LS 10734 AND AT THE SOUTHWEST CORNER BY A 2" ALUMINUM CAP IN CONCRETE LS 16398, BEING ASSUMED TO BEAR N89°39'41"E A DISTANCE OF 2504.34 FEET.

**BEGINNING** AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 7:

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER S 89°39'41" W A DISTANCE OF 11.86 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2018070249;

THENCE N 04°54'15" E ALONG SAID EASTERLY LINE A DISTANCE OF 118.32 FEET;

THENCE N 17°00'06" W CONTINUING ALONG SAID EASTERLY LINE A DISTANCE OF 1249.53 FEET TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER;

THENCE N 89°37'03" E ALONG SAID NORTH LINE A DISTANCE OF 1.42 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND RECORDED IN BOOK 1937 AT PAGE 597;

THENCE N 22°16'36" W ALONG SAID EASTERLY LINE A DISTANCE OF 1416.68 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7;

THENCE S 89°34'36" W ALONG SAID SOUTH LINE A DISTANCE OF 297.10 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 7;

THENCE N 36°49'10" W A DISTANCE OF 1477.79 FEET;  
THENCE N 87°38'57" E A DISTANCE OF 545.91 FEET;  
THENCE S 60°12'50" E A DISTANCE OF 54.10 FEET;  
THENCE S 84°13'12" E A DISTANCE OF 294.94 FEET TO THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 7;

THENCE S 00°00'38" W ALONG SAID WEST LINE A DISTANCE OF 484.79 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER;

THENCE N 89°35'52" E ALONG SAID NORTH LINE A DISTANCE OF 149.73 FEET;

THENCE S 00°00'38" W A DISTANCE OF 159.73 FEET;  
THENCE S 35°31'56" E A DISTANCE OF 112.39 FEET;  
THENCE S 89°52'47" E A DISTANCE OF 246.50 FEET;  
THENCE N 00°24'53" W A DISTANCE OF 4.14 FEET;  
THENCE N 00°08'29" W A DISTANCE OF 249.75 FEET TO A POINT ON SAID NORTH LINE;

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

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**LAND DESCRIPTION:**

SHEET 2 OF 2

DISTRICT BOUNDARY 4-9-21

THENCE N 89°35'52" E ALONG SAID NORTH LINE A DISTANCE OF 67.28 FEET;

THENCE S 00°08'29" E A DISTANCE OF 262.11 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A CHORD OF S 09°58'41" E 128.13 FEET, A RADIUS OF 375.00 FEET, AN ARC OF 128.76 FEET, AND A DELTA OF 19°40'23";

THENCE S 89°53'14" E A DISTANCE OF 563.93 FEET TO A POINT ON THE WESTERLY LINE OF A PARCEL OF LAND AS RECORDED UNDER RECEPTION NO. 90105984;

THENC E ALONG SAID WESTERLY LINE THE FOLLOWING TWELVE (12) COURSES:

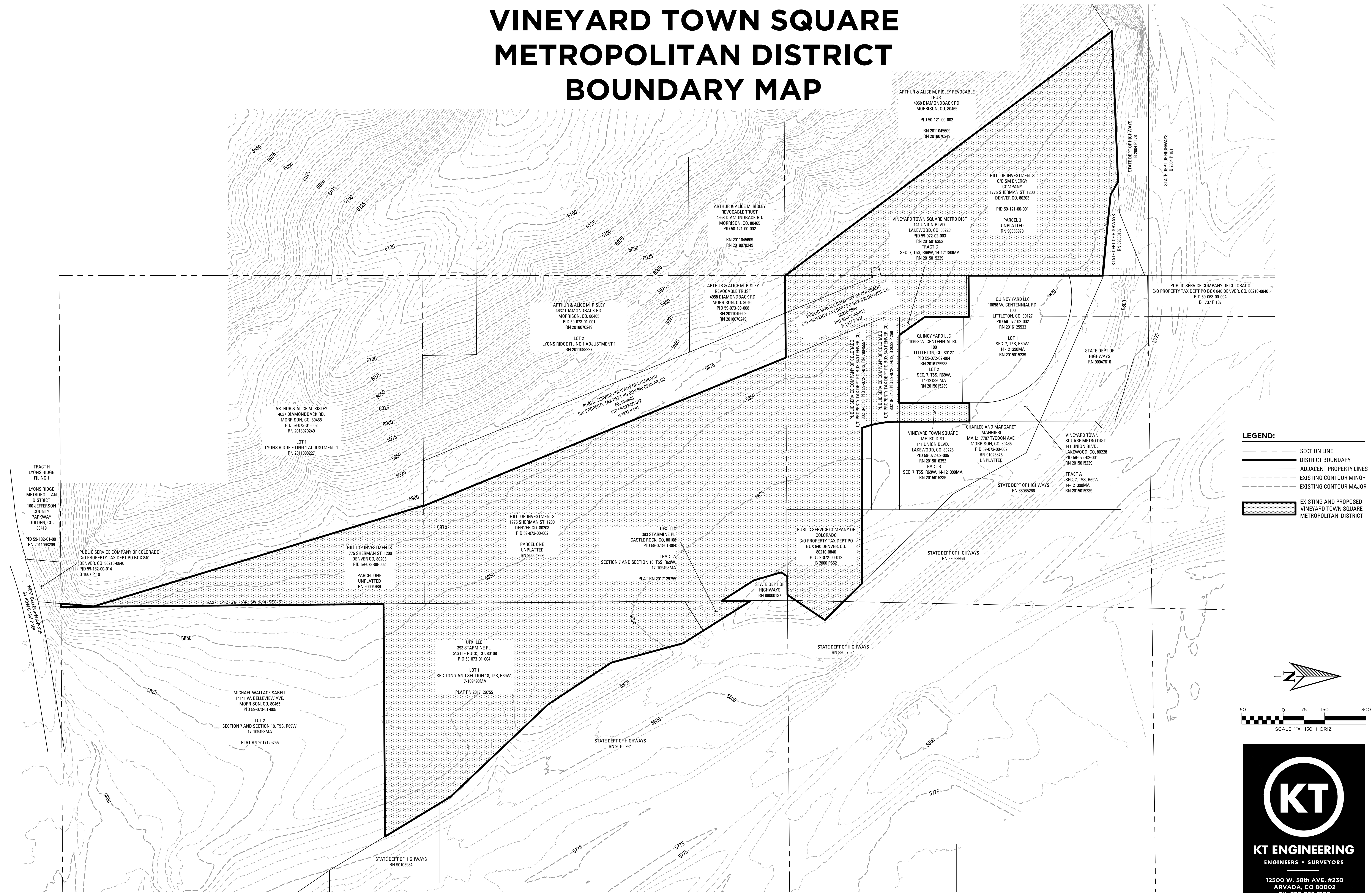
- 1) S 44°30'39" E A DISTANCE OF 188.53 FEET;
- 2) S 34°00'05" W A DISTANCE OF 163.27 FEET;
- 3) S 89°34'36" W A DISTANCE OF 66.61 FEET;
- 4) S 33°40'19" W A DISTANCE OF 26.63 FEET;
- 5) S 16°20'47" E A DISTANCE OF 103.37 FEET;
- 6) S 32°32'22" E A DISTANCE OF 138.69 FEET;
- 7) N 00°30'40" W A DISTANCE OF 106.06 FEET;
- 8) S 32°12'35" E A DISTANCE OF 288.45 FEET;
- 9) S 15°06'59" E A DISTANCE OF 270.42 FEET;
- 10) S 33°30'54" E A DISTANCE OF 275.05 FEET;
- 11) S 43°26'15" E A DISTANCE OF 485.81 FEET;
- 12) S 31°19'01" E A DISTANCE OF 277.38 FEET;

THENCE PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SOUTHWEST ONE-QUARTER S 89°37'09" W A DISTANCE OF 842.36 FEET TO SAID EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER;

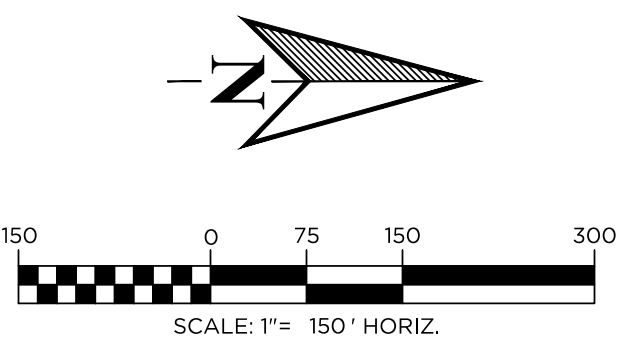
THENCE S 00°31'02" E ALONG SAID EAST LINE A DISTANCE OF 1167.62 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 2,499,323 SQ. FT. OR 57.3766 ACRES MORE OR LESS.

# EXHIBIT B-1 VINEYARD TOWN SQUARE METROPOLITAN DISTRICT BOUNDARY MAP



- LEGEND:**
- SECTION LINE
  - DISTRICT BOUNDARY
  - ADJACENT PROPERTY LINES
  - EXISTING CONTOUR MINOR
  - EXISTING CONTOUR MAJOR
  - ▨ EXISTING AND PROPOSED VINEYARD TOWN SQUARE METROPOLITAN DISTRICT





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