

After Recording, Return to:
WHITE BEAR ANKELE TANAKA & WALDRON
2154 East Commons Avenue, Suite 2000
Centennial, Colorado 80122

**JOINT RESOLUTION
OF THE
BOARDS OF DIRECTORS
OF THE
POWHATON COMMUNITY AUTHORITY
AND
POWHATON ROAD METROPOLITAN DISTRICT NO. 3**

CONCERNING THE IMPOSITION OF CAPITAL FACILITIES FEE

WHEREAS, the Powhaton Road Metropolitan District No. 3 (the “**District**”) was formed pursuant to §§ 32-1-101, *et seq.*, C.R.S., as amended (the “**Special District Act**”), by order of the District Court for Arapahoe County, Colorado, and after approval of the District’s eligible electors at an election; and

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., the District is authorized to fix and impose fees, rates, tolls, penalties and charges for services or facilities furnished by the District which, until such fees, rates, tolls, penalties and charges are paid, shall constitute a perpetual lien on and against the property served; and

WHEREAS, the Board of Directors of the District have determined it is in their best interest to form the Powhaton Community Authority (the “**Authority**”) pursuant to the Colorado Constitution Article XIV, Sections 18(2)(a) and (b) and Sections 29-1-203 and 29-1-203.5, C.R.S., as amended (the “**Authority Act**”), have entered into that certain Agreement Establishing the Powhaton Community Authority, dated March 24, 2021 (the “**Establishment Agreement**”) by and among Powhaton Road Metropolitan District Nos. 1-7 and Sun Meadows Metropolitan District Nos. 1-4 (to be known as Powhaton Road Metropolitan District Nos. 8-11); and

WHEREAS, the District and the Authority are also parties to that certain Operating Pledge Agreement, effective May 1, 2021 (the “**Operating Pledge Agreement**”); and

WHEREAS, pursuant to the Operating Pledge Agreement, the Authority is responsible for providing certain O&M Services (as defined in the Operating Pledge Agreement) on behalf of the District; and

WHEREAS, pursuant to the Authority Act and the Establishment Agreement, the Board of Directors of the Authority (the “**Board**”) shall have the management, control and supervision of all the business and affairs of the Authority, including the power to approve, set, impose, collect, pledge, spend, reserve, and use rates, fees, tolls, charges and penalties for facilities, services, and programs furnished or to be furnished by the Authority; and

WHEREAS, the Board has determined it to be in the best interests of the Authority and the District, and the property owners, taxpayers, and residents of the District, to acquire, construct, operate and maintain certain amenities and facilities benefitting property and

inhabitants within the District, which amenities and facilities generally include but are not limited to streets, water, sewer, landscape, and park and recreation improvements, facilities, appurtenances and rights-of-way (collectively, the “**Facilities**”); and

WHEREAS, the Authority and the District may incur certain direct and indirect costs associated with the acquisition, construction, installation, repair, replacement, improvement, reconstruction operation and maintenance of the Facilities, as necessary, inclusive of the costs of utilities and capital replacement costs (collectively, the “**Facility Costs**”) in order that the Facilities may be properly provided and maintained; and

WHEREAS, the establishment of a fair and equitable fee (the “**Capital Facilities Fee**”) to provide a source of funding to pay for the initial capital direct and indirect costs associated with the construction, installation and acquisition of the Facilities (the “**Capital Facilities Costs**”), which Capital Facilities Costs are generally attributable to each Lot, is necessary to provide for the common good and for the prosperity and general welfare of the District and its inhabitants; and

WHEREAS, the Authority and the District find that the Capital Facilities Fee (as defined below), as set forth in this Resolution, is reasonably related to the overall cost of providing the Facilities within the District and paying the Capital Facilities Costs, and that imposition thereof is necessary and appropriate.

NOW, THEREFORE, be it resolved by the Authority and the District as follows:

1. DEFINITIONS. Except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings set forth below:

“**District Boundaries**” means the legal boundaries of the District, as the same are established and amended from time to time pursuant to §§32-1-101, *et seq.*, C.R.S., as more particularly set forth in the map and legal description attached hereto as **Exhibit B** and incorporated herein by this reference.

“**Due Date**” means the date by which the Capital Facilities Fee is due, which Due Date is reflected on the Schedule of Fees.

“**End User**” means any third-party homeowner or tenant of any homeowner occupying or intending to occupy a Residential Unit.

“**Fee Schedule**” or “**Schedule of Fees**” means the schedule of fees set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, until and unless otherwise amended and/or repealed.

“**Residential Unit**” means each residential dwelling unit (including, without limitation, condominiums, townhomes, and any other attached dwelling unit and detached single family dwelling units) located within the District Boundaries which has been Transferred to an End User.

“Transfer” or “Transferred” shall include a sale, conveyance or transfer by deed, instrument, writing, lease or any other documents or otherwise by which real property is sold, granted, let, assigned, transferred, exchanged or otherwise vested in a tenant, tenants, purchaser or purchasers.

2. CAPITAL FACILITIES FEE.

a. A one-time Capital Facilities Fee is hereby established and imposed upon each Residential Unit within the District Boundaries.

b. The Capital Facilities Fee shall be first due and owing upon issuance of a building permit for any Residential Unit. The amount of each Capital Facilities Fee due hereunder shall be at the rate in effect at the time of payment.

c. The Board has determined, and does hereby determine, that the Capital Facilities Fee is reasonably related to the overall cost of providing the Facilities, and is imposed on those who are reasonably likely to benefit from or use the Facilities.

d. The revenues generated by the Capital Facilities Fee will be accounted for separately from other revenues of the Authority. The Capital Facilities Fee revenue will be used solely for the purpose of paying Capital Facilities Costs, and may not be used by the Authority to pay for general administrative costs of the Authority.

e. The Board has determined, and does hereby determine, that the Capital Facility Fee is calculated to defray the cost of funding construction of the Facilities and reasonably distributes the burden of defraying the Capital Facilities Costs in a manner based on the benefits received by persons paying the fees and using the Facilities.

3. LATE FEES AND INTEREST. Pursuant to § 29-1-1102(3), C.R.S., any Capital Facilities Fee not paid in full within fifteen (15) days after the scheduled due date will be assessed a late fee in the amount of Fifteen Dollars (\$15.00) or up to five percent (5%) per month, or fraction thereof, not to exceed a total of twenty-five percent (25%) of the amount due. Interest will also accrue on any outstanding Capital Facilities Fee, exclusive of assessed late fees, penalties, interest and any other costs of collection, specially including, but not limited, to attorney fees, at the rate of 18% per annum, pursuant to § 29-1-1102(7), C.R.S. The Authority may institute such remedies and collection procedures as authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all fees and costs, specifically including, but not limited to, attorneys’ fees and costs and costs associated with the collection of delinquent fees, incurred by the Authority and/or its consultants in connection with the foregoing.

4. PAYMENT. Payment for all fees, rates, tolls, penalties, charges, interest and attorney fees shall be made by check or equivalent form acceptable to the Authority, made payable to “Powhaton Community Authority” and sent to the address indicated on the Fee Schedule. The Authority may change the payment address from time and time and such change shall not require an amendment to this Resolution.

5. LIEN. The fees imposed hereunder, together with any and all late fees, interest, penalties and costs of collection, shall, until paid, constitute a statutory, perpetual lien on and against the property served, and any such lien may be foreclosed in the manner provided by the laws of the State of Colorado for the foreclosure of mechanic's liens, pursuant to § 32-1-1001(1)(j)(I), C.R.S. Said lien may be foreclosed at such time as the Authority, in its sole discretion, may determine. The lien shall be perpetual in nature (as defined by the laws of the State of Colorado) on the property and shall run with the land. This Resolution shall be recorded in the offices of the Clerk and Recorder of Arapahoe County, Colorado.

6. SEVERABILITY. If any portion of this Resolution is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this Resolution, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

7. THE PROPERTY. This Resolution shall apply to all property within the District's boundaries, including, but not limited to, the property set forth in **Exhibit B**, attached hereto and incorporated herein by this reference, and any additional property included into the District after the date of this Resolution.

8. EFFECTIVE DATE. This Resolution shall become effective April 14, 2021.

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ADOPTED this 14th day of April, 2021

POWHATON COMMUNITY AUTHORITY

James Spehalski
James Spehalski (Apr 27, 2021 15:16 MDT)

Officer of the Authority

ATTEST:

Roger Hollard
Roger Hollard (Apr 27, 2021 14:43 MDT)

POWHATON ROAD METROPOLITAN DISTRICT NO. 3

James Spehalski
James Spehalski (Apr 27, 2021 15:16 MDT)

Officer of the District

ATTEST:

Roger Hollard
Roger Hollard (Apr 27, 2021 14:43 MDT)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys At Law

Kristi B. Tompkins

General Counsel to the Authority and the District

Signature page to Joint Resolution Concerning the Imposition of Capital Facilities Fee

EXHIBIT A

**POWHATON COMMUNITY AUTHORITY
AND
POWHATON ROAD METROPOLITAN DISTRICT NO. 3
Schedule of Fees
Effective April 14, 2021**

Schedule of Fees		
Fee Type	Classifications	Rate
Capital Facilities Fee*	Single Family Residence	\$3,000 / Residential Unit
Capital Facilities Fee*	Single Family Attached (i.e. Town Home, Patio Home, Duplex)	\$1,500/ Residential Unit
The Due Date for each Capital Facilities Fee is the date of issuance of a building permit for any Residential Unit.		

PAYMENTS: Payment for each fee shall be made payable to the Powhaton Community Authority and sent to the following address for receipt by the Due Date:

Powhaton Community Authority
c/o Simmons & Wheeler, PC
304 Inverness Way South, Suite 490
Englewood, CO 80112

EXHIBIT B

POWHATON ROAD METROPOLITAN DISTRICT NO. 3

District Boundaries

LEGAL DESCRIPTION

POWHATON ROAD METRO DISTRICT NO. 3

A PARCEL OF LAND BEING LOCATED IN THE EAST HALF (E1/2) OF SECTION 9 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 9, AND CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, BEING MONUMENTED AT THE CENTER QUARTER CORNER BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP SET BY LS 25369 AND AT THE SOUTH QUARTER CORNER BY A FOUND 2-1/2 INCH IRON PIPE WITH A 3-1/4 INCH ALUMINUM CAP SET BY LS 27609, TO BEAR SOUTH 00°23'54" EAST, A DISTANCE OF 2663.69 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°21'49" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 188.90 FEET TO THE **POINT OF BEGINNING**.

THENCE NORTH 05°09'51" WEST, A DISTANCE OF 32.00 FEET;

THENCE NORTH 84°50'09" EAST, A DISTANCE OF 21.99 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2040.00 FEET, A CENTRAL ANGLE OF 04°31'40", AN ARC LENGTH OF 161.21 FEET, THE CHORD OF WHICH BEARS NORTH 87°05'59" EAST, A DISTANCE OF 161.17 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 89°21'49" EAST, A DISTANCE OF 1338.33 FEET;

THENCE SOUTH 00°38'11" EAST, A DISTANCE OF 80.00 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 44°21'49" WEST, A DISTANCE OF 28.28 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 00°38'11" EAST, A DISTANCE OF 202.77 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS SOUTH 45°38'11" EAST, A DISTANCE OF 21.21 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 89°21'49" EAST, A DISTANCE OF 105.00 FEET;

THENCE SOUTH 00°38'11" EAST, A DISTANCE OF 268.09 FEET;

THENCE SOUTH 06°25'59" WEST, A DISTANCE OF 74.14 FEET;

THENCE SOUTH 12°59'05" WEST, A DISTANCE OF 74.18 FEET;

THENCE SOUTH 19°40'11" WEST, A DISTANCE OF 74.14 FEET;

THENCE SOUTH 12°59'05" WEST, A DISTANCE OF 74.18 FEET;

THENCE SOUTH 19°40'11" WEST, A DISTANCE OF 74.14 FEET;

THENCE SOUTH 26°21'02" WEST, A DISTANCE OF 74.07 FEET;
THENCE SOUTH 30°39'04" WEST, A DISTANCE OF 72.73 FEET;
THENCE SOUTH 31°32'04" WEST, A DISTANCE OF 64.01 FEET;
THENCE SOUTH 30°39'04" WEST, A DISTANCE OF 160.00 FEET;
THENCE SOUTH 29°38'05" WEST, A DISTANCE OF 50.01 FEET;
THENCE SOUTH 24°20'57" WEST, A DISTANCE OF 30.18 FEET;
THENCE SOUTH 16°49'52" WEST, A DISTANCE OF 56.96 FEET;
THENCE SOUTH 07°13'18" WEST, A DISTANCE OF 56.96 FEET;
THENCE SOUTH 00°00'27" EAST, A DISTANCE OF 60.00 FEET;
THENCE SOUTH 00°23'59" EAST, A DISTANCE OF 910.00 FEET;
THENCE SOUTH 04°46'00" EAST, A DISTANCE OF 65.75 FEET;
THENCE SOUTH 14°59'58" EAST, A DISTANCE OF 64.87 FEET;
THENCE SOUTH 26°25'21" EAST, A DISTANCE OF 80.42 FEET;
THENCE SOUTH 40°25'19" EAST, A DISTANCE OF 80.00 FEET;
THENCE SOUTH 49°34'41" WEST, A DISTANCE OF 106.43 FEET, TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 93°10'07", AN ARC LENGTH OF 24.39 FEET, THE CHORD OF WHICH BEARS SOUTH 02°59'37" WEST, 21.79 FEET, TO A POINT OF TANGENCY;
THENCE SOUTH 43°35'27" EAST, A DISTANCE OF 346.29 FEET, TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°24'23", AN ARC LENGTH OF 37.70 FEET, THE CHORD OF WHICH BEARS SOUTH 86°47'38" EAST, 34.23 FEET, TO A POINT OF REVERSE CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1012.00 FEET, A CENTRAL ANGLE OF 01°29'46", AN ARC LENGTH OF 26.43 FEET, THE CHORD OF WHICH BEARS NORTH 50°45'04" EAST, 26.42 FEET TO A POINT OF NONTANGENCY;
THENCE SOUTH 38°30'03" EAST, A DISTANCE OF 114.00 FEET TO A POINT OF NONTANGENTIAL CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 898.00 FEET, A CENTRAL ANGLE OF 16°10'02", AN ARC LENGTH OF 253.39 FEET, THE CHORD OF WHICH BEARS SOUTH 43°24'56" WEST, A DISTANCE OF 252.55 FEET, TO A POINT OF TANGENCY;
THENCE SOUTH 35°19'55" WEST, A DISTANCE OF 135.50 FEET, TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1012.00 FEET, A CENTRAL ANGLE OF 54°06'03", AN ARC LENGTH OF 955.57 FEET, THE CHORD OF WHICH BEARS SOUTH 62°22'57" WEST, A DISTANCE OF 920.46 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°25'58" WEST, A DISTANCE OF 389.39 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1943.00 FEET, A CENTRAL ANGLE OF 07°02'04", AN ARC LENGTH OF 238.55 FEET, THE CHORD OF WHICH BEARS SOUTH 86°08'48" WEST, A DISTANCE OF 238.40 FEET TO A POINT ON THE EASTERLY LINE OF HARMONY SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. D7146217 AT THE ARAPAHOE COUNTY CLERK AND RECORDER, ALSO BEING A POINT OF NON-TANGENCY;

THENCE THE FOLLOWING EIGHT (8) COURSES TO FOLLOW THE EASTERLY BOUNDARY OF SAID HARMONY SUBDIVISION FILING NO. 1;

1. NORTH 07°22'14" WEST, A DISTANCE OF 106.02 FEET, TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1357.00 FEET, A CENTRAL ANGLE OF 00°21'15", AN ARC LENGTH OF 8.39 FEET, THE CHORD OF WHICH BEARS SOUTH 78°49'50" WEST, A DISTANCE OF 8.39 FEET, TO A POINT OF REVERSE CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°35'08", AN ARC LENGTH OF 68.46 FEET, THE CHORD OF WHICH BEARS NORTH 79°33'13" WEST, A DISTANCE OF 66.83 FEET, TO A POINT OF COMPOUND CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 98.50 FEET, A CENTRAL ANGLE OF 49°40'48", AN ARC LENGTH OF 85.41 FEET, THE CHORD OF WHICH BEARS NORTH 32°55'15" WEST, A DISTANCE OF 82.76 FEET TO A POINT OF TANGENCY;
5. NORTH 08°04'52" WEST, A DISTANCE OF 53.02 FEET, TO A POINT OF CURVATURE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1962.00 FEET, A CENTRAL ANGLE OF 04°57'26", AN ARC LENGTH OF 169.75 FEET, THE CHORD OF WHICH BEARS NORTH 05°36'09" WEST, A DISTANCE OF 169.70 FEET TO A POINT OF TANGENCY;
7. NORTH 03°07'21" WEST, A DISTANCE OF 103.53 FEET;
8. NORTH 00°29'11" WEST, A DISTANCE OF 188.54 FEET TO A POINT OF INTERSECTION ON THE EASTERLY LINE OF HARMONY SUBDIVISION FILING NO.1 AND HARMONY SUBDIVISION FILING NO. 2 AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. D8077975;

THENCE THE FOLLOWING FIFTEEN (15) COURSES TO FOLLOW EASTERLY BOUNDARY OF SAID HARMONY SUBDIVISION FILING NO. 2;

1. NORTH 00°29'11" WEST, A DISTANCE OF 354.48 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 413.00 FEET, A CENTRAL ANGLE OF 27°46'54", AN ARC LENGTH OF 200.26 FEET, THE CHORD OF WHICH BEARS NORTH 13°24'16" EAST, A DISTANCE OF 198.30 FEET TO A POINT OF TANGENCY;
3. NORTH 27°17'43" EAST, A DISTANCE OF 481.35 FEET, TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 487.00 FEET, A CENTRAL ANGLE OF 27°41'42", AN ARC LENGTH OF 235.40 FEET, THE CHORD OF WHICH BEARS NORTH 13°26'52" EAST, A DISTANCE OF 233.12 FEET TO A POINT OF TANGENCY;

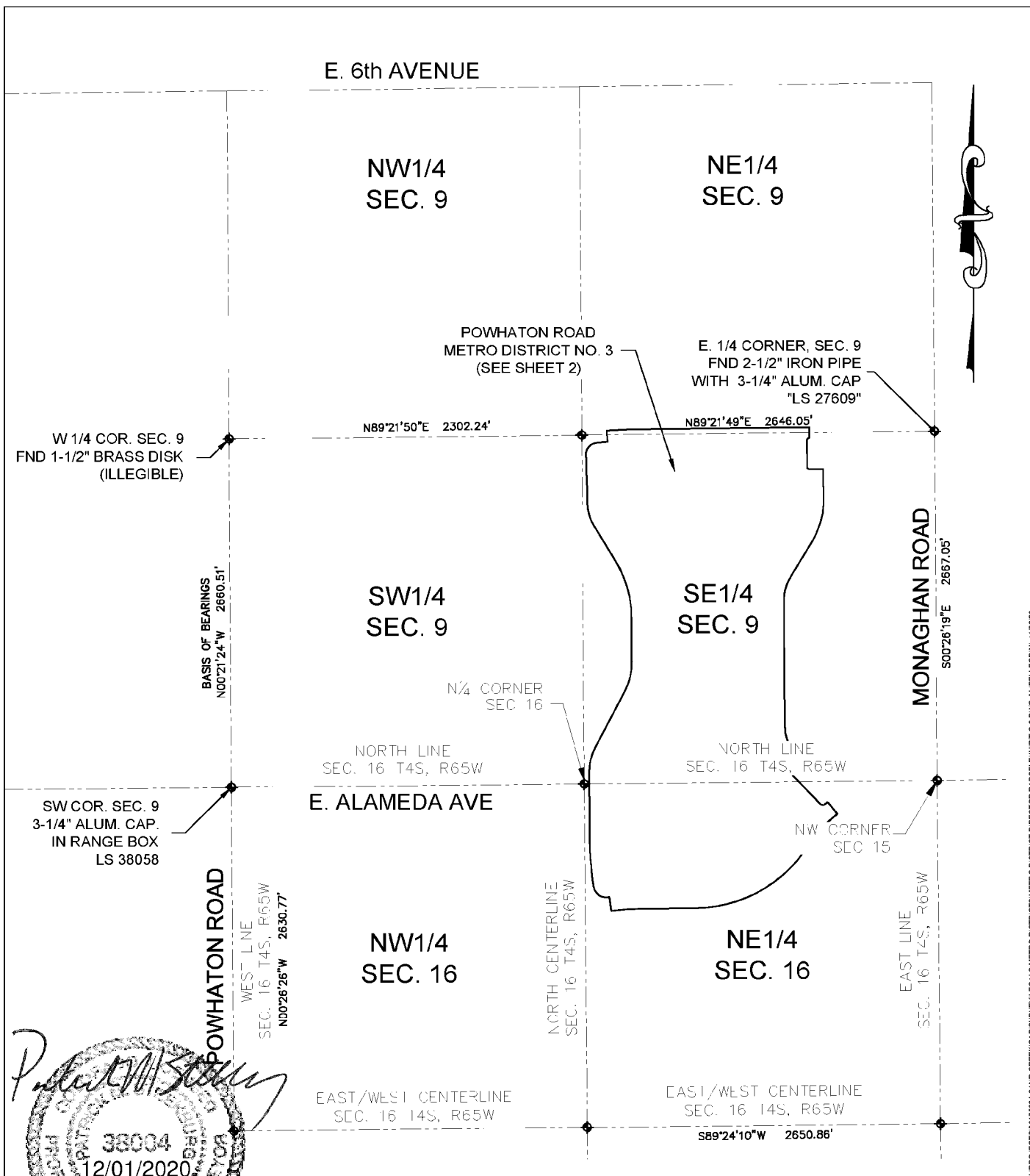
5. NORTH 00°23'59" WEST, A DISTANCE OF 345.88 FEET, TO A POINT OF CURVATURE;
6. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 837.00 FEET, A CENTRAL ANGLE OF 30°49'42", AN ARC LENGTH OF 450.35 FEET, THE CHORD OF WHICH BEARS NORTH 15°48'50" WEST, A DISTANCE OF 444.94 FEET TO A POINT OF TANGENCY;
7. NORTH 31°13'41" WEST, A DISTANCE OF 306.54 FEET, TO A POINT OF CURVATURE;
8. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 363.00 FEET, A CENTRAL ANGLE OF 30°49'47", AN ARC LENGTH OF 195.32 FEET, THE CHORD OF WHICH BEARS NORTH 15°48'48" WEST, A DISTANCE OF 192.98 FEET TO A POINT OF TANGENCY;
9. NORTH 00°23'54" WEST, A DISTANCE OF 127.37 FEET, TO A POINT OF CURVATURE;
10. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2037.00 FEET, A CENTRAL ANGLE OF 04°14'58", AN ARC LENGTH OF 151.08 FEET, THE CHORD OF WHICH BEARS NORTH 02°31'23" WEST, A DISTANCE OF 151.04 FEET TO A POINT OF NON-TANGENCY;
11. NORTH 01°28'19" EAST, A DISTANCE OF 43.99 FEET;
12. NORTH 05°09'43" WEST, A DISTANCE OF 33.45 FEET, TO A POINT OF CURVATURE;
13. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 89°59'52", AN ARC LENGTH OF 141.37 FEET, THE CHORD OF WHICH BEARS NORTH 39°50'13" EAST, A DISTANCE OF 127.28 FEET TO A POINT OF TANGENCY;
14. NORTH 84°50'09" EAST, A DISTANCE OF 81.23 FEET;
15. NORTH 05°09'51" WEST, A DISTANCE OF 52.00 FEET, TO THE **POINT OF BEGINNING**, CONTAINING A CALCULATED AREA OF 5,295,800 SQUARE FEET OR 121.575 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.

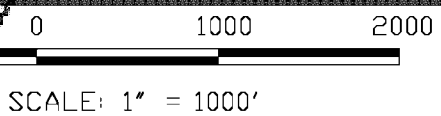
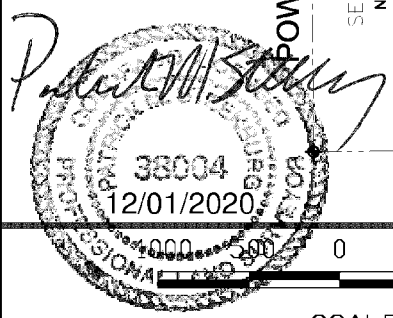
I, PATRICK M. STEENBURG, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

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



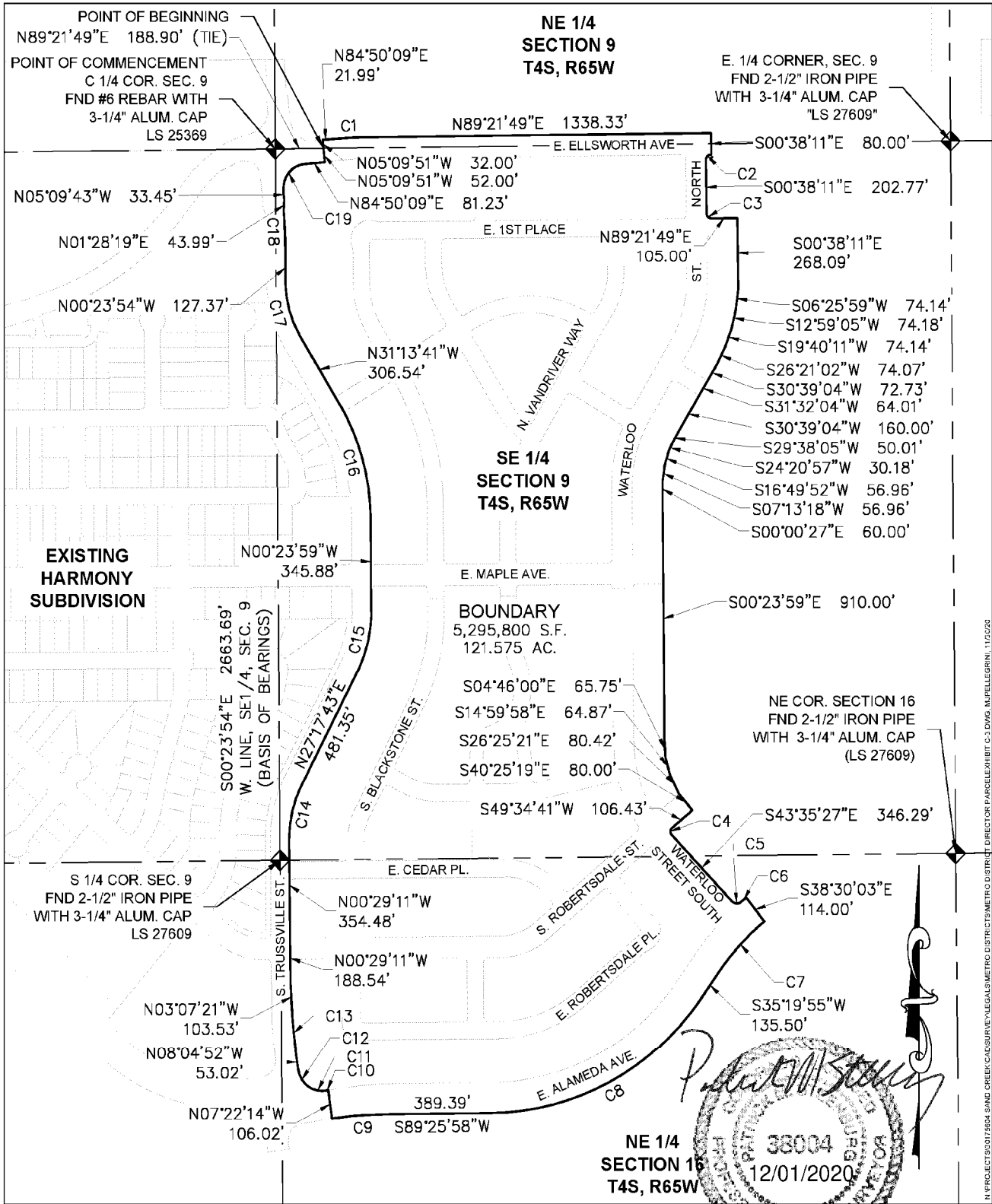


N:\PROJECTS\175801 SAND CREEK\AD SURVEY\LEGAL\S\METRO DISTRICT\METRO DISTRICT DIRECTOR PARCELEXHIBIT C-3.DWG, M.PELLEGRINI, 11/20/20



10333 E. Dry Creek Rd.
 Suite 240
 Englewood, CO 80112
 Tel: (720) 482-9526
 Fax: (720) 482-9546

**POWHATON ROAD METROPOLITAN DISTRICT
 EXHIBIT C-3 (SEC. 9 & 16, T4S, R65W)**



SCALE: 1" = 500'

POWHATON ROAD METROPOLITAN DISTRICT EXHIBIT C-3 (SEC. 9 & 16, T4S, R65W)



38004
12/01/2020

38004
12/01/2020

1023 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

N:\PROJECTS\2020 SAND CREEK\CALCULATED METRO DISTRICT EXHIBIT C-3.DWG M.FELLEGRI, 11/2/20

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2040.00'	4°31'40"	161.21'	N87°05'59"E	161.17'
C2	20.00'	90°00'00"	31.42'	S44°21'49"W	28.28'
C3	15.00'	90°00'00"	23.56'	S45°38'11"E	21.21'
C4	15.00'	93°10'07"	24.39'	S02°59'37"W	21.79'
C5	25.00'	86°24'23"	37.70'	S86°47'38"E	34.23'
C6	1012.00'	1°29'46"	26.43'	N50°45'04"E	26.42'
C7	898.00'	16°10'02"	253.39'	S43°24'56"W	252.55'
C8	1012.00'	54°06'03"	955.57'	S62°22'57"W	920.46'
C9	1943.00'	7°02'04"	238.55'	S86°08'48"W	238.40'
C10	1357.00'	0°21'15"	8.39'	S78°49'50"W	8.39'
C11	90.00'	43°35'08"	68.46'	N79°33'13"W	66.83'
C12	98.50'	49°40'48"	85.41'	N32°55'15"W	82.76'
C13	1962.00'	4°57'26"	169.75'	N05°36'09"W	169.70'
C14	413.00'	27°46'54"	200.26'	N13°24'16"E	198.30'
C15	487.00'	27°41'42"	235.40'	N13°26'52"E	233.12'
C16	837.00'	30°49'42"	450.35'	N15°48'50"W	444.94'
C17	363.00'	30°49'47"	195.32'	N15°48'48"W	192.98'
C18	2037.00'	4°14'58"	151.08'	N02°31'23"W	151.04'
C19	90.00'	89°59'52"	141.37'	N39°50'13"E	127.28'



N:\PROJECTS\0172604 SAND CREEK\AD\SURVEY\LEGAL\METRO DISTRICTS\METRO DISTRICT DIRECTOR PARCELEXHBT C-3.DWG. MUFELLEGRINI, 11/02/20

POWHATON ROAD METROPOLITAN DISTRICT
EXHIBIT C-3 (SEC. 9 & 16, T4S, R65W)

CML
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