

34 INTRODUCTION, READ AND ADOPTED at a regularly scheduled meeting of the City
35 Council of the City of Littleton, Colorado, on the 16th day of April 2024, at 6:30 p.m. at the
36 Littleton Center, 2255 West Berry Avenue, Littleton, Colorado.

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38 ATTEST:

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42 _____
43 Colleen L. Norton
44 CITY CLERK

Kyle Schlachter
MAYOR

45 APPROVED AS TO FORM:

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49 _____
50 Reid Betzing
CITY ATTORNEY



51	Exhibit A
52	Santa Fe Park Metropolitan District No. 3 – Proposed Boundaries After Exclusion
53	

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PART OF SANTA FE PARK SOUTH SUBDIVISION FILING NO. 1, AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, AT RECEPTION NO. E3019014, BEING SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3.25 INCH DIAMETER ALUMINUM CAP STAMPED T5S R68W 1/4 S29/S32 2000 13155 IN A RANGE BOX, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 32, BEING MONUMENTED BY A FOUND 3.25 INCH DIAMETER ALUMINUM CAP STAMPED COLO DEPT OF TRANSPORTATION T5S R68W S30/S29/S31/S32 PLS 25384, IS ASSUMED TO BEAR SOUTH 89°29'27" WEST, A DISTANCE OF 2626.14 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 18°11'30" WEST, A DISTANCE OF 1943.96 FEET TO THE EXTERIOR BOUNDARY OF SAID SUBDIVISION, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING FOURTEEN (14) COURSES;

1. CONTINUING ALONG SAID BOUNDARY, SOUTH 21°29'30" WEST, A DISTANCE OF 856.19 FEET;
2. DEPARTING SAID BOUNDARY, SOUTH 69°31'51" WEST, A DISTANCE OF 52.92 FEET TO A POINT OF CURVATURE;
3. NORTHWESTERLY, A DISTANCE OF 251.20 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 77°47'52", A CHORD BEARING OF NORTH 71°34'13" WEST, AND A CHORD LENGTH OF 232.34 FEET, TO A POINT OF REVERSE CURVATURE;
4. NORTHWESTERLY, A DISTANCE OF 203.43 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 37°00'09", A CHORD BEARING OF NORTH 51°10'21" WEST, AND A CHORD LENGTH OF 199.92 FEET, TO A POINT OF TANGENCY;
5. NORTH 69°40'26" WEST, A DISTANCE OF 44.69 FEET;
6. NORTH 64°02'28" WEST, A DISTANCE OF 60.29 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
7. NORTHWESTERLY, A DISTANCE OF 244.52 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 60°54'44", A CHORD BEARING OF NORTH 26°11'33" WEST, AND A CHORD LENGTH OF 233.16 FEET, TO A POINT OF NON-TANGENCY;
8. NORTH 04°15'49" EAST, A DISTANCE OF 103.67 FEET TO A POINT OF CURVATURE;
9. NORTHWESTERLY, A DISTANCE OF 91.33 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 16°06'02", A CHORD BEARING OF NORTH 03°47'12" WEST, AND A CHORD LENGTH OF 91.03 FEET, TO A POINT OF TANGENCY;
10. NORTH 11°50'13" WEST, A DISTANCE OF 156.48 FEET;
11. NORTH 68°09'18" EAST, A DISTANCE OF 99.85 FEET;
12. NORTH 44°14'44" EAST, A DISTANCE OF 232.28 FEET;

N:\Projects\30325601 Santa Fe Park\CAD\Survey\Legals\SANTA FE PARK TAX DIST\Submittal 1-18-24\SANTA FE PARK REVISED TAX DIST 3(A)
JPH.docx

13. SOUTH 00°22'01" WEST, A DISTANCE OF 189.91 FEET;
14. NORTH 89°39'38" EAST, A DISTANCE OF 715.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 574,066 SQUARE FEET OR 13.179 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, JEAN P. HALPIN, 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.

JEAN P. HALPIN, PLS 38474
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112



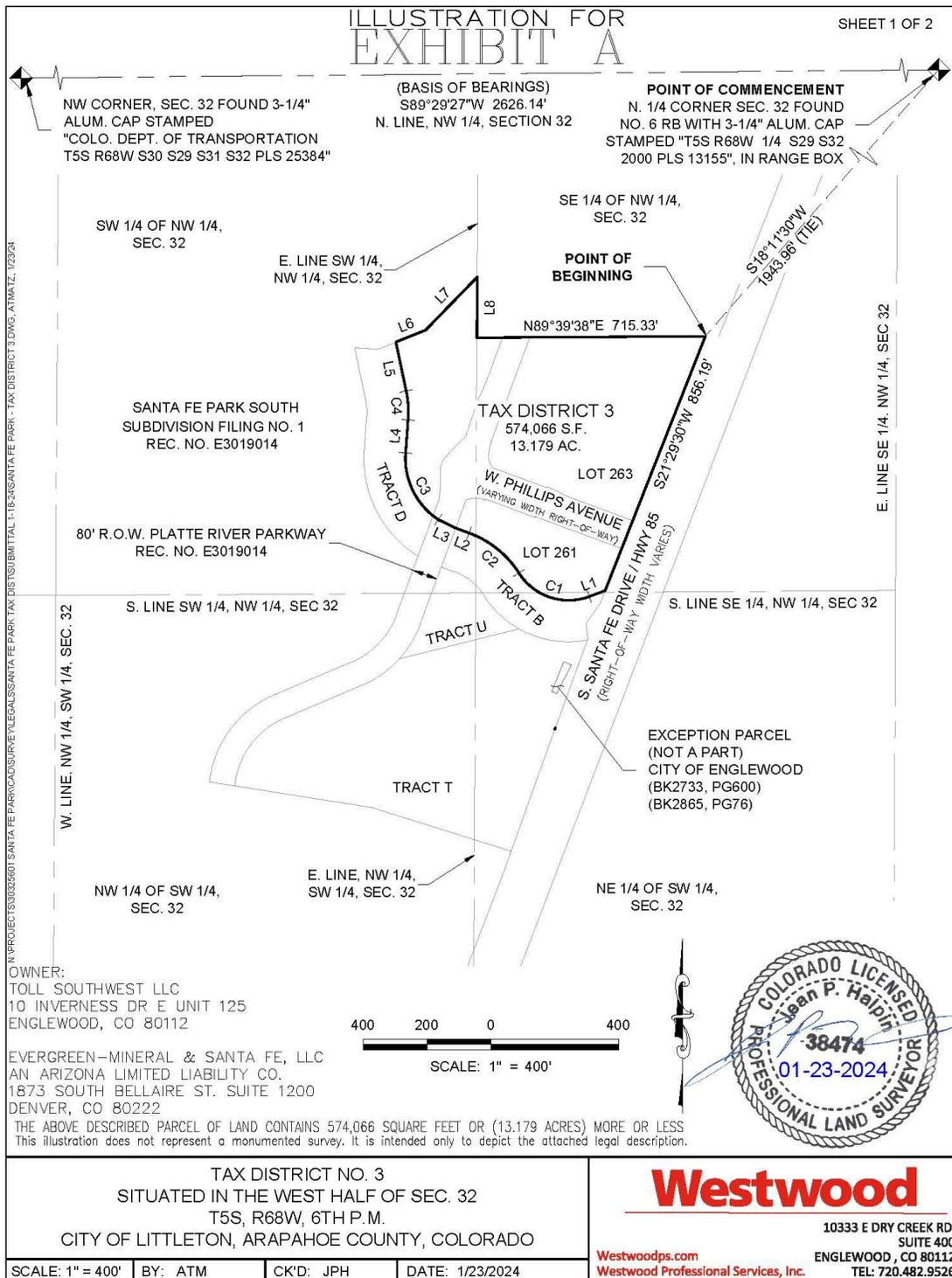


ILLUSTRATION FOR
 EXHIBIT A

SHEET 2 OF 2

PROJECTS03222601 SANTA FE PARK/CAD/SURVEY/LEGAL/SANTA FE PARK TAX DISTRICT 3 DWG, ATMA.Z, 1/23/24

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S69°31'51"W	52.92'
L2	N69°40'26"W	44.69'
L3	N64°02'28"W	60.29'
L4	N04°15'49"E	103.67'
L5	N11°50'13"W	156.48'
L6	N68°09'18"E	99.85'
L7	N44°14'44"E	232.28'
L8	S00°22'01"W	189.91'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	185.00'	77°47'52"	251.20'	N71°34'13"W	232.34'
C2	315.00'	37°00'09"	203.43'	N51°10'21"W	199.92'
C3	230.00'	60°54'44"	244.52'	N26°11'33"W	233.16'
C4	325.00'	16°06'02"	91.33'	N03°47'12"W	91.03'

OWNER:
 TOLL SOUTHWEST LLC
 10 INVERNESS DR E UNIT 125
 ENGLEWOOD, CO 80112

EVERGREEN-MINERAL & SANTA FE, LLC
 AN ARIZONA LIMITED LIABILITY CO.
 1873 SOUTH BELLAIRE ST. SUITE 1200
 DENVER, CO 80222



This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

TAX DISTRICT NO. 3 SITUATED IN THE WEST HALF OF SEC. 32, T5S, R68W, 6TH P.M. CITY OF LITTLETON, ARAPAHOE COUNTY, COLORADO				<p>10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526</p>
SCALE: 1" = N/A	BY: ATM	CK'D: JPH	DATE: 1/23/2024	