

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

**JOINT RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
PARKDALE COMMUNITY AUTHORITY
AND
PARKDALE METROPOLITAN DISTRICT NOS. 1-3**

CONCERNING THE IMPOSITION OF AN OPERATIONS FEE

WHEREAS, the Parkdale Metropolitan District Nos. 1-3 (the “**Districts**”) were formed pursuant to §§ 32-1-101, *et seq.*, C.R.S., as amended (the “**Special District Act**”), by orders of the District Court for Boulder County, Colorado, and after approval of the Districts’ eligible electors at an election; and

WHEREAS, the Parkdale Community Authority (the “**Authority**”) was formed 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**”) pursuant to that certain Agreement Establishing the Parkdale Community Authority dated February 20, 2020 (the “**Establishment Agreement**”) by and among the Districts; and

WHEREAS, the Districts and the Authority are also parties to that certain Operating Pledge Agreement dated March 27, 2020 (the “**Operations Pledge Agreement**”); and

WHEREAS, pursuant to the Operations Pledge Agreement, the Authority is responsible for providing certain O&M Services (as defined in the Operations Pledge Agreement) on behalf of the Districts; 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 Districts and the Authority have determined it to be in the best interests of the Authority and the Districts, and the property owners, taxpayers, and residents thereof, for the Authority to acquire, construct, operate and maintain certain amenities and facilities benefitting property and inhabitants within the Authority and the Districts, which amenities and facilities generally include park and recreation, open space, and landscaping improvements, facilities, appurtenances and rights-of-way (collectively, the “**Facilities**”); and

WHEREAS, the Districts and the Authority have determined it to be in the best interests of the Authority and the Districts, and the property owners, taxpayers, and residents thereof, for the Authority to provide certain services to property and inhabitants within the boundaries of the

Authority and the Districts, including without limitation, landscape maintenance, snow removal, trash and recycling services, and covenant enforcement (collectively, the “**Services**”); and

WHEREAS, the Authority incurs certain direct and indirect costs associated with the repair, replacement, improvement, reconstruction operation and maintenance of the Facilities, as necessary, inclusive of the costs of utilities and capital replacement costs, in order that the Facilities may be properly provided and maintained, and the Authority also incurs certain direct and indirect costs associated with the provision of the Services in order that the Services may be properly provided, the property within the Authority maintained, and that the health, safety and welfare of the Authority and its inhabitants may be safeguarded (collectively, the “**Operations Costs**”); and

WHEREAS, the estimated Operations Costs for the Authority in 2020 is approximately \$50,000; and

WHEREAS, the Authority estimates that in 2020 the general fund mill levy generated and remitted by the Districts pursuant to the Operations Pledge Agreement will total \$4,525; and

WHEREAS, the revenue from the Districts’ general fund mill levies is insufficient to pay the Operations Costs; and

WHEREAS, based on the Operations Fee Calculation prepared by the Authority’s accountant, attached hereto as **Exhibit B**, Board has determined that the fees set forth in **Exhibit A** are reasonable; and

WHEREAS, the establishment and continuation of a fair and equitable fee (the “**Operations Fee**”) to provide a source of funding to pay for the Operations Costs, which Operations Costs are generally attributable to the persons and/or properties subject to such Operations Fees, is necessary to provide for the common good and for the prosperity and general welfare of the Authority and the Districts and their inhabitants and for the orderly and uniform administration of the Authority’s affairs; and

WHEREAS, the Authority and the Districts find that the Operations Fee, as set forth in this Resolution, is reasonably related to the overall cost of providing the Facilities and Services and paying the Operations Costs, and that imposition thereof is necessary and appropriate.

NOW, THEREFORE, be it resolved by the Authority and Districts 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:

“**Apartment Unit**” means a unit within an apartment building which unit is held for lease or rent for residential occupancy and for which a final certificate of occupancy has been issued.

“**Authority Boundaries**” means the legal boundaries of the Authority, as more

particularly set forth in the map and legal description attached hereto as **Exhibit C** and incorporated herein by this reference.

“**Due Date**” means the date by which the Operations 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. End User specifically excludes a tenant occupying an Apartment 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.

“**Lot**” means each parcel of land established by a recorded final subdivision plat and which is located within the Authority Boundaries.

“**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 Authority 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.

“**Vacant Lot**” means each parcel of land within the Authority established by a recorded final subdivision plat, but specifically excluding any parcel upon which one or more Residential Units or Apartment Units is situated and specifically excluding any parcel owned by the Authority.

2. OPERATIONS FEE.

a. The Authority and the Districts have determined, and do hereby determine, that it is in the best interests of the Authority and the Districts and their respective residents and property owners to impose, and do hereby impose an Operations Fee to fund the Operations Costs. The Operations Fee is hereby established and imposed in an amount as set forth by the Authority from time to time pursuant to a “Fee Schedule” and shall constitute the rate in effect until such schedule is amended or repealed. The initial Fee Schedule is set forth in **Exhibit A**, attached hereto and incorporated herein by this reference. The Operations Fee shall consist of a recurring payment (the “**Recurring Payment**”) and a separate payment imposed on transfers of a Residential Unit (the “**Transfer Payment**”), which together shall comprise the Operations Fee.

b. The Transfer Payment shall be imposed on all Transfers of a Residential Unit by an End User. The Transfer Payment shall not apply to any of the following, except to the extent the Authority determines that such exception is being undertaken for the purpose of improperly avoiding the Operations Fee:

i. Any Transfer wherein the United States, or any agency or instrumentality thereof, the State of Colorado, any county, city and county, municipality, district or other political subdivisions of this State, is either the grantor or the grantee.

ii. Any Transfer by document, decree or agreement partitioning, terminating or evidencing termination of a joint tenancy, tenancy in common or other co-ownership; however, if additional consideration or value is paid in connection with such partition or termination the Transfer Payment shall apply and be based upon such additional consideration.

iii. Any Transfer of title or change of interest in real property by reason of death, pursuant to a will, the law of descent and distribution, or otherwise.

iv. Any Transfer made and delivered without consideration for the purpose of: confirming, correcting, modifying or supplementing a Transfer previously made; making minor boundary adjustments; removing clouds of title; or granting easements, rights-of-way or licenses.

v. Any decree or order of a court of record quieting, determining or resting title, except for a decree of foreclosure.

vi. Transfers to secure a debt or other obligation, or releases other than by foreclosure, which is security for a debt or other obligation.

vii. Transfers pursuant to a decree of separation or divorce.

c. The Districts and the Authority have determined, and does hereby determine, that the Operations Fee is reasonably related to the overall cost of providing the Facilities and Services, and is imposed on those who are reasonably likely to benefit from or use the Facilities and Services.

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

3. LATE FEES AND INTEREST. Pursuant to § 29-1-1102(3), C.R.S., any Operations 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 Operations Fees, 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 "Parkdale Community Authority" and sent to the address indicated on the Fee Schedule. The Authority may change the payment address from time to 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 Boulder 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 Authority Boundaries, including, but not limited to, the property set forth in **Exhibit C**, attached hereto and incorporated herein by this reference, and any additional property included into the Authority after the date of this Resolution.

8. EFFECTIVE DATE. This Resolution shall become effective April 1, 2020.

[Remainder of Page Intentionally Left Blank. Signature Page to Follow.]

ADOPTED this 27th day of March, 2020.

PARKDALE COMMUNITY AUTHORITY

Christian M. Janke

Officer of the Authority

ATTEST:

Corey Elliott

PARKDALE METROPOLITAN DISTRICT NOS.
1-3

Christian M. Janke

Officer of the Districts

ATTEST:

Corey Elliott

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys At Law



General Counsel to the Authority and the Districts

Signature page to Joint Resolution Concerning the Imposition of an Operations Fee

EXHIBIT A

PARKDALE COMMUNITY AUTHORITY
Schedule of Fees
Effective April 1, 2020

Schedule of Fees		
Fee Type	Classifications	Rate
Operations Fee – Recurring Payment	Apartment Unit	N/A
	Residential Unit	\$360 annually, collected annually*
	Vacant Lot	N/A
The Due Date for each Operations Fee – Recurring Payment is January 1 st .		
Operations Fee – Payment Due Upon a Transfer	Apartment Unit	N/A
	Residential Unit	\$600 per Transfer
	Vacant Lot	\$600 per Transfer
The Due Date for each Operations Fee – Payment Due Upon Transfer is the date upon which the Transfer occurs.		

*Payable quarterly by notice to the Authority Manager.

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

Parkdale Community Authority
c/o CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111

EXHIBIT B
PARKDALE COMMUNITY AUTHORITY
Operations Fee Calculation

Operations Fees

**Parkdale Community
Authority**
See Note 1

Years 1-5, Construction Years, Thru 2024 (amounts are total for the 5 year period)**Estimated 5-Year Tax Revenues:**

Net Property Taxes	\$ 520,140
Specific Ownership Taxes @ 6% of Estimated Property Taxes	\$ 31,208
	<u>\$ 551,348</u>

Estimated 5-Year Expenditures:

General & Administrative, with Contingency	\$ 587,600
Operations & Maintenance, with Contingency	\$ 795,600
	<u>\$ 1,383,200</u>

Estimated Shortfall During Years 1-5

\$ (831,852)

Estimated 5-Year Operations Fees - will cover above shortfall and maintain operating reserve

Recurring Fee:

\$360/year/unit \$ 545,400

Transfer Fee:

\$600/unit \$ 478,800

Year 6 and beyond (annual amounts)**Estimated Annual Tax Revenues:**

Estimated Assessed Valuation in 2025	\$ 30,579,830
Estimated Operations Mill Levy	16.699
	<u>510,653</u>
Less: Treasurer's Fee & Uncollected Taxes	(10,213)
Estimated Property Tax Revenues	\$ 500,440
Specific Ownership Tax @ 6% of Estimated Property Taxes	\$ 30,026
	<u>\$ 530,466</u>

Estimated Annual Expenditures:

General & Administrative, with Contingency	\$ 174,000
Operations & Maintenance, with Contingency	\$ 416,000
Community Engagement/Activities	\$ 50,000
	<u>\$ 640,000</u>

Estimated Annual Shortfall

\$ (109,534)

Estimated Annual Operations Fees - will cover above shortfall and maintain operating reserve

Recurring Fee:

\$360/year/unit \$ 287,280

Note 1:

Revenue estimates used in this calculation were based from the financial projection (cash flow analysis) prepared for the Authority in March 2020. Similarly, expenditure estimates used in this calculation were based from the same financial projection (cash flow analysis) plus additional contingency amounts.

EXHIBIT C
PARKDALE COMMUNITY AUTHORITY
Authority Boundaries

PARKDALE COMMUNITY AUTHORITY DESCRIPTION:

04-17-20

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°56'15" E AND MONUMENTED AS FOLLOWS:

-NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

-CENTER 1/4 CORNER OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

BEGINNING AT SAID NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 36 THE FOLLOWING TWO (2) COURSES;

1) S 89°56'15" E A DISTANCE OF 1319.94 FEET TO SAID CENTER 1/4 CORNER OF SECTION 36 TO A POINT BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

2) N 89°00'36" E A DISTANCE OF 1341.46 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846;

THENCE N 00°18'01" W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 1323.17 FEET TO THE NORTHWEST CORNER OF TRACT R-9 OF A PLAT OF SURVEY RECORDED AT RECEPTION NO. 90807363, BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE N 89°59'59" E ALONG THE NORTHERLY LINE OF SAID TRACT R-9 A DISTANCE OF 659.84 FEET TO THE NORTHWEST CORNER OF TRACT A, BLOCK 1, MUHR SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 03235164, BEING A FOUND 1.5" ALUMINUM CAP, PLS 25614;

THENCE S 00°00'51" E ALONG THE WESTERLY LINE OF SAID TRACT A, BLOCK 1 AND THE WESTERLY LINE OF LOT 1, BLOCK 1 OF SAID MUHR SUBDIVISION A DISTANCE OF 1321.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, BEING A FOUND 1.5" ALUMINUM CAP ON A NO. 5 REBAR, PLS 28283;

THENCE S 68°15'16" E ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1 A DISTANCE OF 473.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT BEING A FOUND 2" ALUMINUM CAP, PLS 25614;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 1, BLOCK 1 ALONG THE ARC OF A **CURVE TO THE LEFT** HAVING A CHORD OF N 20°28'27" E 188.54 FEET, A RADIUS OF 5500.00 FEET, AN ARC OF 188.55 FEET, AND A DELTA OF 01°57'51" TO A POINT BEING A FOUND 1.25" ALUMINUM CAP, PLS 22561;

THENCE N 89°52'16" E CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 1, BLOCK 1 AND THE EXTENSION THEREOF A DISTANCE OF 52.23 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THAT RAILROAD RECORDED AT B149 P470, B149 P267 AND B113 P407;

THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD RECORDED AT B149 P470, B149 P267 AND B113 P407 THE FOLLOWING THREE (3) COURSES:

1) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 22°50'40" W 628.58 FEET, A RADIUS OF 5550.80 FEET, AN ARC OF 628.92 FEET, AND A DELTA OF 06°29'30";

2) S 26°13'11" W A DISTANCE OF 910.50 FEET;

3) S 89°36'29" W A DISTANCE OF 25.53 FEET;

THENCE N 26°46'57" E A DISTANCE OF 81.86 FEET;

THENCE S 89°44'25" W A DISTANCE OF 46.02 FEET;

THENCE S 28°59'44" W A DISTANCE OF 83.70 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1059115;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 1059115 THE FOLLOWING TWO (2) COURSES:

1) S 89°36'29" W A DISTANCE OF 371.00 FEET TO A POINT BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

2) S 26°47'29" W A DISTANCE OF 1320.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (AKA BASELINE ROAD), BEING A FOUND 1.25" ORANGE PLASTIC CAP ON A NO. 5 REBAR, PLS 36561;

THENCE S 89°36'29" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 850.33 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36;

THENCE N 00°20'01" W ALONG SAID WEST LINE A DISTANCE OF 1176.06 FEET;

THENCE N 87°03'19" W A DISTANCE OF 992.94 FEET;

THENCE S 00°00'00" E A DISTANCE OF 680.81 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 749256;

THENCE S 89°36'44" W ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 749256 AND THE EXTENSION THEREOF BEING THE NORTHERLY LINES OF THOSE PARCELS OF LAND RECORDED AT RECEPTION NUMBERS: 3494053, 127324, 3222737 AND 3059458 A DISTANCE OF 1320.68 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND RECORDED AT RECEPTION NUMBER 3059458 SAID POINT ALSO BEING ON THE EASTERLY LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1916822;

THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 1916822 THE FOLLOWING TWO (2) COURSES:

1) N 00°20'16" W A DISTANCE OF 4.50 FEET;

2) S 89°36'44" W A DISTANCE OF 327.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36;

THENCE N 00°18'39" W ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 700.00 FEET;

THENCE N 89°45'33" E A DISTANCE OF 1322.75 FEET;

THENCE N 00°14'20" W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 664.52 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 1147886, BEING A FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR, RLS 4846;

THENCE S 89°50'01" W ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 1147886 AND ALONG THE NORTHERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2377724 A DISTANCE OF 1322.37 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36;

THENCE N 00°12'21" W ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 36 A DISTANCE OF 654.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, RLS 4846 IN RANGE BOX;

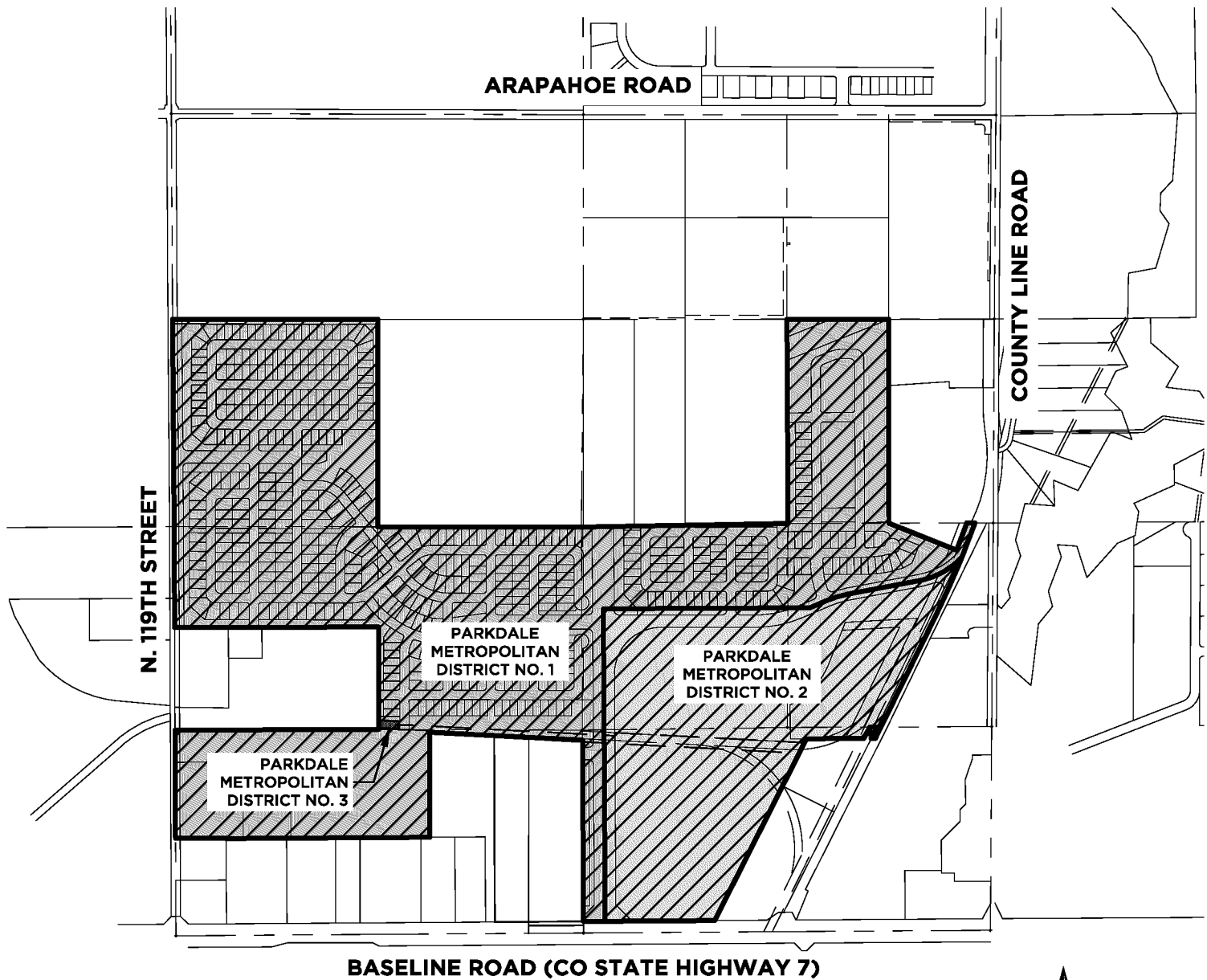
THENCE N 00°27'02" W ALONG WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 1344.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, BEING A FOUND 2" ALUMINUM CAP AS A 30' WITNESS CORNER, PLS 28273;

THENCE S 89°58'46" E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1332.28 FEET THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 36, BEING A FOUND 2" ALUMINUM CAP, PLS 28273;


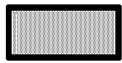
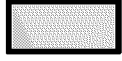

THENCE S 00°04'29" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 36 A DISTANCE OF 1345.89 FEET TO THE **POINT OF BEGINNING**.

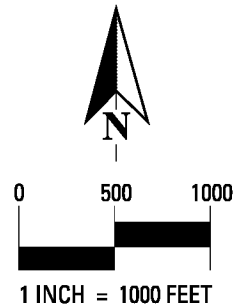
THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 10,868,466 SQUARE FEET, OR 249.5056 ACRES MORE OR LESS

PARKDALE COMMUNITY AUTHORITY



LEGEND

-  AUTHORITY BOUNDARIES
-  PARKDALE METROPOLITAN DISTRICT NO. 1
-  PARKDALE METROPOLITAN DISTRICT NO. 2
-  PARKDALE METROPOLITAN DISTRICT NO. 3



TITLE:
PARKDALE COMMUNITY AUTHORITY

LOCATION:
 A PORTION OF SECTION 36
 TOWNSHIP 1 NORTH, RANGE 69 WEST, 6TH P.M.,
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

SCALE: 1"=1000'	DATE: 3/17/2020	PROJECT NO: 0043-1532	AREA:	PATH: J:\0043\1532\SURVEY\DISTRICT BOUNDARIES\PARKDALE_DISTRICT-OVERALL.DWG
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