

**RESOLUTION OF THE BOARD OF DIRECTORS OF BELFORD NORTH  
METROPOLITAN DISTRICT  
REGARDING THE IMPOSITION OF DEVELOPMENT FEES AND NOTICE OF  
SYSTEM ACCESS FEES**

WHEREAS, the Board of Directors of the Belford North Metropolitan District finds:

A. Belford North Metropolitan District (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado.

B. The District was organized pursuant to its service plan approved by the Town of Parker on March 19, 2018 (the "Service Plan").

C. Pursuant to its Service Plan, the District is empowered to plan, design, acquire, construct, install, relocate, redevelop, and finance certain public improvements within and without the boundaries of the District (the "Improvements"), subject to the limitations set forth in the Service Plan.

D. The District is authorized pursuant to Section 32-1-1001(1)(j)(I), C.R.S., to fix fees and charges for services or facilities the District provides.

E. Pursuant to its Service Plan, the District is authorized to collect a one-time development or system development fee imposed by the District on a per unit (residential) or per SFE (non-residential) basis at or prior to the issuance of a certificate of occupancy for any unit or structure to assist with the planning and development of the Improvements (the "Development Fee(s)").

F. The District is authorized to utilize revenue from the Development Fee for costs associated with capital improvement costs and/or to pledge the same for the repayment of principal and interest on bonds.

G. The property currently within the boundaries of the District is described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"), which legal description may be amended from time to time, pursuant to the inclusion and/or exclusion of property into or from the District.

H. As set forth in the Service Plan, it is anticipated that property within the District will receive water and wastewater service from Stonegate Village Metropolitan District ("SVMD") and will be subject to a System Access Fee ("System Access Fee"), which System Access Fee has been established by and is payable to SVMD for water and wastewater system capital improvement costs.

I. This Resolution will be recorded on the Property in the public records of the Douglas County Clerk and Recorder to put property owners on notice of the imposition of the Development Fee by the District and the System Access Fees payable to SVMD.

collection proceedings as may be authorized under Colorado law including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all costs, including attorneys' fees, incurred by the District in connection with the foregoing. In foreclosing its lien, the District will enforce the lien only to the extent necessary to collect the delinquent Development Fee(s) and costs.

8. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given circumstances, shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.

9. The Development Fee set forth herein is hereby approved and adopted by Resolution of the Board of Directors of the Belford North Metropolitan District effective as of the 25th day of February, 2020.

*[remainder of page intentionally left blank]*


APPROVED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2020.

BELFORD NORTH  
METROPOLITAN DISTRICT



\_\_\_\_\_  
President

ATTEST:



\_\_\_\_\_  
Secretary

**EXHIBIT A**  
**“PROPERTY”**

Exhibit A - Belford North Metropolitan District

BELFORD NORTH METROPOLITAN DISTRICT  
 LGID NO. \_\_\_\_\_

**LEGAL DESCRIPTION - BOUNDARY PARCEL**

PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 TO BEAR NORTH 00°30'14" WEST, AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°30'14" WEST, A DISTANCE OF 295.45 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°30'14" WEST, A DISTANCE OF 920.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY E-470 AS DESCRIBED IN BOOK 902 AT PAGE 573 AND AT BOOK 902 AT PAGE 576 OF THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES:

- 1) THENCE NORTH 72°48'01" EAST, A DISTANCE OF 328.41 FEET;
- 2) THENCE NORTH 73°02'20" EAST, A DISTANCE OF 596.76 FEET;
- 3) THENCE NORTH 77°03'02" EAST, A DISTANCE OF 576.89 FEET;
- 4) THENCE NORTH 83°04'45" EAST, A DISTANCE OF 573.61 FEET;
- 5) THENCE NORTH 85°05'07" EAST, A DISTANCE OF 380.93 FEET;
- 6) THENCE NORTH 86°06'18" EAST, A DISTANCE OF 574.74 FEET;
- 7) THENCE SOUTH 87°52'51" EAST, A DISTANCE OF 578.89 FEET;
- 8) THENCE SOUTH 81°41'15" EAST, A DISTANCE OF 612.23 FEET;
- 9) THENCE SOUTH 72°31'23" EAST, A DISTANCE OF 371.41 FEET TO A POINT ON A CURVE;
- 10) ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°57'27", A RADIUS OF 3005.03 FEET, AN ARC LENGTH OF 574.70 FEET, THE CHORD OF WHICH BEARS SOUTH 67°01'44" EAST, A DISTANCE OF 573.82 FEET;

THENCE SOUTH 21°56'14" WEST, A DISTANCE OF 91.83 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°58'01", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 153.47 FEET, THE CHORD OF WHICH BEARS SOUTH 43°55'15" WEST, A DISTANCE OF 149.74 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 65°54'15" WEST, A DISTANCE OF 75.57 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°33'38", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 85.73 FEET, THE CHORD OF WHICH BEARS SOUTH 78°11'04" WEST, A DISTANCE OF 85.08 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°32'07" WEST, A DISTANCE OF 9.07 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°04'32", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 31.68 FEET, THE CHORD OF WHICH BEARS SOUTH 85°55'38" WEST, A DISTANCE OF 31.65 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 100°04'23", A RADIUS OF 825.00 FEET, AN ARC LENGTH OF 1440.94 FEET, THE CHORD OF WHICH BEARS NORTH 80°09'16" WEST, A DISTANCE OF 1264.64 FEET TO A POINT OF TANGENCY;



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BELFORD NORTH METROPOLITAN DISTRICT  
 TOWN OF PARKER, DOUGLAS COUNTY, COLORADO  
 DISTRICT FORMATION

PROJ. MGR.: BJP  
 DRAWN BY: GDP  
 DATE: 06/29/17  
 SCALE: N/A

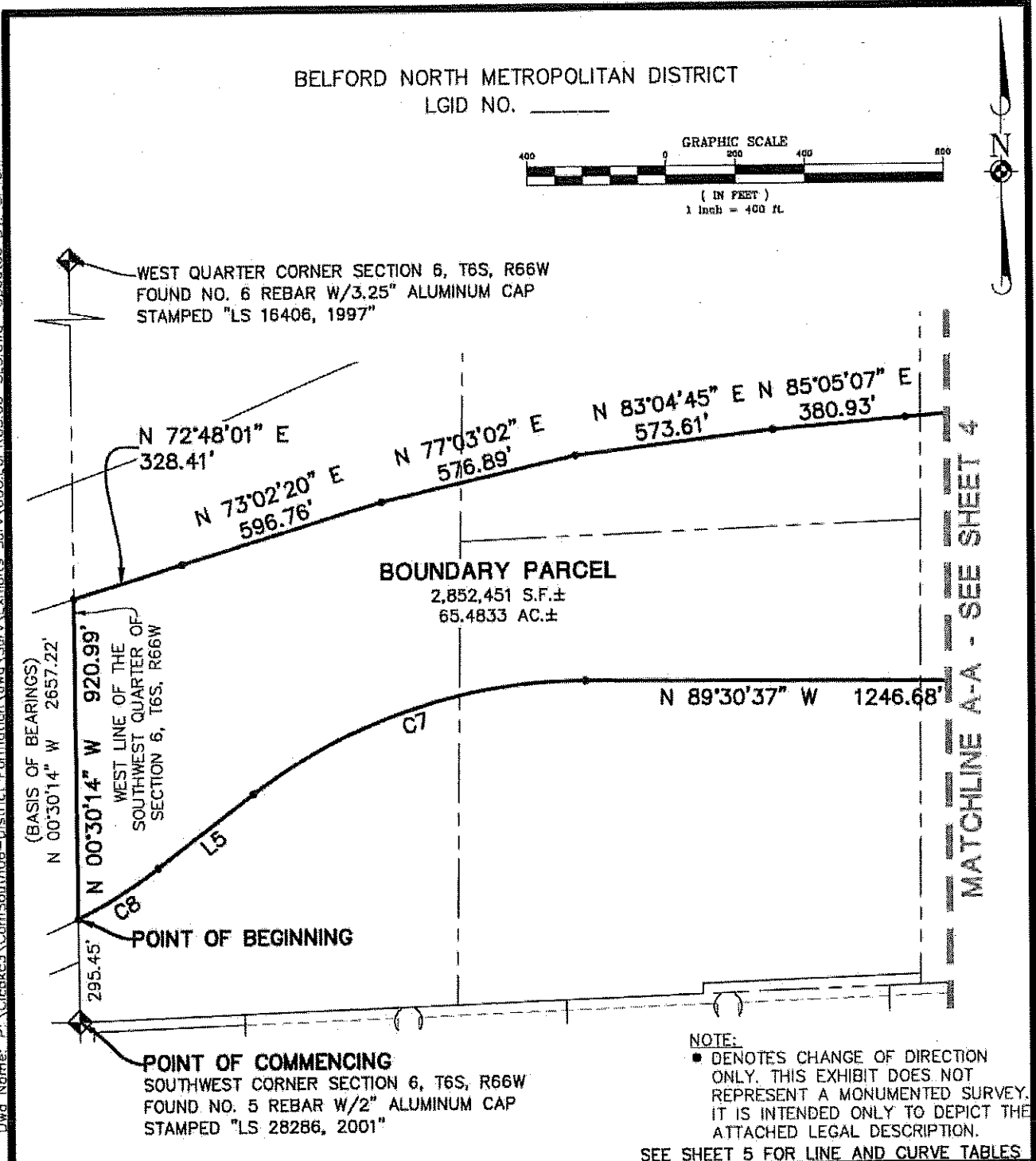
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 1 OF 5  
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Exhibit A - Belford North Metropolitan District

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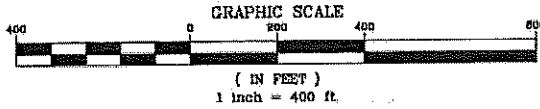
**Manhard**  
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BELFORD NORTH METROPOLITAN DISTRICT	
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO	
DISTRICT FORMATION	
PROJ. MGR.: BJP	SHEET
DRAWN BY: BJP	3 OF 5
DATE: 08/29/17	00C.LCPKC3.06
SCALE: 1" = 400'	

Exhibit A - Belford North Metropolitan District

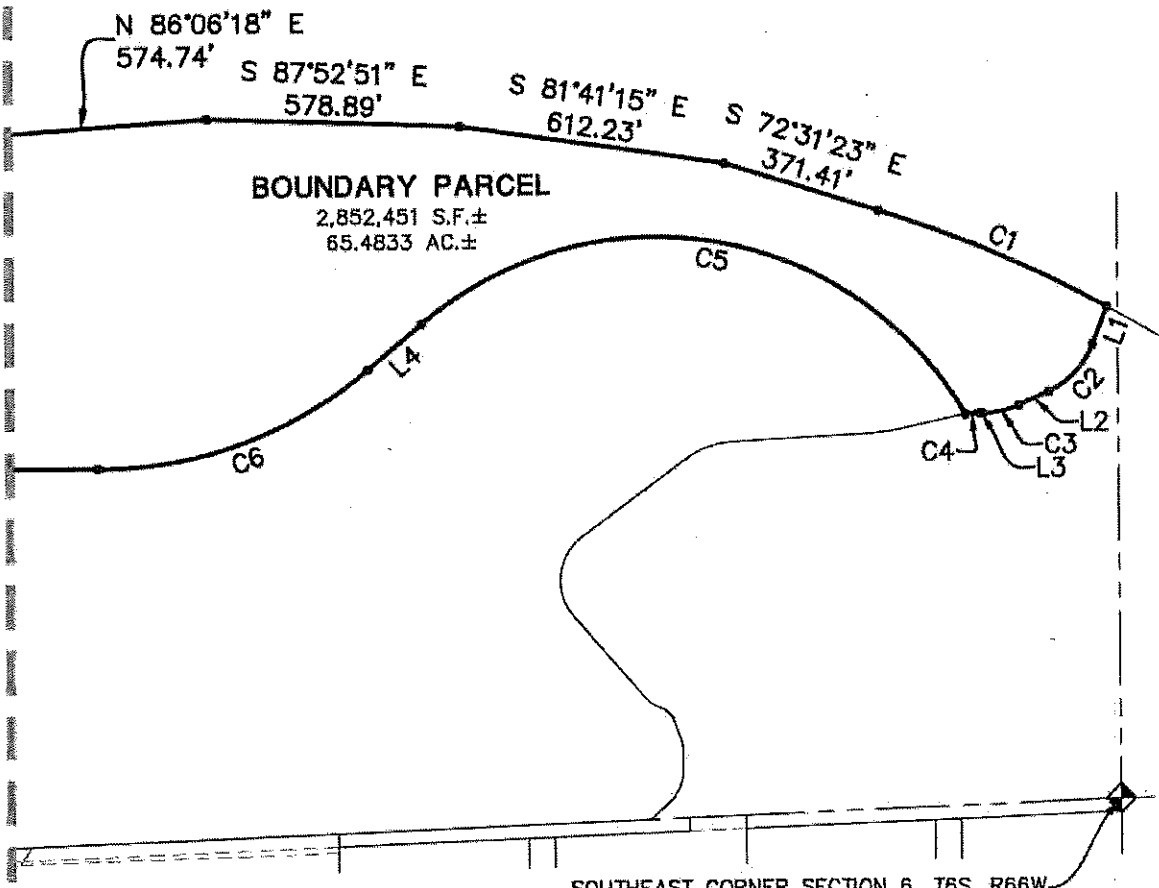
BELFORD NORTH METROPOLITAN DISTRICT  
 LGID NO. \_\_\_\_\_



MATCHLINE A-A - SEE SHEET 3

N 86°06'18" E  
 574.74'  
 S 87°52'51" E  
 578.89'  
 S 81°41'15" E  
 612.23'  
 S 72°31'23" E  
 371.41'

**BOUNDARY PARCEL**  
 2,852,451 S.F.±  
 65.4833 AC.±



SOUTHEAST CORNER SECTION 6, T8S, R66W  
 FOUND 2.5" IRON PIPE W/3.25" ALUMINUM CAP  
 STAMPED "LS 12405, 1997"

**NOTE:**  
 • DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

SEE SHEET 5 FOR LINE AND CURVE TABLES



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<b>BELFORD NORTH METROPOLITAN DISTRICT</b>	
<b>TOWN OF PARKER, DOUGLAS COUNTY, COLORADO</b>	
<b>DISTRICT FORMATION</b>	
PROJ. MGR.: <u>BJP</u>	SHEET
DRAWN BY: <u>BJP</u>	<b>4</b> OF <b>5</b>
DATE: <u>06/29/17</u>	00C.LCPKC3.06
SCALE: <u>1" = 400'</u>	

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Exhibit A - Belford North Metropolitan District

BELFORD NORTH METROPOLITAN DISTRICT  
 LGID NO. \_\_\_\_\_

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 21°56'14" W	91.83'
L2	S 65°54'15" W	75.57'
L3	N 89°32'07" W	9.07'
L4	S 49°48'33" W	161.42'
L5	S 52°39'42" W	347.52'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°57'27"	3005.03'	574.70'	S 67°01'44" E	573.82'
C2	43°58'01"	200.00'	153.47'	S 43°55'15" W	149.74'
C3	24°33'38"	200.00'	85.73'	S 78°11'04" W	85.08'
C4	9°04'32"	200.00'	31.68'	S 85°55'38" W	31.65'
C5	100°04'23"	825.00'	1440.94'	N 80°09'16" W	1264.64'
C6	40°40'50"	945.00'	670.96'	S 70°08'58" W	656.95'
C7	37°49'41"	1555.00'	1026.65'	S 71°34'32" W	1008.11'
C8	10°46'25"	1445.00'	271.71'	S 58°02'54" W	271.31'

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BELFORD NORTH METROPOLITAN DISTRICT  
 TOWN OF PARKER, DOUGLAS COUNTY, COLORADO  
 DISTRICT FORMATION

PROJ. MGR.: BJP  
 DRAWN BY: BJP  
 DATE: 06/29/17  
 SCALE: N/A

SHEET  
**5** OF **5**  
 00C.LCPKC3.06

# BELFORD NORTH METROPOLITAN DISTRICT DISTRICT BOUNDARY MAP

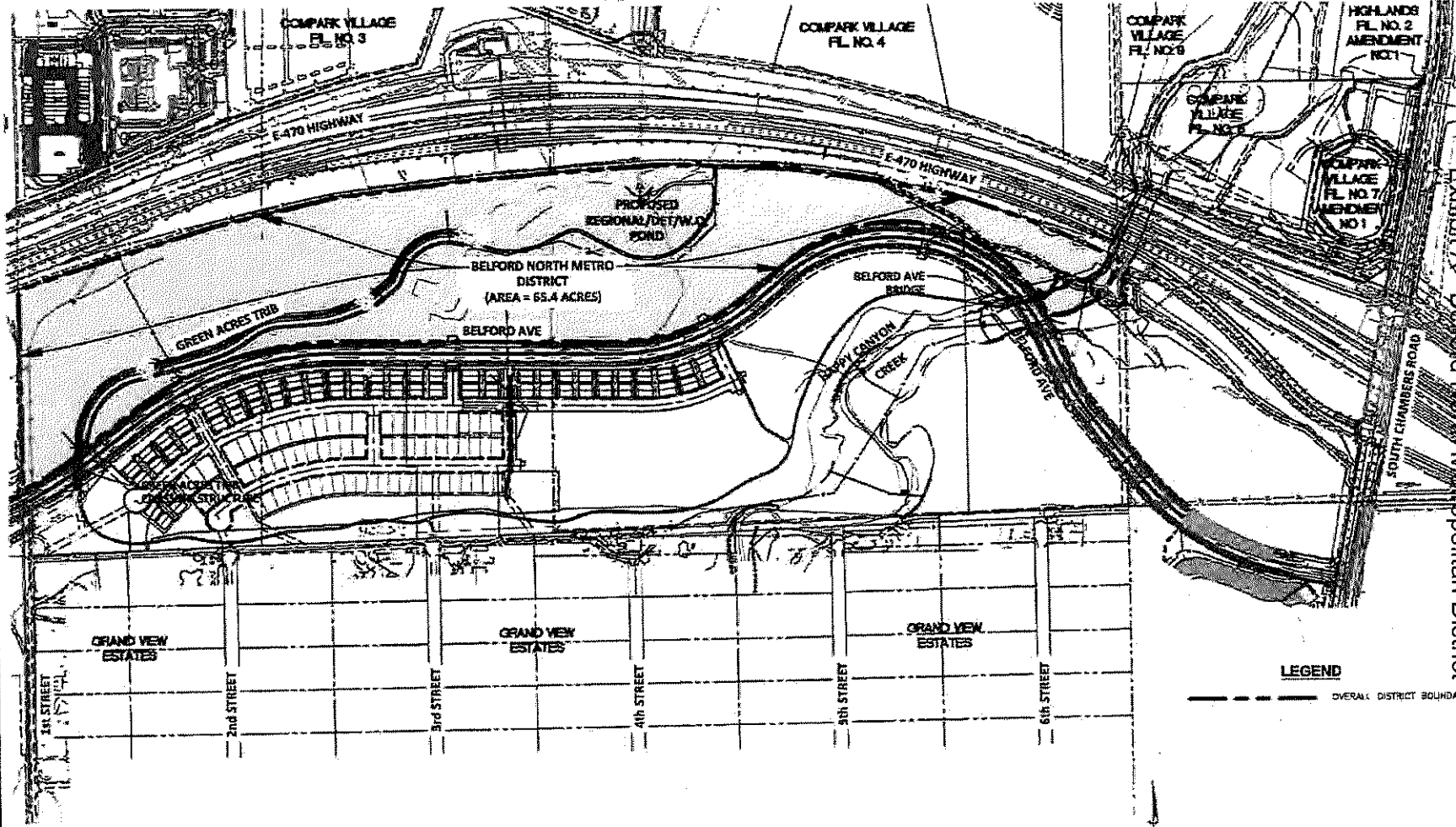


Exhibit A - Belford North Metropolitan District

