



cityoflonetree.com | 303.708.1180
9220 Kimmer Drive Suite 100, Lone Tree, CO 80124

DEVELOPMENT APPLICATION

PROJECT DESCRIPTION

Site Address: N/A (located SW of the Ridgeway Parkway and I-25 interchange)

State Parcel ID Number(s): 223122300009, 223121400002

Legal Description: See attached.

Proposed Project Name: Hillcamp (Ridgeway PDD portion)

Summary of the Proposed Project:

This plan application is for the portion of the Hillcamp project located within the Ridgeway Planned Development District. This portion consists of 221.34 acres containing 261 single family residences and 52 tracts, as well as associated drainage and utility infrastructure.

APPLICANT INFORMATION

Name: Brad Wilkin

Company: Brookfield Residential

Mailing Address: 6465 South Greenwood Plaza Boulevard, Suite 700
Centennial, CO 80111

Phone Number(s): (303)-706-9451

Email Address: Brad.Wilkin@brookfieldrp.com

Ownership Status (check one):

☒ Owner ☐ Under Purchasing Contract ☐ Considering Purchasing/Leasing ☐ Tenant

PROJECT MANAGEMENT TEAM

Please list all applicable:

Project Manager (Primary point of contact):

- **Name:** Kevin Rohrbough
- **Firm:** JR Engineering, LLC
- **Email Address:** krohrbough@jrengineering.com

Planner:

- **Name:** Michelle Regan
- **Firm:** DTJ Design
- **Email Address:** mregan@dtjdesign.com

Architect:

- **Name:** Garrett Hoskins
- **Firm:** Robert Hidey Architects
- **Email Address:** ghoskins@roberthidey.com

Landscape Architect:

- **Name:** Michelle Regan
- **Firm:** DTJ Design
- **Email Address:** mregan@dtjdesign.com

Engineer:

- **Name:** Kevin Rohrbough
- **Firm:** JR Engineering, LLC
- **Email Address:** krohrbough@jrengineering.com

Surveyor:

- **Name:** Jarrod Adams
- **Firm:** JR Engineering, LLC
- **Email Address:** jadams@jrengineering.com

Other (include additional parties as needed):

- **Name:** Kassandra Crump
- **Firm:** JR Engineering, LLC
- **Email Address:** kcrump@jrengineering.com

APPLICATION DISCLOSURES

Please read each disclosure and sign below:

- I acknowledge it is my responsibility to review the development review process and to understand how this process and estimated timelines may impact my project scheduling. I further acknowledge that no application for development shall be approved by the City until all existing zoning and/or property maintenance violations are resolved. All questions regarding development review timing should be directed to Planning Division staff.
- I acknowledge it is my responsibility to consult all applicable City codes, design guidelines & standards, and applicable planning documents, as provided by staff, when preparing my application materials. City staff is available to assist me in understanding and interpreting these documents.
- I acknowledge it is my obligation to provide all minimum and requested application materials to Planning Division staff to support the review and processing of my application. I further acknowledge that failure to respond to staff requests for such information and/or failure to provide complete application materials and responses may delay the processing of my application.
- I acknowledge that Planning Division approval of this application, to include Planning Commission and/or City Council recommendations and approvals (as may be required by code), is required before I can acquire a building and/or grading permit for this project.
- I acknowledge that any application materials submitted to the City of Lone Tree are subject to the Colorado Open Records Act (CORA) and may be made publicly available on the City's webpage as part of the public referral process for development applications.

- I acknowledge that it is my responsibility to be aware of and to understand all land use obligations and/or restrictions that may pertain to my site; these include, but are not limited to, easements, covenants and license agreements. Although some development applications with the City require the preparation of a Title Report or Title Commitment, staff encourages the preparation of such reports even when not required for the application.

I have read and understand the foregoing acknowledgements and I certify that these statements and the materials submitted with this application are true to the best of my knowledge.

Applicant Signature: 

Date: 2.26.2025

Name (Printed): Brad Wilkin

Title: Sr. Proj. Manager

Company: Brookfield Residential

LANDOWNER(S) AUTHORIZATION

In instances of joint/shared ownership, please reproduce additional landowner authorization sheets to accommodate the signatures of all legal owners.

I/We declare under penalty of perjury that I am/we are the legal owner(s) of the property identified in this application. I /We authorize the applicant identified in this application to act as my/our representative in all City of Lone Tree development review and approval processes, as conducted by City staff and officials and I/We agree to be bound by the application, the representations made, and the final land use decision regarding this development. I/We acknowledge all disclosures included with this application and further acknowledge it is My/Our responsibility to notify the City of Lone Tree should the ownership information provided below change before the development project is presented to the City Planning Commission and/or City Council for recommendation and/or approval.

Property Owner Signature: 

Date: 2/27/2025

Name (Printed): Sandi Thomas

Title: Authorized Signatory

Company: BC-RG Mesa Tops JV LLC, a Delaware LLC

Please initial (and further describe as necessary) the applicable owner type for the real property associated with this application:

☐ Individual

☐ Corporation

State of Incorporation:

☒ Limited Liability Company

☐ Partnership

☐ Other (describe):

INSERT NOTARY BLOCK OR FILL IN:

State of Colorado

County of Arapahoe

This record was acknowledged before me on February 27, 2025

by Sandi Thomas as Authorized Signatory of
(type of authority, such as officer or trustee)

BC-RG Mesa Tops JV LLC
(name of party/entity on behalf of whom record was executed)

Sandi Thomas of BC-RG Mesa Tops JV LLC
(name of officer or agent, title of officer or agent) (name of corporation acknowledging)

a Delaware LLC corporation, on behalf of the corporation.
(state or place of incorporation)

Lorrie Ann McNamee

(Notary's official signature)

Notary Public

(Title of office)

2/5/2027

(Commission Expiration)

LORRIE ANN MCNAMEE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994033012
MY COMMISSION EXPIRES FEBRUARY 5, 2027



J·R ENGINEERING

MESA TOPS-RIDGEGATE

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PART OF SECTIONS 21, AND 22, ALL IN TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 6935 AT THE NORTHEAST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 38367" AT THE EAST 1/4 CORNER, SAID LINE BEARING S00°07'49"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 21;

THENCE ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, N00°07'49"E A DISTANCE OF 62.47 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID EAST LINE ON THE BOUNDARY OF THAT CITY OF LONE TREE PROPERTY RECORDED UNDER RECEPTION NO. 2020084530 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER THE FOLLOWING FIFTY (50) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S35°18'07"E A DISTANCE OF 97.83 FEET, HAVING A RADIUS OF 136.25 FEET, A CENTRAL ANGLE OF 42°04'43" AND AN ARC LENGTH OF 100.06 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S81°16'11"E A DISTANCE OF 136.05 FEET, HAVING A RADIUS OF 149.70 FEET, A CENTRAL ANGLE OF 54°03'21" AND AN ARC LENGTH OF 141.24 FEET, TO A POINT OF NON-TANGENT;
3. N68°39'36"E A DISTANCE OF 39.67 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N69°55'42"E A DISTANCE OF 68.08 FEET, HAVING A RADIUS OF 339.95 FEET, A CENTRAL ANGLE OF 11°29'37" AND AN ARC LENGTH OF 68.19 FEET, TO A POINT OF NON-TANGENT CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N62°30'33"E A DISTANCE OF 80.30 FEET, HAVING A RADIUS OF 148.77 FEET, A CENTRAL ANGLE OF 31°18'50" AND AN ARC LENGTH OF 81.31 FEET, TO A POINT OF NON-TANGENT;
6. N43°19'43"E A DISTANCE OF 62.10 FEET, TO A POINT OF NON-TANGENT CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S88°55'56"E A DISTANCE OF 42.25 FEET, HAVING A RADIUS OF 30.96 FEET, A CENTRAL ANGLE OF 86°03'08" AND AN ARC LENGTH OF 46.50 FEET, TO A POINT OF NON-TANGENT;
8. S53°18'39"E A DISTANCE OF 29.70 FEET, TO A POINT OF NON-TANGENT CURVE;

9. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S65°28'28"E A DISTANCE OF 91.45 FEET, HAVING A RADIUS OF 150.85 FEET, A CENTRAL ANGLE OF 35°17'23" AND AN ARC LENGTH OF 92.91 FEET, TO A POINT OF NON-TANGENT CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S86°32'18"E A DISTANCE OF 61.26 FEET, HAVING A RADIUS OF 310.11 FEET, A CENTRAL ANGLE OF 11°20'13" AND AN ARC LENGTH OF 61.36 FEET, TO A POINT OF NON-TANGENT CURVE;
11. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N58°25'33"E A DISTANCE OF 93.44 FEET, HAVING A RADIUS OF 61.39 FEET, A CENTRAL ANGLE OF 99°06'40" AND AN ARC LENGTH OF 106.19 FEET, TO A POINT OF NON-TANGENT;
12. N25°07'27"E A DISTANCE OF 72.21 FEET, TO A POINT OF NON-TANGENT CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N03°30'46"E A DISTANCE OF 74.10 FEET, HAVING A RADIUS OF 97.64 FEET, A CENTRAL ANGLE OF 44°36'00" AND AN ARC LENGTH OF 76.00 FEET, TO A POINT OF NON-TANGENT CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N16°35'05"E A DISTANCE OF 479.61 FEET, HAVING A RADIUS OF 435.28 FEET, A CENTRAL ANGLE OF 66°51'38" AND AN ARC LENGTH OF 507.94 FEET, TO A POINT OF NON-TANGENT CURVE;
15. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N36°13'12"E A DISTANCE OF 180.27 FEET, HAVING A RADIUS OF 434.53 FEET, A CENTRAL ANGLE OF 23°56'37" AND AN ARC LENGTH OF 181.59 FEET, TO A POINT OF NON-TANGENT;
16. N27°39'13"E A DISTANCE OF 90.20 FEET, TO A POINT OF NON-TANGENT CURVE;
17. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S82°58'08"E A DISTANCE OF 137.76 FEET, HAVING A RADIUS OF 79.02 FEET, A CENTRAL ANGLE OF 121°18'30" AND AN ARC LENGTH OF 167.30 FEET, TO A POINT OF NON-TANGENT CURVE;
18. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S05°39'47"W A DISTANCE OF 100.53 FEET, HAVING A RADIUS OF 108.15 FEET, A CENTRAL ANGLE OF 55°23'27" AND AN ARC LENGTH OF 104.55 FEET, TO A POINT OF NON-TANGENT;
19. THENCE S25°49'32"W A DISTANCE OF 85.16 FEET, TO A POINT OF NON-TANGENT CURVE;
20. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S14°38'40"W A DISTANCE OF 174.37 FEET, HAVING A RADIUS OF 401.90 FEET, A CENTRAL ANGLE OF 25°03'28" AND AN ARC LENGTH OF 175.77 FEET, TO A POINT OF NON-TANGENT;
21. S01°11'23"W A DISTANCE OF 30.71 FEET, TO A POINT OF NON-TANGENT CURVE;
22. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S17°16'10"W A DISTANCE OF 120.55 FEET, HAVING A RADIUS OF 186.50 FEET, A CENTRAL ANGLE OF 37°42'43" AND AN ARC LENGTH OF 122.75 FEET, TO A POINT OF NON-TANGENT;
23. S41°19'14"W A DISTANCE OF 75.18 FEET, TO A POINT OF NON-TANGENT CURVE;

24. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S14°34'23"W A DISTANCE OF 115.48 FEET, HAVING A RADIUS OF 120.20 FEET, A CENTRAL ANGLE OF 57°25'07" AND AN ARC LENGTH OF 120.46 FEET, TO A POINT OF NON-TANGENT CURVE;
25. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S19°53'36"E A DISTANCE OF 115.49 FEET, HAVING A RADIUS OF 514.24 FEET, A CENTRAL ANGLE OF 12°53'42" AND AN ARC LENGTH OF 115.73 FEET, TO A POINT OF NON-TANGENT CURVE;
26. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S13°08'32"E A DISTANCE OF 102.28 FEET, HAVING A RADIUS OF 243.26 FEET, A CENTRAL ANGLE OF 24°16'17" AND AN ARC LENGTH OF 103.05 FEET, TO A POINT OF NON-TANGENT;
27. S04°31'37"E A DISTANCE OF 188.62 FEET;
28. S00°24'47"E A DISTANCE OF 136.29 FEET, TO A POINT OF NON-TANGENT CURVE;
29. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S19°57'02"E A DISTANCE OF 85.77 FEET, HAVING A RADIUS OF 116.36 FEET, A CENTRAL ANGLE OF 43°15'11" AND AN ARC LENGTH OF 87.84 FEET, TO A POINT OF NON-TANGENT CURVE;
30. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S80°59'01"E A DISTANCE OF 111.13 FEET, HAVING A RADIUS OF 119.54 FEET, A CENTRAL ANGLE OF 55°23'51" AND AN ARC LENGTH OF 115.58 FEET, TO A POINT OF NON-TANGENT CURVE;
31. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N44°50'43"E A DISTANCE OF 80.19 FEET, HAVING A RADIUS OF 96.52 FEET, A CENTRAL ANGLE OF 49°05'23" AND AN ARC LENGTH OF 82.70 FEET, TO A POINT OF NON-TANGENT;
32. N19°48'59"E A DISTANCE OF 72.33 FEET, TO A POINT OF NON-TANGENT CURVE;
33. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N27°14'32"E A DISTANCE OF 143.06 FEET, HAVING A RADIUS OF 476.17 FEET, A CENTRAL ANGLE OF 17°16'45" AND AN ARC LENGTH OF 143.60 FEET, TO A POINT OF NON-TANGENT CURVE;
34. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N24°55'32"E A DISTANCE OF 169.02 FEET, HAVING A RADIUS OF 334.28 FEET, A CENTRAL ANGLE OF 29°17'17" AND AN ARC LENGTH OF 170.87 FEET, TO A POINT OF NON-TANGENT;
35. N11°41'16"E A DISTANCE OF 84.50 FEET, TO A POINT OF NON-TANGENT CURVE;
36. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N25°19'14"E A DISTANCE OF 103.53 FEET, HAVING A RADIUS OF 302.64 FEET, A CENTRAL ANGLE OF 19°41'50" AND AN ARC LENGTH OF 104.04 FEET, TO A POINT OF NON-TANGENT CURVE;
37. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S76°30'55"E A DISTANCE OF 34.90 FEET, HAVING A RADIUS OF 21.55 FEET, A CENTRAL ANGLE OF 108°08'31" AND AN ARC LENGTH OF 40.67 FEET, TO A POINT OF NON-TANGENT;
38. S19°29'42"E A DISTANCE OF 75.01 FEET, TO A POINT OF NON-TANGENT CURVE;

39. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S61°56'13"E A DISTANCE OF 102.11 FEET, HAVING A RADIUS OF 96.10 FEET, A CENTRAL ANGLE OF 64°10'57" AND AN ARC LENGTH OF 107.65 FEET, TO A POINT OF NON-TANGENT CURVE;
40. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N41°44'19"E A DISTANCE OF 459.37 FEET, HAVING A RADIUS OF 331.92 FEET, A CENTRAL ANGLE OF 87°34'32" AND AN ARC LENGTH OF 507.33 FEET, TO A POINT OF NON-TANGENT CURVE;
41. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N13°00'35"W A DISTANCE OF 104.54 FEET, HAVING A RADIUS OF 414.61 FEET, A CENTRAL ANGLE OF 14°29'06" AND AN ARC LENGTH OF 104.82 FEET, TO A POINT OF NON-TANGENT CURVE;
42. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N11°21'40"W A DISTANCE OF 117.99 FEET, HAVING A RADIUS OF 410.46 FEET, A CENTRAL ANGLE OF 16°31'39" AND AN ARC LENGTH OF 118.40 FEET, TO A POINT OF NON-TANGENT CURVE;
43. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N41°49'06"E A DISTANCE OF 86.37 FEET, HAVING A RADIUS OF 78.94 FEET, A CENTRAL ANGLE OF 66°19'52" AND AN ARC LENGTH OF 91.39 FEET, TO A POINT OF NON-TANGENT CURVE;
44. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N87°39'01"E A DISTANCE OF 61.75 FEET, HAVING A RADIUS OF 65.98 FEET, A CENTRAL ANGLE OF 55°48'07" AND AN ARC LENGTH OF 64.26 FEET, TO A POINT OF NON-TANGENT CURVE;
45. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S41°35'48"E A DISTANCE OF 123.39 FEET, HAVING A RADIUS OF 251.02 FEET, A CENTRAL ANGLE OF 28°27'20" AND AN ARC LENGTH OF 124.67 FEET, TO A POINT OF NON-TANGENT;
46. S36°19'58"E A DISTANCE OF 94.73 FEET, TO A POINT OF NON-TANGENT CURVE;
47. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S42°50'42"E A DISTANCE OF 97.73 FEET, HAVING A RADIUS OF 549.87 FEET, A CENTRAL ANGLE OF 10°11'48" AND AN ARC LENGTH OF 97.86 FEET, TO A POINT OF NON-TANGENT;
48. THENCE S38°48'40"E A DISTANCE OF 91.02 FEET, TO A POINT OF NON-TANGENT CURVE;
49. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S44°43'25"E A DISTANCE OF 53.96 FEET, HAVING A RADIUS OF 162.67 FEET, A CENTRAL ANGLE OF 19°05'39" AND AN ARC LENGTH OF 54.21 FEET, TO A POINT OF NON-TANGENT CURVE;
50. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S63°24'10"E A DISTANCE OF 7.44 FEET, HAVING A RADIUS OF 41.21 FEET, A CENTRAL ANGLE OF 10°21'43" AND AN ARC LENGTH OF 7.45 FEET, TO A POINT OF NON-TANGENT CURVE ON THE BOUNDARY OF THAT RAMPART RANGE METRO DISTRICT NO. 1 BOUNDARY RECORDED UNDER RECEPTION NO. 202069124;

THENCE ON SAID BOUNDARY THE FOLLOWING NINETEEN (19) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S71°26'17"E A DISTANCE OF 30.42 FEET, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 18°25'36" AND AN ARC LENGTH OF 30.55 FEET, TO A POINT OF COMPOUND CURVE;

2. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CHORD BEARS N73°36'49"E A DISTANCE OF 99.87 FEET, HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 51°28'11" AND AN ARC LENGTH OF 103.31 FEET TO A POINT OF COMPOUND CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CHORD BEARS N25°26'03"E A DISTANCE OF 133.63 FEET, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 44°53'22" AND AN ARC LENGTH OF 137.11 FEET, TO A POINT OF TANGENT;
4. N02°59'22"E A DISTANCE OF 41.49 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CHORD BEARS N02°39'07"W A DISTANCE OF 91.42 FEET, HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 11°16'59" AND AN ARC LENGTH OF 91.57 FEET, TO A POINT OF TANGENT;
6. N08°17'37"W A DISTANCE OF 177.82 FEET; TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N01°41'19"W A DISTANCE OF 124.69 FEET, HAVING A RADIUS OF 542.00 FEET, A CENTRAL ANGLE OF 13°12'36" AND AN ARC LENGTH OF 124.96 FEET, TO A POINT OF COMPOUND CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N57°16'05"E A DISTANCE OF 63.34 FEET, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 104°42'12" AND AN ARC LENGTH OF 73.10 FEET, TO A POINT OF COMPOUND CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S46°46'54"E A DISTANCE OF 224.18 FEET, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 47°11'49" AND AN ARC LENGTH OF 230.65 FEET, TO A POINT OF REVERSE CURVE,
10. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S73°02'17"E A DISTANCE OF 198.75 FEET, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 99°42'35" AND AN ARC LENGTH OF 226.23 FEET, TO A POINT OF COMPOUND CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N29°15'51"E A DISTANCE OF 266.22 FEET, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 55°41'09" AND AN ARC LENGTH OF 276.99 FEET, TO A POINT OF TANGENT;
12. N01°25'16"E A DISTANCE OF 72.80 FEET, TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N34°30'38"E A DISTANCE OF 138.67 FEET, HAVING A RADIUS OF 127.00 FEET, A CENTRAL ANGLE OF 66°10'44" AND AN ARC LENGTH OF 146.69 FEET, TO A POINT OF TANGENT;
14. N67°36'00"E A DISTANCE OF 35.46 FEET, TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS N35°33'09"E A DISTANCE OF 93.39 FEET, HAVING A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 64°05'42" AND AN ARC LENGTH OF 98.44 FEET, TO A POINT OF TANGENT;
16. N03°30'18"E A DISTANCE OF 29.47 FEET, TO A POINT OF CURVE;

17. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N64°24'36"E A DISTANCE OF 61.17 FEET, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 121°48'36" AND AN ARC LENGTH OF 74.41 FEET, TO A POINT OF TANGENT;
18. S54°41'06"E A DISTANCE OF 79.27 FEET, TO A POINT OF CURVE;
19. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S57°54'02"E A DISTANCE OF 29.73 FEET, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 06°25'52" AND AN ARC LENGTH OF 29.74 FEET, TO A POINT ON THE WESTERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 2016055021, SAID LINE BEING THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22;
THENCE ON SAID WEST LINE, S00°23'12"E A DISTANCE OF 679.15 FEET, TO A POINT ON THE BOUNDARY OF SAID RAMPART RANGE METRO DISTRICT NO. 1 BOUNDARY RECORDED UNDER RECEPTION NO. 202069124;

THENCE ON SAID BOUNDARY AND THE BOUNDARY OF THE CITY OF LONE TREE PROPERTY RECORDED UNDER RECEPTION NO. 2020084530 THE FOLLOWING THIRTY-FOUR (34) COURSES:

1. N76°45'34"W A DISTANCE OF 46.41 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S84°46'48"W A DISTANCE OF 182.39 FEET, HAVING A RADIUS OF 288.00 FEET, A CENTRAL ANGLE OF 36°55'16" AND AN ARC LENGTH OF 185.59 FEET, TO A POINT OF TANGENT;
3. S66°19'10"W A DISTANCE OF 55.15 FEET, TO A POINT OF TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS S69°23'17"W A DISTANCE OF 89.94 FEET, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 06°08'15" AND AN ARC LENGTH OF 89.98 FEET, TO A POINT OF TANGENT;
5. S72°27'25"W A DISTANCE OF 168.61 FEET, TO A POINT OF TANGENT CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S26°29'10"W A DISTANCE OF 76.21 FEET, HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 91°56'30" AND AN ARC LENGTH OF 85.05 FEET, TO A POINT OF NON-TANGENT;
7. S25°03'02"W A DISTANCE OF 234.47 FEET;
8. S40°57'28"E A DISTANCE OF 317.46 FEET;
9. S00°00'00"E A DISTANCE OF 127.86 FEET;
10. N81°16'01"W A DISTANCE OF 210.54 FEET;
11. N90°00'00"W A DISTANCE OF 144.07 FEET;
12. S55°02'59"W A DISTANCE OF 195.30 FEET;
13. S26°36'02"W A DISTANCE OF 71.50 FEET;
14. S47°20'05"E A DISTANCE OF 283.00 FEET;

15. S20°35'05"E A DISTANCE OF 136.58 FEET;
16. S32°02'41"W A DISTANCE OF 150.85 FEET;
17. S56°21'03"W A DISTANCE OF 115.38 FEET;
18. N53°47'19"W A DISTANCE OF 297.60 FEET;
19. N82°53'10"W A DISTANCE OF 129.05 FEET;
20. N63°28'13"W A DISTANCE OF 107.35 FEET;
21. S32°02'41"W A DISTANCE OF 150.85 FEET;
22. S42°45'13"E A DISTANCE OF 282.97 FEET;
23. S35°02'00"E A DISTANCE OF 195.19 FEET;
24. S45°02'36"W A DISTANCE OF 67.86 FEET;
25. S85°14'38"W A DISTANCE OF 192.75 FEET;
26. N82°53'09"W A DISTANCE OF 258.11 FEET;
27. S71°35'29"W A DISTANCE OF 101.22 FEET;
28. S37°55'04"E A DISTANCE OF 182.34 FEET;
29. S00°00'00"E A DISTANCE OF 63.93 FEET;
30. S68°13'45"W A DISTANCE OF 258.55 FEET;
31. S85°55'15"W A DISTANCE OF 224.67 FEET;
32. S70°22'26"W A DISTANCE OF 237.93 FEET;
33. N90°00'00"W A DISTANCE OF 288.14 FEET;
34. S00°00'00"E A DISTANCE OF 158.05 FEET, TO A POINT ON THE BOUNDARY OF THAT PARKER WATER AND SANITATION PROPERTY RECORDED UNDER RECEPTION NO. 2017055085;

THENCE ON THE BOUNDARY OF SAID PROPERTY THE FOLLOWING THREE (3) COURSES:

1. S75°22'18"W A DISTANCE OF 93.77 FEET;
2. S00°00'00"E A DISTANCE OF 115.07 FEET;
3. N90°00'00"E A DISTANCE OF 776.57 FEET, TO A POINT ON THE BOUNDARY OF SAID CITY OF LONE TREE PROPERTY;

THENCE ON SAID BOUNDARY THE FOLLOWING THIRTY (30) COURSES:

1. S25°27'52"E A DISTANCE OF 43.01 FEET;
2. N45°02'36"E A DISTANCE OF 113.10 FEET;
3. N76°37'39"E A DISTANCE OF 345.53 FEET;
4. S45°02'33"E A DISTANCE OF 113.10 FEET;
5. S23°13'53"E A DISTANCE OF 121.75 FEET;
6. N71°35'29"E A DISTANCE OF 50.61 FEET;
7. N36°54'46"E A DISTANCE OF 239.88 FEET;
8. N68°59'31"E A DISTANCE OF 222.91 FEET;
9. N33°43'53"E A DISTANCE OF 115.31 FEET;
10. N63°28'13"E A DISTANCE OF 107.35 FEET;
11. S38°42'12"E A DISTANCE OF 102.40 FEET;
12. N69°28'23"E A DISTANCE OF 136.74 FEET;
13. N35°34'48"E A DISTANCE OF 137.76 FEET;
14. S54°25'12"E A DISTANCE OF 137.63 FEET;
15. N72°55'20"E A DISTANCE OF 217.70 FEET;
16. N34°44'11"E A DISTANCE OF 252.84 FEET;
17. N71°35'29"E A DISTANCE OF 101.22 FEET;
18. S80°33'05"E A DISTANCE OF 97.37 FEET;
19. S00°00'00"E A DISTANCE OF 47.95 FEET;
20. S45°02'40"W A DISTANCE OF 361.93 FEET;
21. S26°35'59"W A DISTANCE OF 107.25 FEET;
22. S23°39'44"W A DISTANCE OF 279.20 FEET;
23. S10°19'14"E A DISTANCE OF 178.70 FEET;
24. S71°35'29"W A DISTANCE OF 151.84 FEET;
25. N78°42'27"W A DISTANCE OF 81.62 FEET;
26. N79°42'38"W A DISTANCE OF 199.04 FEET;

27. S10°17'22"W A DISTANCE OF 68.62 FEET;
28. S31°00'06"E A DISTANCE OF 93.23 FEET;
29. S00°00'00"E A DISTANCE OF 159.83 FEET;
30. S18°27'42"W A DISTANCE OF 72.16 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PUBLIC SERVICE COMPANY OF COLORADO PROPERTY RECORDED IN BOOK 127 AT PAGE 451;

THENCE ON THE NORTHERLY LINE OF SAID PROPERTY, THE FOLLOWING THREE (3) COURSES:

1. S89°28'32"W A DISTANCE OF 2626.82 FEET;
2. N89°11'41"W A DISTANCE OF 97.17 FEET;
3. S42°53'37"W A DISTANCE OF 282.98 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.;

THENCE ON SAID SOUTH LINE, N89°11'41"W A DISTANCE OF 1641.55 FEET, TO A POINT ON THE BOUNDARY OF THAT PARKER WATER AND SANITATION PROPERTY RECORDED UNDER RECEPTION NO. 2007009356;

THENCE ON SAID BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. N00°48'19"E A DISTANCE OF 249.08 FEET;
2. N89°11'40"W A DISTANCE OF 348.59 FEET;
3. S00°48'19"W A DISTANCE OF 249.08 FEET, TO POINT ON SAID SOUTH LINE;

THENCE ON SAID SOUTH LINE, N89°11'41"W A DISTANCE OF 337.98 FEET, TO THE SOUTH 1/4 CORNER OF SAID SECTION 21;

THENCE N01°40'05"W A DISTANCE OF 632.67 FEET TO THE SOUTHEASTERLY CORNER OF MCARTHUR RANCH FILING NO. 3, 3RD AMENDMENT RECORDED UNDER RECEPTION NO. 2020044827;

THENCE ON THE BOUNDARY OF SAID MCARTHUR RANCH FILING NO. 3, 3RD AMENDMENT THE FOLLOWING TWO (2) COURSES:

1. N01°32'34"W A DISTANCE OF 562.00 FEET;
2. N88°24'12"E A DISTANCE OF 9.56 FEET;

THENCE DEPARTING SAID BOUNDARY N88°24'12"E A DISTANCE OF 2646.03 FEET TO A POINT ON THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 21;

THENCE ON SAID EAST LINE, N00°10'11"E A DISTANCE OF 35.50 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 21;

THENCE ON THE EAST LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 21, N00°05'27"E A DISTANCE OF 1342.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 9,641,671 SQUARE FEET OR 221.3423 ACRES.