

EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2

PETITION FOR INCLUSION OF PROPERTY

The undersigned property owner(s) hereby petition(s) the Board of Directors of El Paso County Public Improvement District No. 2 for inclusion of the property described in Exhibit A, attached hereto and incorporated herein by reference, within the District.

By submitting this petition, I/we hereby acknowledge and consent to the following:

1. All property included within the District shall be subject to all of the obligations of the District, both existing and future, from and after the date of approval of such inclusion by the Board of Directors.
2. Public Improvements authorized to be provided by the District shall be as defined in the 2040 MTCP or a Future MTCP, or those constituting Advisory Board Approved Improvements, and no further consent of the taxpaying electors of the District or election to approve such list as it may exist from time to time, shall be required under Section 30-20-512(1)(f), C.R.S.
3. All property included within the District shall be subject to all of the provisions of the Resolution Declaring Organization of El Paso County Public Improvement District No. 2, El Paso County, Colorado, and Ordering Election on November 1, 2011, approved by the El Paso County Board of County Commissioners on October 27, 2011, and any amendments to such Organizing Resolution as may be made from time to time.

PETITIONER:

Company Name: Glen Investment Group No VIII, LLC

Name: J. Ryan Watson

Title: Manager

Signature: 

STATE OF COLORADO)
)
 COUNTY OF EL PASO) S.S.

The foregoing instrument was acknowledged before me this 7th day of May, 2020, by J. Ryan Watson, as Manager of Glen Investment Group No VIII, LLC

Witness my hand and official seal.

My Commission Expires: July 23 2022

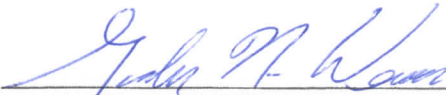

 Notary Public
 GORDON N WENNEN
 Notary Public
 State of Colorado
 Notary ID # 20144028596
 My Commission Expires 07-23-2022

EXHIBIT A

LAND DESCRIPTION:

PARCEL "A"

A tract of land located in a Portion of the Southwest One-quarter (SW1/4) of Section 22 and the Northwest One-quarter (NW1/4) of Section 27, Township 15 South (T15S), Range 65 West (R65W) of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the most Northeast corner of Lot 98, Glen at Widefield Subdivision No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado. Said point being also a point on the Southerly Right-of-Way line of Peaceful Valley Road as platted in said Glen at Widefield Subdivision No. 8; Thence along said Southerly Right-of-Way line the following four (4) courses: 1.) along the arc of a non-tangential curve to the right, having a central angle of 12°07'10", a radius of 175.00 feet, an arc length of 37.02 feet, whose chord bears S33°17'00"E; 2.) Thence S27°13'25"E, a distance of 468.13 feet; 3.) Thence along the arc of a curve to the left having a central angle of 47°14'18", a radius of 225.00 feet, an arc length of 185.50 feet; 4.) Thence S74°27'43"E, a distance of 162.02 feet to a point on the Westerly Right-of-Way line of Marksheffel Road; Thence along said Westerly Right-of-Way line, S15°11'44"W, a distance of 560.50 feet; Thence continuing along said Westerly Right-of-Way line on the arc of a curve to the right having a central angle of 01°53'00", a radius of 1965.40 feet, an arc length of 64.60 feet to a point on the Northerly line of the Glen at Widefield Subdivision Filing No. 7 as recorded under Reception No. 217713903 in the records of the Clerk and Recorder's Office of said County; Thence along the Northerly and Westerly boundary lines of said Glen at Widefield Filing No. 7, the following ten (10) courses: 1.) N67°54'25"W, a distance of 293.95 feet; 2.) Thence along the arc of a non-tangential curve to the left having a central angle of 00°15'40", a radius of 3025.00 feet, an arc length of 13.78 feet, whose chord bears N21°57'45"E; 3.) Thence N68°10'05"W, a distance of 175.00 feet; 4.) Thence N20°47'09"E, a distance of 104.08 feet; 5.) Thence N70°15'38"W, a distance of 16.28 feet; 6.) Thence N22°38'09"W, a distance of 239.19 feet; 7.) Thence N07°13'27"W, a distance of 46.12 feet; 8.) Thence N12°37'51"E, a distance of 115.00 feet; 9.) Thence N62°46'35"E, a distance of 250.28 feet; 10.) Thence N27°13'25"W, a distance of 307.62 feet to the angle point of said Glen at Widefield Subdivision Filing No. 8; Thence N12°37'51"E along the Easterly line of said Glen at Widefield Subdivision Filing No. 8, a distance of 153.08 feet to the Point of Beginning.

Said Parcel contains 8.856 acres (385,757 S.F.) more or less.

PARCEL "B"

A tract of land located in a Portion of the Southwest One-quarter (SW1/4) of Section 22, Township 15 South (T15S), Range 65 West (R65W) of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of Lot 97, Glen at Widefield Subdivision No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Thence N01°44'08"E along the Easterly line of said Glen at Widefield Subdivision No. 8; Thence S88°15'51"E along the Southerly line of said Glen at Widefield Subdivision No. 8 to a point on the Westerly line of a 110.00 foot Gas Line Easement as described under Reception No. 202092771 in the records of the Clerk and Recorder's Office of said County; Thence along the Westerly line of said 110.00 foot Gas Line Easement, the following four (4) courses: 1.) S27°15'04"E, a distance of 188.77 feet; 2.) Thence S32°55'46"E, a distance of 190.67 feet; 3.) Thence S24°24'25"E, a distance of 220.92 feet; 4.) Thence S06°05'38"E, a distance of 115.36 feet;

Thence S43°21'16"W, a distance of 34.29 feet; Thence along the arc of a curve to the right having a central angle of 106°52'38", a radius of 20.00 feet, an arc length of 37.31 feet to a point on the Northerly Right-of-Way line of Peaceful Valley Road as described in said Glen at Widefield Subdivision No. 8; Thence along said Northerly Right-of-Way line the following three (3) courses: 1.) on the arc of a curve to the right having a central angle of 02°32'41", a radius of 175.00 feet, an arc length of 7.77 feet; 2.) Thence N27°13'25"W, a distance of 468.13 feet; 3.) Thence along the arc of a curve to the left having a central angle of 28°35'08", a radius of 225.00 feet, an arc length of 112.25 feet to the Point of Beginning.

Said Parcel contains 1.615 acres (70,349 S.F.) more or less.

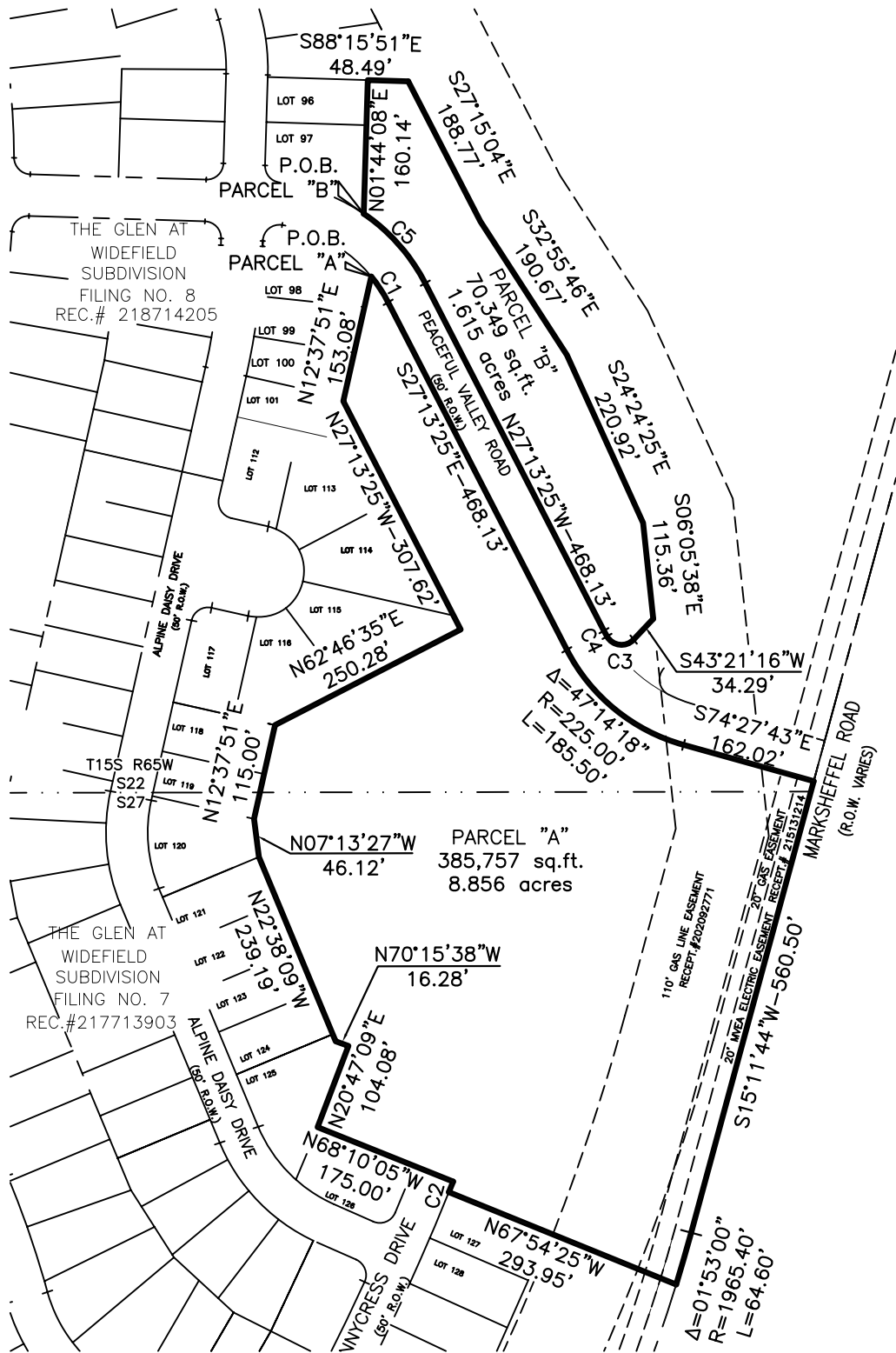
Said Parcels combined contain 10.471 acres (456,106 S.F.) more or less.

For and on Behalf of
Pinnacle Land Surveying Co., Inc.
John W. Towner
P.L.S. #25968

PINNACLE LAND SURVEYING, INC.
121 County Road 5, Divide, CO 80814

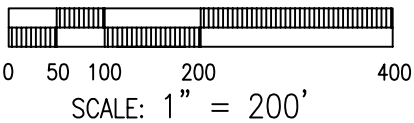
EXHIBIT A		
TITLE: THE GLEN AT WIDEFIELD FILING NO. 10		
SCALE: 1"= 200'	DRAWN BY: MWW	FILE: 19001600-est.dwg
DATE: 05/28/19	CHECKED BY: JWT	JOB NO. 19001600

EXHIBIT B



GLEN 10-BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	12°07'10"	175.00'	37.02'	S33°17'00"E
C2	0°15'40"	3025.00'	13.78'	N21°57'45"E
C3	106°52'38"	20.00'	37.31'	N83°12'25"W
C4	2°32'41"	175.00'	7.77'	N28°29'46"W
C5	28°35'08"	225.00'	112.25'	N41°30'59"W



For and on Behalf of
 Pinnacle Land Surveying Co., Inc.
 John W. Towner
 P.L.S. #25968

PINNACLE LAND SURVEYING, INC.
 121 County Road 5, Divide, CO 80814

EXHIBIT B		
TITLE: THE GLEN AT WIDEFIELD FILING NO. 10		
SCALE: 1" = 200'	DRAWN BY: MWW	FILE: 19001600-est.dwg
DATE: 05/28/19	CHECKED BY: JWT	JOB NO. 19001600