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El Paso County, CO



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RESOLUTION NO. 20- 169

EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2,
EL PASO COUNTY, COLORADO

**RESOLUTION APPROVING A PETITION FOR INCLUSION OF PROPERTY WITHIN
EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 – CREEKSIDE AT
LORSON RANCH FILING NO. 1**

WHEREAS, pursuant to El Paso County Resolution No. 11-377 (“Organizing Resolution”), El Paso County Public Improvement District No. 2, El Paso County, Colorado (the “District”) was organized on October 27, 2011 by the Board of County Commissioners of El Paso County, Colorado (“County”) for the purpose of completing certain public improvements as further described in the Organizing Resolution; and

WHEREAS, a petition for inclusion within the boundaries of the District has been received from Lorson LLC as nominee for Heidi LLC, Lorson LLC as nominee for Lorson Conservation Investment I, LLLP, Lorson LLC as nominee for Lorson North Development Corp., and Lorson LLC as nominee for Murray Fountain LLC for the property described in the attached Exhibit A, incorporated herein by reference; and

WHEREAS, a public hearing was held by the District on May 5, 2020; and

WHEREAS, notice of such public hearing was properly posted and was published on April 15, 2020, April 22, 2020, and April 29, 2020 in the El Paso County and Fountain Valley Advertiser and News; and

WHEREAS, at such public hearing all interested parties were given an opportunity to be heard on the petition for inclusion.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of El Paso County Public Improvement District No. 2, El Paso County, Colorado that the petition for inclusion submitted by Lorson LLC as nominee for Heidi LLC, Lorson LLC as nominee for Lorson Conservation Investment I, LLLP, Lorson LLC as nominee for Lorson North Development Corp., and Lorson LLC as nominee for Murray Fountain LLC is hereby approved and that the property described in Exhibit A is hereby included within the boundaries of the District.

DONE THIS 5th day of May, 2020 at Colorado Springs, Colorado.

BOARD OF DIRECTORS, EL PASO COUNTY
PUBLIC IMPROVEMENT DISTRICT NO. 2

By:

Mark Waller, Chair

EXHIBIT A

A PARCEL OF LAND IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS USED IN THIS LEGAL DESCRIPTION IS THE EAST-WEST CENTERLINE OF SECTION 23, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 24 WITH A 3.25 INCH ALUMINUM CAP ON A NO. 6 REBAR STAMPED "T15S R65W, S23 S24, PLS 31161", AND MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23 WITH A NO. 6 REBAR (NO CAP). SAID CENTERLINE IS ASSUMED TO BEAR S89°41'54"W, 5319.46 FEET.

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23;
THENCE N89°41'54"E ALONG SAID CENTERLINE 142.46 FEET TO THE SOUTHEAST CORNER OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 218714083 AND THE POINT OF BEGINNING;
THENCE ALONG THE EASTERLY LINES OF SAID "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" THE FOLLOWING THREE (3) COURSES;

(1) THENCE N20°36'33"E A DISTANCE OF 560.24 FEET TO A POINT OF CURVE;
(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2169.98 FEET, A CENTRAL ANGLE OF 06°34'13", (THE CHORD OF WHICH BEARS N17°19'26"E, 248.71 FEET), AN ARC DISTANCE OF 248.84 FEET TO A POINT OF TANGENT;
(3) THENCE N04°02'20"E ALONG SAID TANGENT 295.75 FEET TO THE SOUTHWEST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 4" AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 215713698;
THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID "THE MEADOWS AT LORSON RANCH FILING NO. 4" THE FOLLOWING EIGHT (8) COURSES;

(1) THENCE N89°35'58"E A DISTANCE OF 508.54 FEET TO A POINT OF CURVE;
(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 948.17, A CENTRAL ANGLE OF 35°42'15", (THE CHORD OF WHICH BEARS N71°44'51"E, 581.34 FEET), AN ARC DISTANCE OF 590.86 FEET TO A POINT OF TANGENT;
(3) THENCE N53°53'43"E ALONG SAID TANGENT 488.36 FEET TO A POINT OF CURVE;
(4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1058.48 FEET, A CENTRAL ANGLE OF 36°19'14", (THE CHORD OF WHICH BEARS N72°03'20"E, 659.81 FEET), AN ARC DISTANCE OF 670.99 FEET;
(5) THENCE N44°35'58"E NON-TANGENT TO THE PREVIOUS COURSE 35.36 FEET;
(6) THENCE N00°24'02"W A DISTANCE OF 158.34 FEET TO A POINT OF CURVE;
(7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 566.89 FEET, A CENTRAL ANGLE OF 15°51'49", (THE CHORD OF WHICH BEARS N08°19'56"W, 156.45 FEET), AN ARC DISTANCE OF 156.96 FEET;
(8) THENCE N73°44'10"E RADIAL TO THE PREVIOUS COURSE 5.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF "OLD GLORY DRIVE" AS RECORDED IN A SPECIAL WARRANTY DEED UNDER RECEPTION NO. 208057388 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF SAID "OLD GLORY DRIVE" THE FOLLOWING FOUR (4) COURSES;

(1) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, RADIAL TO THE PREVIOUS COURSE, SAID CURVE HAVING A RADIUS OF 571.99 FEET, A CENTRAL ANGLE OF 15°51'37", (THE CHORD OF WHICH BEARS S08°19'52"E, 157.83 FEET), AN ARC DISTANCE OF 158.33 FEET TO A POINT OF TANGENT
(2) THENCE S00°24'02"E ALONG SAID TANGENT 183.34 FEET;
(3) THENCE N89°35'58"E A DISTANCE OF 60.00 FEET;
(4) THENCE N00°24'02"W A DISTANCE OF 40.17 FEET TO THE SOUTHWEST CORNER OF "ALLEGIAN AT LORSON RANCH" AS PLATTED UNDER RECEPTION NO. 212713204 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE SOUTHERLY LINES OF SAID "ALLEGIAN AT LORSON RANCH" THE FOLLOWING TWO (2) COURSES;

- (1) THENCE S45°24'02"E A DISTANCE OF 56.57 FEET;
- (2) THENCE N89°35'58"E A DISTANCE OF 594.34 FEET TO THE SOUTHWEST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 3" AS PLATTED UNDER RECEPTION NO. 213713396 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N89°35'58"E ALONG THE SOUTHERLY LINE THEREOF 85.21 FEET TO THE WESTERLY LINE OF "LORSON RANCH EAST FILING NO. 1" AS PLATTED UNDER RECEPTION NO. 219714288 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID "LORSON RANCH EAST FILING NO. 1" THE FOLLOWING SIX (6) COURSES;

- (1) THENCE S00°24'02"E A DISTANCE OF 80.00 FEET;
- (2) THENCE N89°35'58"E A DISTANCE OF 14.76 FEET;
- (3) THENCE S45°24'02"E A DISTANCE OF 14.14 FEET;
- (4) THENCE N89°35'58"E A DISTANCE OF 60.00 FEET;
- (5) THENCE N51°59'14"E A DISTANCE OF 29.49 FEET
- (6) THENCE N89°35'58"E A DISTANCE OF 693.52 FEET;

THENCE S21°18'01"W A DISTANCE OF 20.20 FEET;

THENCE S11°46'57"W A DISTANCE OF 127.69 FEET;

THENCE S00°29'43"W A DISTANCE OF 173.06 FEET;

THENCE S11°17'09"W A DISTANCE OF 285.14 FEET;

THENCE S31°55'05"W A DISTANCE OF 182.34 FEET;

THENCE S 58°54'51"E A DISTANCE OF 4.71 FEET;

THENCE S31°05'09"W A DISTANCE OF 90.00 FEET;

THENCE S76°28'55"W A DISTANCE OF 247.86 FEET;

THENCE N82°16'06"W A DISTANCE OF 188.62 FEET;

THENCE S77°50'20"W A DISTANCE OF 405.01 FEET;

THENCE S60°55'25"W A DISTANCE OF 219.41 FEET;

THENCE S17°08'25"W A DISTANCE OF 123.42 FEET;

THENCE S85°20'33"W A DISTANCE OF 169.20 FEET;

THENCE N65°32'01"W A DISTANCE OF 188.46 FEET;

THENCE N44°43'03"W A DISTANCE OF 230.04 FEET;

THENCE N88°34'10"W A DISTANCE OF 160.16 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 74°59'26", (THE CHORD OF WHICH BEARS S53°56'07"W, 261.74 FEET), AN ARC DISTANCE OF 281.40 FEET TO A POINT OF TANGENT;

THENCE S16°26'24"W ALONG SAID TANGENT 116.82 FEET;

THENCE S83°30'09"W A DISTANCE OF 446.06 FEET;

THENCE N77°01'58"W A DISTANCE OF 350.83 FEET;

THENCE S28°55'26"W A DISTANCE OF 265.02 FEET;

THENCE S36°43'29"W A DISTANCE OF 311.41 FEET TO THE EAST-WEST CENTERLINE OF SECTION 23;

THENCE S89°41'54"W ALONG SAID CENTERLINE 749.79 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 83.088 ACRES MORE OR LESS.