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El Paso County, CO



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RESOLUTION NO. 22- 282

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 – THE RIDGE AT
LORSON RANCH FILING NO. 1**

WHEREAS, pursuant to El Paso County Resolution No. 11-376 (“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 Love in Action for the property described in the attached Exhibit A, incorporated herein by reference; and

WHEREAS, a public hearing was held by the District on August 16, 2022; and

WHEREAS, notice of such public hearing was properly posted and was published on July 27, 2022, August 3, 2022, and August 10, 2022 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 Love in Action is hereby approved and that the property described in Exhibit A is hereby included within the boundaries of the District.

DONE THIS 16th day of August, 2022 at Colorado Springs, Colorado.

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

By: 
Stan VanderWerf, Chair

EXHIBIT A

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE EASTERLY RIGHT OF WAY LINE OF WALLEYE DRIVE AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO 1" AS RECORDED UNDER RECEPTION NO. _____ IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWENTY (20) COURSES:

- 1) THENCE N33°01'53"E A DISTANCE OF 64.00 FEET;
- 2) THENCE N13°07'56"W A DISTANCE OF 27.70 FEET;
- 3) THENCE N30°42'15"E A DISTANCE OF 26.72 FEET TO A POINT OF CURVE;
- 4) THENCE 90.69 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'18", THE CHORD OF 90.61 FEET BEARS N26°35'36"E TO A POINT OF TANGENT;
- 5) THENCE N22°28'57"E A DISTANCE OF 349.86 FEET TO A POINT OF CURVE;
- 6) THENCE 62.79 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3°29'10", THE CHORD OF 62.78 FEET BEARS N20°44'22"E TO A POINT OF TANGENT;
- 7) THENCE N18°59'47"E A DISTANCE OF 134.57 FEET;
- 8) THENCE N61°45'15"E A DISTANCE OF 29.46 FEET;
- 9) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- 10) THENCE N23°45'41"W A DISTANCE OF 29.46 FEET;
- 11) THENCE N18°59'47"E A DISTANCE OF 396.74 FEET;
- 12) THENCE N61°45'15"E A DISTANCE OF 29.46 FEET;
- 13) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- 14) THENCE N23°45'41"W A DISTANCE OF 29.46 FEET;
- 15) THENCE N18°59'47"E A DISTANCE OF 307.87 FEET;
- 16) THENCE N23°17'08"E A DISTANCE OF 106.97 FEET;
- 17) THENCE N18°59'47"E A DISTANCE OF 119.41 FEET;
- 18) THENCE N63°59'47"E A DISTANCE OF 25.46 FEET;
- 19) THENCE N18°59'47"E A DISTANCE OF 93.91 FEET;
- 20) THENCE N26°00'13"W A DISTANCE OF 36.77 FEET;

THENCE S71°00'13"E A DISTANCE OF 278.84 FEET TO A POINT OF CURVE;

THENCE 501.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,434.73 FEET, A CENTRAL ANGLE OF 20°01'27", THE CHORD OF 498.87 FEET BEARS S81°00'56"E TO A POINT OF TANGENT;

THENCE N88°58'20"E A DISTANCE OF 260.16 FEET;

THENCE N43°58'20"E A DISTANCE OF 7.07 FEET;

THENCE N88°58'20"E A DISTANCE OF 50.00 FEET;

THENCE S46°01'40"E A DISTANCE OF 7.07 FEET;

THENCE N88°58'20"E A DISTANCE OF 457.00 FEET;

THENCE S01°01'40"E A DISTANCE OF 20.00 FEET;

THENCE N88°58'20"E A DISTANCE OF 289.60 FEET TO THE EAST LINE THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13;

THENCE S00°13'35"E ALONG SAID EAST LINE A DISTANCE OF 91.50 FEET TO THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W OF THE 6th P.M. AND SECTIONS 18 AND 19, T15S, R64W OF THE 6th P.M.;

THENCE S00°11'19"E ALONG THE EASTERLY LINE OF AFORESAID NORTHEAST QUARTER (NE 1/4) SECTION 24 A DISTANCE OF 2,011.91 FEET

THENCE S89°25'43"W A DISTANCE OF 380.07 FEET;

THENCE S00°34'17"E A DISTANCE OF 76.83 FEET;

THENCE S89°25'43"W A DISTANCE OF 46.97 FEET;
THENCE N60°34'17"W A DISTANCE OF 40.00 FEET;
THENCE S89°25'43"W A DISTANCE OF 787.32 FEET;
THENCE S61°29'50"W A DISTANCE OF 40.94 FEET;
THENCE N88°30'10"W A DISTANCE OF 44.27 FEET
THENCE N58°30'10"W A DISTANCE OF 41.38 FEET TO A NON-TANGENT CURVE;
THENCE 319.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS
OF 1,030.00 FEET, A CENTRAL ANGLE OF 17°45'40", THE CHORD OF 318.01 FEET BEARS N76°23'53"W
TO A POINT OF TANGENT;
THENCE N67°31'03"W A DISTANCE OF 663.92 FEET TO A POINT OF CURVE;
THENCE 189.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS
OF 1,030.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 189.37 FEET BEARS N62°14'35"W;
THENCE N58°24'55"W, NON-TANGENT TO THE PREVIOUS COURSE, 79.22 FEET TO THE POINT OF
BEGINNING.

SAID PARCEL CONTAINS 4,696,623 SQUARE FEET (107.820 ACRES, MORE OR LESS).

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS
MONUMENTED AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W
WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 |
S18, 2002, RLS 31161" AND AT THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W
OF THE 6th P.M. AND SECTIONS 18 AND 19, T15S, R64W OF THE 6th P.M. WITH A NO. 6 REBAR AND
3.25" ALUMINUM CAP STAMPED " JR ENG LTD, T15S, R65W R64W, S13 | S18 – S24 | S19, 2002, RLS
31161" AND, SAID LINE BEARS S00°13'35"E A DISTANCE OF 2,616.98 FEET.