

BCC

RESOLUTION NO. 26-172

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION TO APPROVE A SPECIAL DISTRICT AMENDED AND RESTATED SERVICE PLAN
ROCK CREEK METROPOLITAN DISTRICT (ID258)

WHEREAS, Spencer Fane P.C., did file an application with the Planning and Community Development Department of El Paso County, pursuant to § 32-1-204(2), C.R.S., for the review of a draft Service Plan for the amended and restated Rock Creek Metropolitan District for property more particularly described in Exhibit A, which is attached hereto and incorporated by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on May 7, 2026, upon which date the Planning Commission did by formal resolution recommend approval of the subject Service Plan with conditions and notations; and

WHEREAS, on May 19, 2026, the Board of County Commissioners ordered a public hearing to be held on the Service Plan; and

WHEREAS, notice of the hearing before the Board of County Commissioners was duly published in *The Colorado Springs Gazette* on May 20, 2026, as required by law; and

WHEREAS, notice of the hearing before the Board of County Commissioners was duly mailed by first class mail, on May 20, 2026, to interested persons, defined as: The owners of record of all property within the proposed Title 32 district as such owners of record are listed in the proposed service plan. On May 20, 2026, notice of the hearing before the Board of County Commissioners was duly mailed by first class mail to the governing body of any municipality or special district which has levied an ad valorem tax within the next preceding tax year, and which has boundaries within a radius of three (3) miles of the proposed district's boundaries; and

WHEREAS, pursuant to the provisions of Title 32, Article 1, C.R.S., as amended, the Board of County Commissioners held a public hearing on the amended and restated Rock Creek Metropolitan District; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, study of the amended and restated Rock Creek Metropolitan District, presentation, and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and

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agencies, and comments from all interested persons, and comments by the El Paso County Planning Commission during the hearing, this Board of County Commissioners finds as follows:

1. That the application for the draft service plan for the Special District was properly submitted for consideration by the Planning Commission and Board of County Commissioners.
2. That proper publication and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.
3. That the hearings before the Planning Commission and the Board of County Commissioners of El Paso County were extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested persons were heard at those hearings.
4. That all exhibits were received into evidence.
5. There is sufficient existing and projected need for organized service in the area to be served by the proposed Special District.
6. Existing service in the area to be served by the proposed Special District is inadequate for present and projected needs.
7. The proposed Special District is capable of providing economical and sufficient service to the area within the proposed boundaries.
8. The area to be included in the proposed Special District has or will have the financial ability to discharge the proposed indebtedness on a reasonable basis.
9. Adequate service is not or will not be available to the area through the County, other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.
10. The facility and service standards of the proposed Special District are compatible with the facility and service standards of each county within which the proposed Special District is to be located and each municipality which is an interested party.
11. The proposal is in substantial compliance with a Master Plan adopted pursuant to § 30-28-106, C.R.S.
12. The proposal is in compliance with any duly adopted county, regional or state long-range water quality management plan for the area.
13. The creation of the proposed Special District will be in the best interests of the area proposed to be served.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners, State of Colorado, hereby determines that the requirements of § 32-1-203, C.R.S., relating to the approval of amended and restated Rock Creek Metropolitan District have been fulfilled in a timely manner; and

BE IT FURTHER RESOLVED the Board of County Commissioners hereby approves the amended and restated Service Plan submitted for the Rock Creek Metropolitan District, for property more particularly described in Exhibit A, which is attached hereto and incorporated by reference; and

AND BE IT FURTHER RESOLVED that the following conditions and notation shall be placed upon this approval:

1. As stated in the Service Plan, the maximum combined mill levy shall not exceed 75 mills for any property within the Rock Creek Metropolitan District with no more than 50 mills devoted to residential debt service, no more than 35 mills devoted to commercial debt service, no more than 20 mills devoted to operations and maintenance, and no more than 5 mills for Special Purpose all subject to the Assessment Rate Adjustment unless the District receives Board of County Commissioners approval to increase the maximum mill levy.
2. As stated in the attached Service Plan, the maximum authorized debt for the amended and restated Rock Creek Metropolitan District is limited to \$48,000,000.00 until and unless the Districts receive Board of County Commissioners approval to increase the maximum authorized debt.
3. Approval of the Service Plan for the amended and restated Rock Creek Metropolitan District includes the ability of the District to use eminent domain powers for the acquisition of property to be owned, controlled, or maintained by the District or another public or non-profit entity and is for the material use or benefit of the general public. The District may not use the power of eminent domain without prior approval from the appropriate jurisdiction either by the Board of County Commissioners or City Council at a publicly noticed hearing after showing that the use of eminent domain is necessary for the District to continue to provide service(s) within the District's boundaries and that there are no other alternatives that would not result in the need for the use of eminent domain powers.
4. The amended and restated Rock Creek Metropolitan District shall provide a disclosure form to future purchasers and or lessors of property in a manner consistent with the approved Special District Annual Report form. The developer(s) shall provide written notation on each subsequent Final Plat associated with the development of the annually filed public notice. County staff are authorized to administratively approve updates to the disclosure form to reflect current contact information and calculations.
5. The amended and restated Rock Creek Metropolitan District is expressly prohibited from creating separate sub-districts except upon prior notice to the Board of County

Commissioners, and subject to the Board of County Commissioners' right to declare such creation to be a material modification of the Service Plan, pursuant to C.R.S. § 32-1-1101(1)(f)(l).

- 6. Approval of this application shall not constitute relinquishment or undermining of the County's authority to require the developer to complete subdivision improvements as required by the Land Development Code and Engineering Criteria Manual and to require subdivision improvement agreements or development agreements and collateral of the developer to guarantee the construction of improvements.

NOTATION

- 1. Approval of this Service Plan shall in no way be construed to infer a requirement or obligation of the Board of County Commissioners to approve any future land use requests within the boundaries of the Districts.

AND BE IT FURTHER RESOLVED, the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

AND BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be filed in the records of the County and submitted to the petitioners for the purpose of filing in the District Court of El Paso County.

AND BE IT FURTHER RESOLVED that all resolutions or parts thereof, in conflict with the provisions hereof, are hereby repealed.

DONE THIS 11th day of June 2026, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

ATTEST:

By: _____

County Clerk & Recorder



By: Cami J. De
Chair

EXHIBIT A

Rock Creek Metropolitan District Legal Description

LOT 1, BLOCK 8, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso County Schedule No. 65303-07-001)
LOT 2, BLOCK 8, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso County Schedule No. 65303-07-002)
LOT 3, BLOCK 8, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso County Schedule No. 65303-07-003)
LOT 4, BLOCK 8, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso County Schedule No. 65303-07-004)
LOT 5, BLOCK 8, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso County Schedule No. 65303-07-005)
LOT 6, BLOCK 8, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso County Schedule No. 65303-07-008)
LOT 7, BLOCK 8, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso County Schedule No. 65303-07-009)
LOTS 8 & 9, BLOCK 8 ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso County Schedule No. 65303-07-019)
LOT 15, BLOCK 9, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso County Schedule No. 65303-08-007)
LOT 6, BLOCK 9, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso County Schedule No. 65303-08-008)
LOT 7, BLOCK 9, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso County Schedule No. 65303-08-009)
LOT 14, BLOCK 9, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso County Schedule No. 65303-08-010)
LOT 13, BLOCK 9, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso County Schedule No. 65303-08-011)
LOT 8, BLOCK 9, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso Schedule No. 65303-08-012)

LOT 9, BLOCK 9, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso County Schedule No. 65303-08-013)
LOT 12, BLOCK 9, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso County Schedule No. 65303-08-014)
LOT 11, BLOCK 9, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso Schedule No. 65303-08-015)
LOT 10, BLOCK 9, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso County Schedule No. 65303-08-016)
LOT 8, BLOCK 10, ROCK CREEK MESA SUBDIVISION ADDITION 2 (El Paso County Schedule No. 65303-08-015)
ALL BLOCK 11 ROCK CREEK MESA SUBDIVISION ADDITION EXCEPT .777 ACRES TO HIGHWAY(El Paso County Schedule No. 65304-01-001)

AND

TRACT IN SW4 SEC 30-15-66 AS FOLS, BEG AT NE COR OF INTSEC OF CHIKASAW RD + SENECA RD AS PLATTED IN ROCK CREEK MESA SUB ADD NO 2, TH S 89<24' W 738.0 FT, N 00<36' W 404.51 FT, N 89<02' W 818.31 FT, S 00<36' E 1519.66 FT, S 58<41' E 90.68 FT, TH ON CUR TO L WITH C/A OF 47<30' AND RAD OF 360.0 FT AN ARC DIST OF 298.45 FT, ANG L N 00<36' W 521.89 FT, N 89<24' E 152.35 FT, S 41<06'25" E 115.48 FT, S 00<36' E 151.90 FT, N 89<24' E 227.0 FT, S 0<36' E 155.29 FT, N 73<49' E 766.16 FT, TH N 00<36' W 849.47 FT TO POB INCLUDING DEDICATED PORTIONS OF ALL ROADS CONTAINED WITHIN SAID TRACT EX PART TO MESA DEL ANGELES SUB, EX TRACTS CONV BY BK 2809-220, 6055-407, 6230-53, COUNTY OF EL PASO, STATE OF COLORADO.

AND

TRACT IN S2 SEC 30-15-66 AS FOLS, COM AT S4 COR OF SEC, TH RUN E ALG S LN 206.7 FT M/L TO C/L OF ST HWY 115, NLY ALG SD C/L 716 FT M/L TO NE COR OF TR CONV BY BK 1393-121, TH W ALG NLY BDRY OF ABOVE TR 531 FT M/L, N ALG ELY BDRY OF SD TR 100 FT FOR POB, TH W ALG NLY BDRY 300 FT, N ALG E BDRY 292 FT, E ON LN PARA WITH S LN 300 FT, TH S ON LN PARA WITH W LN OF SEC 292 FT TO POB, TOG W/ TRACT IN S2 SEC 30-15-66 AS FOLS, BEG AT POI OF C/L OF HWY 115 + NE COR OF TR DES IN BK 1570-408, TH W ALG N LN OF SD TR TO A PT WHICH IS COR OF SD TR, N ALG ELY LN OF SD TR 242 FT TO A PT WHICH IS COR OF SD TR, W ALG N LN OF SD TR 300 FT TO A PT ON AN E LN OF TR DES IN BK 1393-121, N ON SD E LN 353 FT TO S LN OF CO RD AS NOW USED, TH ELY + SELY ALG S LN OF CO RD TO ITS INTSEC WITH C/L OF HWY 115, TH SWLY ALG C/L OF SD HWY TO POB EX PT TO HWY, COUNTY OF EL PASO, STATE OF COLORADO.

AND

A PORTION OF THAT PARCEL AS DESCRIBED IN THAT WARRANTY DEED RECORDED SEPTEMBER 7, 2012 UNDER RECEPTION NUMBER 212104072 IN THE OFFICIAL RECORDS OF EL PASO COUNTY, COLORADO, LYING WITHIN THE S1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST, 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST, OF THE SIXTH P.M., BEING MOUNMENTED BY A 2 1/2" ALUMINUM CAP STAMPED, "PLS 28658" FLUSH WITH GRADE; THENCE N00°21'27"W, (BEARINGS ARE RELATIVE TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, BEING MONUMENTED AT THE WEST QUARTER CORNER BY A 2" PIPE WITH A 3 1/4" BRASS CAP, FLUSH WITH GRADE, AND AT THE CENTER QUARTER CORNER BY A NO. 6 REBAR WITH A 3 1/4" ALUMINUM CAP STAMPED, "PLS 19825" FLUSH WITH GRADE, HAVING A MEASURED BEARING OF S89°02'57"E AND A DISTANCE OF 2557.86 FEET), ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 802.58 FEET, TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THAT WARRANTY DEED RECORDED SEPTEMBER 7, 2012 UNDER RECEPTION NUMBER 212104071 IN THE OFFICIAL RECORDS OF EL PASO COUNTY, COLORADO; THENC N88°33'14"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 564.56 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, N88°33'14"E, A DISTANCE OF 409.42 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF COMMANCHE ROAD; THENCE S00°45'25"E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 625.79 FEET, THENCE S89°15'25"W, LEAVING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 110.00 FEET; THENCE N00°45'25"W, A DISTANCE OF 597.44 FEET; THENCE S88°33'14"W, A DISTANCE OF 299.42 FEET; THENCE N00°45'25"W, A DISTANCE OF 27 FEET, TO THE POINT OF BEGINNING; COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION CONVEYED REC. NO. 224050744.

(El Paso County Schedule No. 65303-00-031)

AND

A PORTION OF THAT PARCEL AS DESCRIBED IN THAT WARRANTY DEED RECORDED MAY 7, 2014 UNDER RECEPTION NUMBER 214038156, IN THE OFFICIAL RECORDS OF EL PASO COUNTY, COLORADO, LYING WITHIN THE NW 1/4 OF SECTION 31, TOWNSHIP 15 SOUTH, RANGE 66 WEST, 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SOUTH, RANGE 66 WEST, OF THE SIXTH P.M., BEING MONUMENTED BY A 2 1/2" ALUMINUM CAP STAMPED, "PLS 28658" FLUSH WITH GRADE; THENCE N88°32'14"E, (BEARINGS ARE RELATIVE TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, BEING MONUMENTED AT THE WEST QUARTER CORNER BY A 2" PIPE WITH A 3 1/4" BRASS CAP, FLUSH WITH GRADE, AND AT THE CENTER QUARTER CORNER BY A NO. 6 REBAR WITH A 3 1/4" ALUMINUM CAP STAMPED, "PLS 19825" FLUSH WITH GRADE, HAVING A MEASURED BEARING OF S89°02'57"E AND A DISTANCE OF 2557.86 FEET) ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 1374.60 FEET, TO THE POINT OF BEGINNING; THENCE N88°32'14"E, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 1061.19 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF HIGHWAY 115; THENCE S43°38'56"W, ALONG

SAID WEST RIGHT OF WAY, A DISTANCE OF 281.38 FEET; THENCE S37°46'22"W, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 94.69 FEET; THENCE S88°31'45"W, LEAVING SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 549.95 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN THAT WARRANTY DEED RECORDED APRIL 6, 2018 UNDER RECEPTION NO. 218038987 IN THE OFFICIAL RECORDS OF EL PASO COUNTY, COLORADO, THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES; N01°28'16"W, A DISTANCE OF 65.06 FEET; S88°31'44"W, A DISTANCE OF 161.94 FEET; N34°00'35"W, A DISTANCE OF 167.35 FEET; N01°28'16"W, A DISTANCE OF 65.89 FEET, TO THE POINT OF BEGINNING; COUNTY OF EL PASO, STATE OF COLORADO.

(El Paso County Schedule No. 65312-00-009)

AND

PORTION OF THAT PARCEL DESCRIBED IN THAT WARRANTY DEED RECORDED SEPTEMBER 7, 2012 UNDER RECEPTION NUMBER 212104071 IN THE OFFICIAL RECORDS OF EL PASO COUNTY, COLORADO, LYING WITHIN THE S1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST, OF THE SIXTH P.M., BEING MORE PARTICULARLY DESCRIBED AS

FOLLOWS: COMMENCING AT THE WEST MONUMENTED BY A 2" PIPE WITH A 3 1/4" BRASS CAP, FLUSH WITH GRADE; THENCE S00°21'27"E, (BEARINGS ARE RELATIVE TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, BEING MONUMENTED AT THE WEST QUARTER CORNER BY A 2" PIPE WITH A 3 1/4" BRASS CAP, FLUSH WITH GRADE, AND AT THE CENTER QUARTER CORNER BY A NO. 6 REBAR WITH A 3 1/4" ALUMINIUM CAP STAMPED, "PLS=19825" FLUSH WITH GRADE, HAVING A MEASURED BEARING OF S89°02'57"E AND A DISTANCE OF 2557.86 FEET), ALONG THE WEST LINE OF SAID SOUTH 1/2 OF SAID SECTION 30, A DISTANCE OF 933.38 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL, BEING THE POINT OF BEGINNING; THENCE S89°53'27"E, ALONG THE NORTH LINE OF DESCRIBED IN SAID WARRANTY DEED, A DISTANCE OF 862.29 FEET, TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN THAT QUIT CLAIM DEED RECORDED SEPTEMBER 29, 2016 UNDER RECEPTION NO. 216112072 IN SAID OFFICIAL RECORDS; THENCE S00°14'59"E, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 159.62 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE N89°22'55"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 107.20 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF COMMANCHE ROAD; THENCE S00°45'25"E, ALONG SAID NORTH RIGHT OF WAY LINE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS N16°20'24"W, HAVING A RADIUS OF 359.82 FEET, A CENTRAL ANGLE OF 47°30'00", A DISTANCE OF 298.30 FEET; THENCE N58°50'25"W, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 90.67 FEET; THENCE N59°20'46"W, A DISTANCE OF 474.68 FEET, TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED IN DOCUMENT RECORDED APRIL 2, 1997 UNDER RECEPTION NO. 97036734; THENCE N00°32'54"E, A DISTANCE OF 66.13 FEET; THENCE N89°27'06"W, A DISTANCE OF 104.99, TO A POINT ON THE WEST LINE OF SAID SECTION 30; THENCE N00°21'13"W, ALONG SAID WEST LINE, A DISTANCE OF 71.87 FEET, TO THE POINT OF BEGINNING; COUNTY OF EL PASO, STATE OF COLORADO.

(El Paso County Schedule No. 65303-00-026)

AND

A PORTION OF THAT PARCEL DESCRIBED IN THAT WARRANTY DEED RECORDED SEPTEMBER 7, 2012 UNDER RECEPTION NUMBER 212104071 IN THE OFFICIAL RECORDS OF EL PASO COUNTY, COLORADO, LYING WITHIN THE S1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST, 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST, OF THE SIXTH P.M., BEING MONUMENTED BY A 2 1/2" ALUMINUM CAP STAMPED, "PLS 28658" FLUSH WITH GRADE; THENCE N00°21'27"W, (BEARINGS ARE RELATIVE TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, BEING MONUMENTED AT THE WEST QUARTER CORNER BY A 2" PIPE WITH A 3 1/4" BRASS CAP, FLUSH WITH GRADE, AND AT THE CENTER QUARTER CORNER BY A NO. 6 REBAR WITH A 3 1/4" ALUMINUM CAP STAMPED, "PLS 19825" FLUSH WITH GRADE, HAVING A MEASURED BEARING OF S89°02'57"E AND DISTANCE OF 2557.86 FEET), ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 802.58 FEET, TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THAT WARRANTY DEED RECORDED SEPTEMBER 7, 2012 UNDER RECEPTION NUMBER 212104071 IN THE OFFICIAL RECORDS OF EL PASO COUNTY, COLORADO; THENCE N88°33'14"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 564.56 FEET, TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, N00°45'17"W, A DISTANCE OF 90.68 FEET; THENCE N06°40'14"E, A DISTANCE OF 59.97 FEET; THENCE N24°15'59"E, A DISTANCE OF 86.75 FEET, TO THE SOUTH RIGHT OF WAY LINE OF PAWNEE ROAD, IF EXTENDED NORTH WESTERLY;

THENCE S58°50'25"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 55.08 FEET;
THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG THE ARC OF A CURVE TO THE LEFT,
HAVING A RADIUS OF 419.79 FEET, A CENTRAL ANGLE OF 45°10'17", A DISTANCE OF 330.96 FEET, TO A POINT
ON THE WEST RIGHT OF WAY LINE OF COMMANCHE ROAD;
THENCE S00°45'25"E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 142.43 FEET, TO A POINT ON
SAID SOUTH LINE; THENCE S88°33'14"W, ALONG SAID SOUTH LINE, A DISTANCE OF 409.42 FEET, TO THE
POINT OF BEGINNING; COUNTY OF EL PASO, STATE OF COLORADO.
(EL PASO COUNTY SCHEDULE NO. 65303-00-028)
AND

A PORTION OF THAT PARCEL DESCRIBED IN THAT WARRANTY DEED RECORDED SEPTEMBER 7, 2012 UNDER
RECEPTION NUMBER 223076007 IN THE OFFICIAL RECORDS OF EL PASO COUNTY, COLORADO, LYING WITHIN
THE S1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST, 6TH P.M., BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 15 SOUTH,
RANGE 66 WEST, OF THE SIXTH P.M., BEING MONUMENTED BY A 2 1/2" ALUMINUM CAP STAMPED, "PLS
28658" FLUSH WITH GRADE; THENCE N00°21'27"W, (BEARINGS ARE RELATIVE TO THE NORTH LINE OF THE
SOUTHWEST QUARTER OF SAID SECTION 30, BEING MONUMENTED AT THE WEST QUARTER CORNER BY A 2"
PIPE WITH A 3 1/4" BRASS CAP, FLUSH WITH GRADE, AND AT THE CENTER QUARTER CORNER BY A NO. 6
REBAR WITH A 3 1/4" ALUMINUM CAP STAMPED, "PLS 19825" FLUSH WITH GRADE, HAVING A MEASURED
BEARING OF S89°02'57"E AND DISTANCE OF 2557.86 FEET), ALONG THE WEST LINE OF SAID SECTION 30, A
DISTANCE OF 802.58 FEET, TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THAT WARRANTY DEED
RECORDED SEPTEMBER 7, 2012 UNDER RECEPTION NUMBER 212104071 IN THE OFFICIAL RECORDS OF EL
PASO COUNTY, COLORADO; THENCE N88°33'14"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF
564.56 FEET, TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERN LINE OF THE PREVIOUSLY
DESCRIBED PARCEL 2, S88°33'14"E A DISTANCE OF 409.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY
LINE OF COMMANCHE ROAD; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COMMANCHE ROAD,
S88°45'24"E A DISTANCE OF 27.00 FEET; THENCE S88°33'19"W A DISTANCE OF 409.44 FEET; THENCE
N00°43'42"W A DISTANCE OF 27.00 FEET, TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF
COLORADO.

(El Paso County Schedule No. 65303-00-030)

AND

A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH
P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, BEING BOUNDED BY THE NORTH LINE OF THE
SOUTH 1/2 OF SAID SECTION 30, THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 115, THE NORTH RIGHT
OF WAY LINE OF PAWNEE ROAD AND THE EAST LINES OF THE SUBDIVISIONS OF LA ACCORDING TO THE PLAT
THEREOF RECORDED FEBRUARY 4, 1972 IN PLAT BOOK U2 AT PAGE 36, AND ROCK CREEK MESA SUBDIVISION
ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 11, 1959 IN PLAT BOOK A2 AT PAGE
30 AND AS PARTIALLY VACATED BY VACATION PLAT RECORDED JANUARY 13, 1972 IN PLAT BOOK U2 AT PAGE
13; EXCEPTING THEREFROM THE PARCELS LAND DESCRIBED IN DEEDS RECORDED OCTOBER 4, 1961 IN BOOK
1885 AT PAGE 404 AND AUGUST 16, 1979 IN BOOK 3215 AT PAGE 369., COUNTY OF EL PASO, STATE OF
COLORADO.

(El Paso County Schedule No. 65303-00-023)

AND

TRACT IN N2S2 SEC 30-15-66 AS FOLS, COM AT INTSEC OF E-W C/L OF SEC WITH C/L OF 6

STATE HWY 115, TH W ON SD E-W C/L 818 FT, S 440.0 FT PARA WITH N-S C/L FOR POB, CONT S 380.0 FT, W
208 FT PARA WITH E-W C/L OF SEC, N 380.0 FT, TH E 208 FT TO POB.

(El Paso County Schedule No. 65304-00-003, Also Known As 8145 Piute Road, Colorado Springs, CO 80903)
AND

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE INTERSECTION OF CHICKASAW ROAD AND SENECA ROAD AS RECORDED IN ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED MARCH 11, 1959 IN PLAT BOOK A2 AT PAGE 30 IN THE RECORDS OF EL PASO COUNTY, COLORADO:

THENCE S89°24'00"W, 738.00 FEET;

THENCE N00°36'00"W, 404.51 FEET;

THENCE N89°02'00"W, 818.31 FEET;

THENCE S00°38'00"E, 1519.66 FEET;

THENCE S58°41'00"E, 90.68 FEET;

THENCE ON A CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 47°30'00", RADIUS IS 360.00 FEET, AND ARC LENGTH IS 298.45 FEET;

THENCE ANGLE LEFT ALONG A NON-RADIAL LINE N00°36'00"W, 521.89 FEET;

THENCE N89°24'00"E, 152.35 FEET;

THENCE S41°06'25"E, 115.48 FEET;

THENCE S00°36'00"E, 151.90 FEET;

THENCE N89°24'00"E, 227.00 FEET;

THENCE S00°36'00"E, 155.29 FEET;

THENCE N73°49'00"E, 766.16 FEET;

THENCE N00°36'00"W, 849.47 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

EXCEPT THAT PORTION CONTAINED WITHIN THE PLAT OF LA MESA DEL ANGELES SUBDIVISION AS RECORDED FEBRUARY 4, 1972 IN PLAT BOOK U2 AT PAGE 36; AND FURTHER EXCEPTING ANY PORTION CONVEYED BY DEEDS RECORDED APRIL 16, 1993 IN BOOK 6154 AT PAGE 600 AND AUGUST 5, 1995 IN BOOK 6230 AT PAGE 53 AND FEBRUARY 5, 1997 UNDER RECEPTION NO. 97013676.

(El Paso County Schedule No. 65303-00-017)