

BOLL

RESOLUTION NO. 20- 306

EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3,  
EL PASO COUNTY, COLORADO

**RESOLUTION APPROVING A PETITION FOR INCLUSION OF PROPERTY WITHIN  
EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 – RETREAT AT  
TIMBERRIDGE FILING NO. 1**

WHEREAS, pursuant to El Paso County Resolution No. 11-378 (“Organizing Resolution”), El Paso County Public Improvement District No. 3, 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 TimberRidge Development Group, 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 August 18, 2020; and

WHEREAS, notice of such public hearing was properly posted and was published on July 29, 2020, August 5, 2020, and August 12, 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. 3, El Paso County, Colorado that the petition for inclusion submitted by TimberRidge Development Group, LLC is hereby approved and that the property described in Exhibit A is hereby included within the boundaries of the District.

DONE THIS 18<sup>th</sup> day of August, 2020 at Colorado Springs, Colorado.

BOARD OF DIRECTORS, EL PASO COUNTY  
PUBLIC IMPROVEMENT DISTRICT NO. 3

By:   
Mark Waller, Chair

Chuck Broerman  
08/18/2020 03:41:18 PM  
Doc \$0.00  
Rec \$0.00

El Paso County, CO  
  
220124740

## EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR S89°08'28"W A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°30'49"W, ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1270.77 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 430, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N21°41'10"E, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 450.63 FEET;

THENCE S57°10'00"E, A DISTANCE OF 661.28 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S57°10'00"E, HAVING A DELTA OF 09°20'00", A RADIUS OF 770.00 FEET AND A DISTANCE OF 125.43 FEET TO A POINT ON CURVE;

THENCE S66°30'00"E, A DISTANCE OF 255.51 FEET;

THENCE S54°48'53"E, A DISTANCE OF 205.37 FEET;

THENCE S00°50'00"E, A DISTANCE OF 507.39 FEET;

THENCE N89°10'00"E, A DISTANCE OF 389.42 FEET;

THENCE S66°00'00"E, A DISTANCE OF 197.47 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S66°00'00"E, HAVING A DELTA OF 12°37'30", A RADIUS OF 525.00 FEET AND A DISTANCE OF 115.68 FEET TO A POINT OF TANGENT;

THENCE N36°37'30"E, A DISTANCE OF 263.98 FEET;

THENCE S53°22'30"E, A DISTANCE OF 243.17 FEET;

THENCE S71°41'17"E, A DISTANCE OF 171.36 FEET;

THENCE S11°05'00"W, A DISTANCE OF 147.40 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N11°05'00"E, HAVING A DELTA OF 05°02'42", A RADIUS OF 725.00 FEET AND A LENGTH OF 63.84 FEET TO A POINT ON CURVE;

THENCE S06°02'18"W, A DISTANCE OF 136.13 FEET;

THENCE S00°54'30"E, A DISTANCE OF 720.00 FEET;

THENCE S89°05'30"W, A DISTANCE OF 160.00 FEET;

THENCE N88°03'59"W, A DISTANCE OF 85.10 FEET;

THENCE S89°05'30"W, A DISTANCE OF 145.17 FEET;

THENCE S05°04'00"E, A DISTANCE OF 416.10 FEET;

THENCE S00°54'30"E, A DISTANCE OF 175.00 FEET;

THENCE N89°05'30"E, A DISTANCE OF 150.00 FEET;

THENCE S00°54'30"E, A DISTANCE OF 154.28 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF  $01^{\circ}30'30''$ , A RADIUS OF 1025.00 FEET AND A DISTANCE OF 26.98 FEET TO A POINT OF TANGENT;  
THENCE  $S02^{\circ}25'00''E$ , A DISTANCE OF 18.66 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;  
THENCE  $S87^{\circ}35'00''W$ , ON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 693.40 FEET TO THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 27 AND 28;  
THENCE  $N00^{\circ}53'18''W$  ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, A DISTANCE OF 1316.78 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28;  
THENCE  $S89^{\circ}08'28''W$ , ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1326.68 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 68.135 ACRES.