



RESOLUTION NO. 18-399

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

**RESOLUTION APPROVING A PETITION FOR INCLUSION OF PROPERTY WITHIN
THE DISTRICT – CARRIAGE MEADOWS NORTH 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 Eagle Development Company for the property described in the attached Exhibit A, incorporated herein by reference; and

WHEREAS, a public hearing was held by the District on October 23, 2018; and


WHEREAS, notice of such public hearing was properly posted and was published on October 17, 2018 in the El Paso County and Fountain Valley Advertiser and News; and

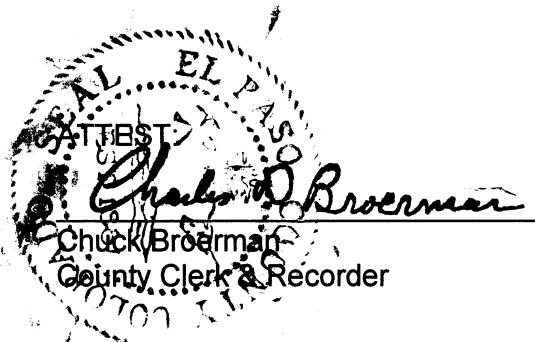
WHEREAS, at such public hearing all interested parties were given an opportunity to be heard on the petition for inclusion.

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 Eagle Development Company is hereby approved and that the property described in Exhibit A is hereby included within the boundaries of the District.

DONE THIS 25th day of October, 2018 at Colorado Springs, Colorado.

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

By: 
Darryl Glenn, President



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EXHIBIT A

BASIS OF BEARING: THE EAST-WEST CENTERLINE OF SECTION 14, T15S, R65W, OF THE 6TH P.M. EL PASO COUNTY, COLORADO AS MONUMENTED. THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 15 IS A 3.25 INCH ALUMINUM CAP STAMPED "J.R. DEVELOPERS, T15S R65W, E1/4 S15 W1/4 S14, 1986, PLS 10377" FROM WHICH THE CENTER OF SECTION 14 BEARS N89°42'02"E, 2646.02 FEET AND IS MONUMENTED BY A 3.25 IN ALUMINUM CAP STAMPED "KM, T15S R65W, S14, C1/4, 2004, LS 16109".

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15 AND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, T15S, R65W OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 21 AS DESCRIBED IN WARRANTY DEED UNDER RECEPTION NO. 214104176 IN THE RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 15, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY COLORADO;

THENCE N89°42'02"E ALONG SAID SOUTHERLY LINE, 192.66 FEET;

THENCE CONTINUING N89°42'02"E ALONG SAID SOUTHERLY LINE, 337.26 FEET TO THE NORTHWEST CORNER OF "BUFFALO CROSSING FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 212132273 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING FOUR (4) COURSES;

(1) THENCE S17°54'37"W, 372.11 FEET TO A POINT OF CURVE;

(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 915.00 FEET, A CENTRAL ANGLE OF 18°11'05", (THE CHORD OF WHICH BEARS S08°49'05"W A DISTANCE OF 289.19 FEET), AN ARC DISTANCE OF 290.41 FEET TO A POINT OF TANGENT;

(3) THENCE S00°16'28"E A DISTANCE OF 615.98 FEET;

(4) THENCE N89°56'30"E A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 211713116 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING FIVE COURSES;

(1) THENCE S00°16'28"E A DISTANCE OF 228.49 FEET TO A POINT OF CURVE;

(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 590.01 FEET, A CENTRAL ANGLE OF 30°42'13", (THE CHORD OF WHICH BEARS S15°37'34"E A DISTANCE OF 312.40 FEET), AN ARC DISTANCE OF 316.74 FEET TO A POINT OF TANGENT;

(3) THENCE S30°58'40"E ALONG SAID TANGENT 128.74 FEET TO A POINT OF CURVE;

(4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 920.00 FEET, A CENTRAL ANGLE OF 34°19'12", (THE CHORD OF WHICH BEARS S13°48'14"E A DISTANCE OF 542.87 FEET), AN ARC DISTANCE OF 551.08 FEET TO A POINT OF TANGENT;

(5) THENCE S03°20'53"W A DISTANCE OF 175.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD AS RECORDED UNDER RECEPTION NO. 207107321 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:

(1) THENCE S89°26'47"W A DISTANCE OF 308.38 FEET;

(2) THENCE N74°27'51"W A DISTANCE OF 32.48 FEET;

(3) THENCE S89°26'47"W A DISTANCE OF 183.56 FEET;

(4) THENCE N87°29'04"W A DISTANCE OF 87.83 FEET;

(5) THENCE N47°38'58"W A DISTANCE OF 61.43 FEET;

(6) THENCE N83°58'53"W A DISTANCE OF 90.63 FEET;

(7) THENCE S43°43'07"W A DISTANCE OF 49.76 FEET;

(8) THENCE N84°44'52"W A DISTANCE OF 81.43 FEET;

(9) THENCE S89°26'47"W A DISTANCE OF 678.79 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS RECORDED UNDER RECEPTION NO. 216022299 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES;

(1) THENCE N35°13'35"W A DISTANCE OF 114.30 FEET;

(2) THENCE N14°49'54"E A DISTANCE OF 298.16 FEET;

(3) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF

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12070.00 FEET, A CENTRAL ANGLE OF $01^{\circ}57'34''$, (THE CHORD OF WHICH BEARS $N13^{\circ}51'07''E$ A DISTANCE OF 412.74 FEET), AN ARC DISTANCE OF 412.76 FEET;

(4) THENCE $N14^{\circ}51'00''E$ A DISTANCE OF 109.41 FEET;

(5) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5809.75 FEET, A CENTRAL ANGLE OF $00^{\circ}58'38''$, (THE CHORD OF WHICH BEARS $N14^{\circ}21'44''E$ A DISTANCE OF 99.09 FEET), AN ARC DISTANCE OF 99.09 FEET;

(6) THENCE $N76^{\circ}07'58''W$ A DISTANCE OF 8.19 FEET;

(7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF $05^{\circ}31'33''$, (THE CHORD OF WHICH BEARS $N09^{\circ}06'53''E$ A DISTANCE OF 1163.65 FEET), AN ARC DISTANCE OF 1164.10 FEET;

THENCE $N06^{\circ}13'25''E$ A DISTANCE OF 57.38 FEET;

THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD THE FOLLOWING TWO (2) COURSES;

(1) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 12070.00 FEET, A CENTRAL ANGLE OF $01^{\circ}47'06''$, (THE CHORD OF WHICH BEARS $N05^{\circ}11'13''E$ A DISTANCE OF 376.01 FEET), AN ARC DISTANCE OF 376.02 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15;

(2) THENCE $N89^{\circ}28'36''E$ ALONG SAID NORTH LINE 6.30 FEET TO THE SOUTHWEST CORNER OF AFORESAID PARCEL NO. 21 AS DESCRIBED IN WARRANTY DEED UNDER RECEPTION NO. 214104176; THENCE $N89^{\circ}28'36''E$ ALONG THE SOUTHERLY LINE THEREOF 496.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 2,991,075 SQUARE FEET (68.666 ACRES), MORE OR LESS.