

RESOLUTION NO. 22 - 348

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

**RESOLUTION APPROVING A PETITION FOR INCLUSION OF PROPERTY WITHIN
THE DISTRICT – HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2**

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 SR Land, 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 October 4, 2022; and

WHEREAS, notice of such public hearing was properly posted and was published on September 14, 2022, September 21, 2022, and September 28, 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 SR Land, LLC is hereby approved, and that the property described in Exhibit A is hereby included within the boundaries of the District.

DONE THIS 4th day of October, 2022 at Colorado Springs, Colorado.

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

By: 
Stan VanderWerf, Chair

Chuck Broerman
10/05/2022 09:43:54 AM
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El Paso County, CO



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EXHIBIT A

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, THE EAST HALF OF SECTION 28, AND THE NORTHEAST QUARTER OF SECTION 33, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E A DISTANCE OF 2,722.69 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N11°20'29"W A DISTANCE OF 5,356.78 FEET, TO THE CORNER OF HOMESTEAD NORTH AT STERLING RANCH FILING NO 1 RECORDED UNDER RECEPTION NO. _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY LINE OF SAID STERLING RANCH FILING NO. 1, THE FOLLOWING EIGHT (8) COURSES:

1. N50°26'12"W A DISTANCE OF 365.58 FEET;
2. N39°33'48"E A DISTANCE OF 33.69 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 755.00 FEET, A CENTRAL ANGLE OF 19°32'10" AND AN ARC LENGTH OF 257.43 FEET, TO A POINT OF REVERSE CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1043.00 FEET, CENTRAL ANGLE OF 05°38'09" AND AN ARC LENGTH OF 102.59 TO A POINT OF NON-TANGENT;
5. N36°32'11"W A DISTANCE OF 65.00 FEET;
6. N50°26'12"W A DISTANCE OF 574.81 FEET;
7. S39°31'51"W A DISTANCE OF 20.92 FEET;
8. N50°28'09"W A DISTANCE OF 220.07 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. N39°33'48"E A DISTANCE OF 142.53 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N51°22'27"W, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 14°21'26" AND AN ARC LENGTH OF 207.98 FEET, TO A POINT OF NON-TANGENT COMPOUND CURVE;

3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N65°15'37"W, HAVING A RADIUS OF 774.82 FEET, A CENTRAL ANGLE OF 12°31'54" AND AN ARC LENGTH OF 169.47 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIXTEEN (16) COURSES:

1. S76°20'29"E A DISTANCE OF 275.24 FEET;
2. S11°07'11"W A DISTANCE OF 3.91 FEET;
3. S20°05'15"E A DISTANCE OF 68.42 FEET;
4. S51°17'41"E A DISTANCE OF 52.77 FEET;
5. N38°42'19"E A DISTANCE OF 130.03 FEET;
6. S51°16'53"E A DISTANCE OF 128.03 FEET;
7. S51°17'40"E A DISTANCE OF 80.48 FEET;
8. S51°18'16"E A DISTANCE OF 124.15 FEET;
9. S63°15'15"E A DISTANCE OF 10.26 FEET;
10. N39°48'59"E A DISTANCE OF 110.92 FEET;
11. N48°27'49"E A DISTANCE OF 87.13 FEET;
12. N55°58'31"E A DISTANCE OF 87.13 FEET;
13. N63°35'09"E A DISTANCE OF 87.13 FEET;
14. N71°09'48"E A DISTANCE OF 87.13 FEET;
15. N78°01'26"E A DISTANCE OF 79.85 FEET;
16. N79°18'16"E A DISTANCE OF 441.05 FEET; TO A POINT ON THE WEST LINE OF SAID SECTION 27;

THENCE ON SAID WEST LINE, S00°53'15"E A DISTANCE OF 220.84 FEET;

THENCE DEPARTING SAID WEST LINE THE FOLLOWING TWENTY TWO (22) COURSES:

1. N87°34'53"E A DISTANCE OF 73.60 FEET;
2. S04°00'08"W A DISTANCE OF 38.86 FEET;
3. S23°30'33"W A DISTANCE OF 96.02 FEET;
4. S17°58'09"W A DISTANCE OF 105.84 FEET;
5. S07°20'33"W A DISTANCE OF 248.45 FEET;
6. S27°44'47"W A DISTANCE OF 82.16 FEET;

7. S51°16'10"W A DISTANCE OF 361.44 FEET;
8. S29°35'35"W A DISTANCE OF 198.68 FEET;
9. S56°06'51"W A DISTANCE OF 68.55 FEET;
10. S51°10'06"W A DISTANCE OF 86.23 FEET;
11. S82°29'37"W A DISTANCE OF 85.63 FEET;
12. N82°52'49"W A DISTANCE OF 82.74 FEET;
13. N63°10'02"W A DISTANCE OF 59.72 FEET, TO A POINT OF NON-TANGENT CURVE;
14. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S52°33'19"W, HAVING A RADIUS OF 43.53 FEET, A CENTRAL ANGLE OF 66°07'59" AND AN ARC LENGTH OF 50.25 FEET, TO A POINT OF REVERSE CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 208.41 FEET, A CENTRAL ANGLE OF 21°27'48" AND AN ARC LENGTH OF 78.07 TO A POINT OF REVERSE CURVE;
16. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85.46 FEET, A CENTRAL ANGLE OF 85°24'40" AND AN ARC LENGTH OF 127.39 TO A POINT OF TANGENT;
17. S12°28'27"W A DISTANCE OF 90.70 FEET;
18. S87°04'53"W A DISTANCE OF 91.55 FEET;
19. S01°04'54"W A DISTANCE OF 49.42 FEET;
20. S27°12'58"W A DISTANCE OF 75.48 FEET;
21. S12°38'34"W A DISTANCE OF 55.41 FEET;
22. S19°42'21"W A DISTANCE OF 4.79 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,581,395 SQUARE FEET OR 36.3038 ACRES.