

## STERLING RANCH METROPOLITAN DISTRICT

April 1, 2021

TimberRidge Development Group, LLC c/  
o Doug Stimple  
2138 Flying Horse Club Drive  
Colorado Springs, CO 80921

RE: Water/Wastewater Service Commitment for the Retreat at TimberRidge  
Urban Lots

Dear Mr. Stimple:

Please be advised that Sterling Ranch Metropolitan District No. 1 (the "District") is willing to provide water and wastewater services to the proposed development known as the Retreat at Timber Ridge, as previously advised by letters dated January 7, 2019, and December 4, 2020, and as more particularly set out herein. The property to be served is described on the attached Exhibit A. Because the property is adjacent to the District, these services involve a logical extension of District infrastructure

This commitment is to serve 164 urban sized lots and 3 larger rural-sized lots as noted in the revised Water reports prepared by JDS-Hydro Consultants, Inc. Therefore, water service is for 167 total single-family homes, but wastewater services are for 164 single-family lots, as the 3 larger rural-sized lots will treat their own wastewater with Individual Septic Disposal Systems.

The District was formed in February 8, 2011, and has developed and continues to develop central water system and sewer facilities. The District commits to serve the urban lot water and wastewater needs of 78 lots in the Retreat at TimberRidge Filing No. 2 of 27.52 Acre-Feet of annual water supply. It is our understanding that the anticipated urban lot water and wastewater needs for the entire Retreat are as follows:

Annual Water Supply  
Average Daily Wastewater Flows  
58.95Acre-Feet 28,208 Gallons/Day

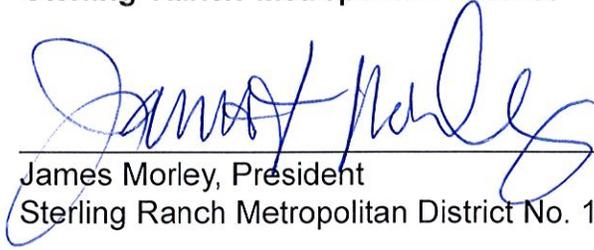
The District system includes sources of supply, treatment, storage, and water rights sufficient to supply the needs of the urban lots within the proposed Retreat at Timber Ridge residential development.

The Sterling Ranch Metropolitan District hereby commits to providing water and wastewater service to the above described development area in the volumes listed above and such commitment is consistent with that certain Intergovernmental Agreement between The Sterling Ranch Metropolitan District and The Retreat Metropolitan District, recorded December 4, 2020, in the real property records of El Paso County under reception number 220197930.

If you have any questions, please do not hesitate to contact me.

Sincerely,

**Sterling Ranch Metropolitan District**



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James Morley, President

Sterling Ranch Metropolitan District No. 1



## EXHIBIT A

619 North Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790 (719)785-0799(fax)

JOB NO. 1185.00-17  
SEPTEMBER 24, 2020  
PAGE 1 OF 3

### **LEGAL DESCRIPTION: IGA BOUNDARY**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 22, 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 EAST QUARTER 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;

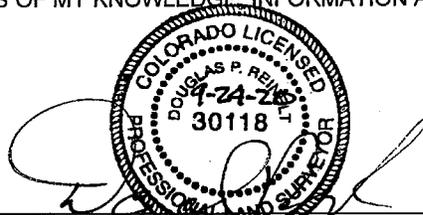
THENCE S89°08'28"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 176.41 FEET;  
THENCE N00°51'32"W, A DISTANCE OF 271.57 FEET;  
THENCE N38°51'24"W, A DISTANCE OF 132.99 FEET;  
THENCE N00°50'00"W, A DISTANCE OF 607.94 FEET;  
THENCE N90°00'00"E, A DISTANCE OF 543.99 FEET;  
THENCE N33°00'00"E, A DISTANCE OF 157.65 FEET;  
THENCE N16°00'00"E, A DISTANCE OF 294.34 FEET;  
THENCE N10°00'00"W, A DISTANCE OF 566.77 FEET;  
THENCE N26°00'00"W, A DISTANCE OF 431.96 FEET;  
THENCE N09°30'00"W, A DISTANCE OF 265.91 FEET;  
THENCE N01°21'05"W, A DISTANCE OF 72.63 FEET TO A POINT ON A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE SIXTH PRINCIPAL MERIDIAN;  
THENCE N88°38'56"E, ON SAID PARALLEL LINE A DISTANCE OF 331.70 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 219150438;  
THENCE S47°35'42"W, ON SAID WESTERLY BOUNDARY A DISTANCE OF 60.91 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 219150438 BEING A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27;  
THENCE N88°38'56"E, ON THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 219150438 AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 A DISTANCE OF 898.52 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;  
THENCE S00°54'30"E, ON THE EAST LINE OF THE NORTHWEST QUARTER AND THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 3925.63 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27;

THENCE S87°35'00"W, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 27, A DISTANCE OF 1332.78 FEET TO THE  
SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST  
QUARTER OF SECTION 27;  
THENCE N00°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 SAID POINT BEING THE POINT OF  
BEGINNING;

CONTAINING A CALCULATED AREA OF 113.256 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE  
OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND  
ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE  
BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



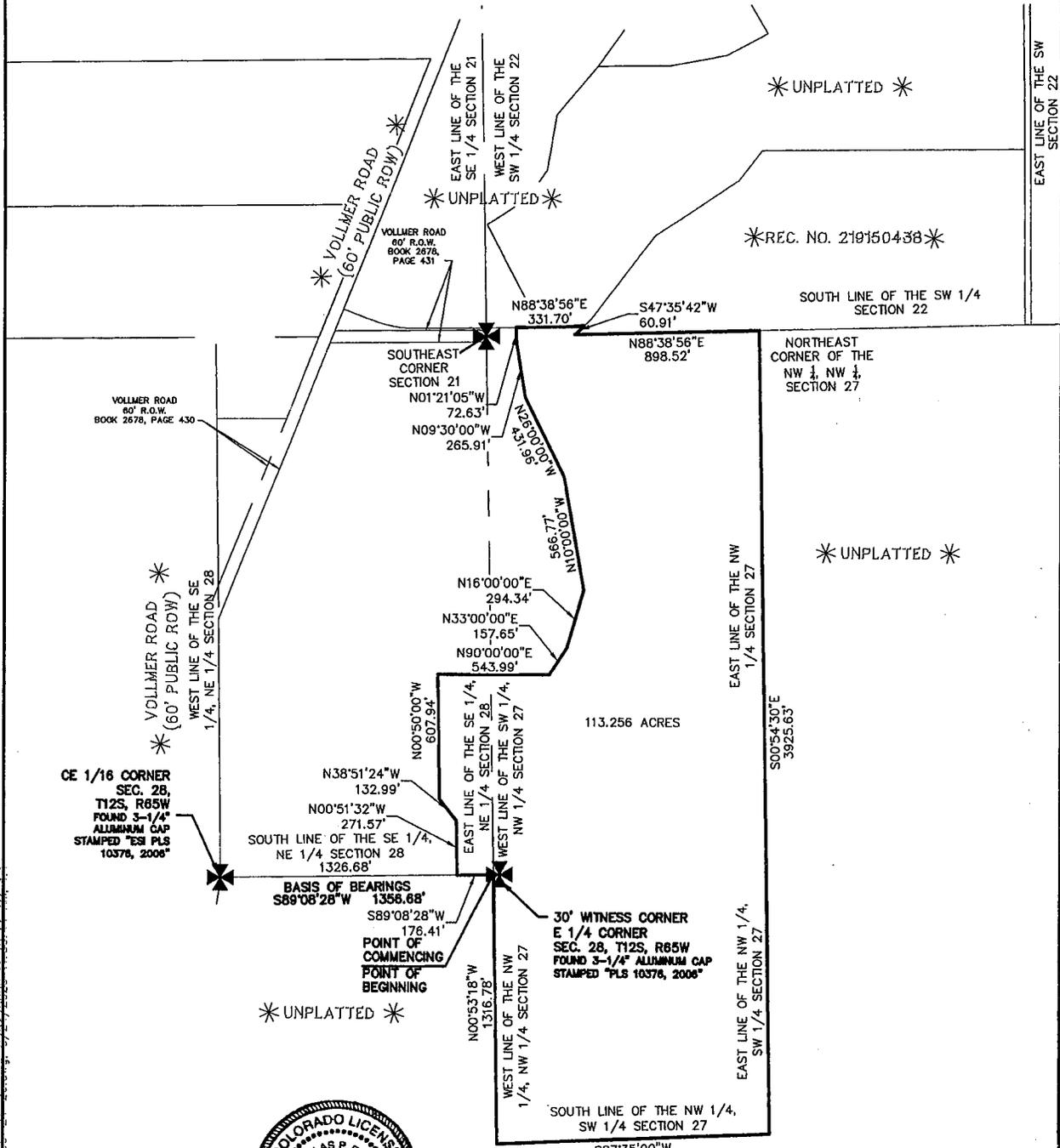
\_\_\_\_\_  
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

SEPT 24, 2020  
DATE

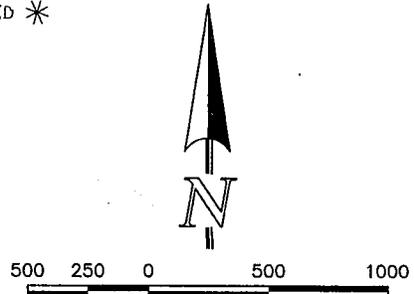


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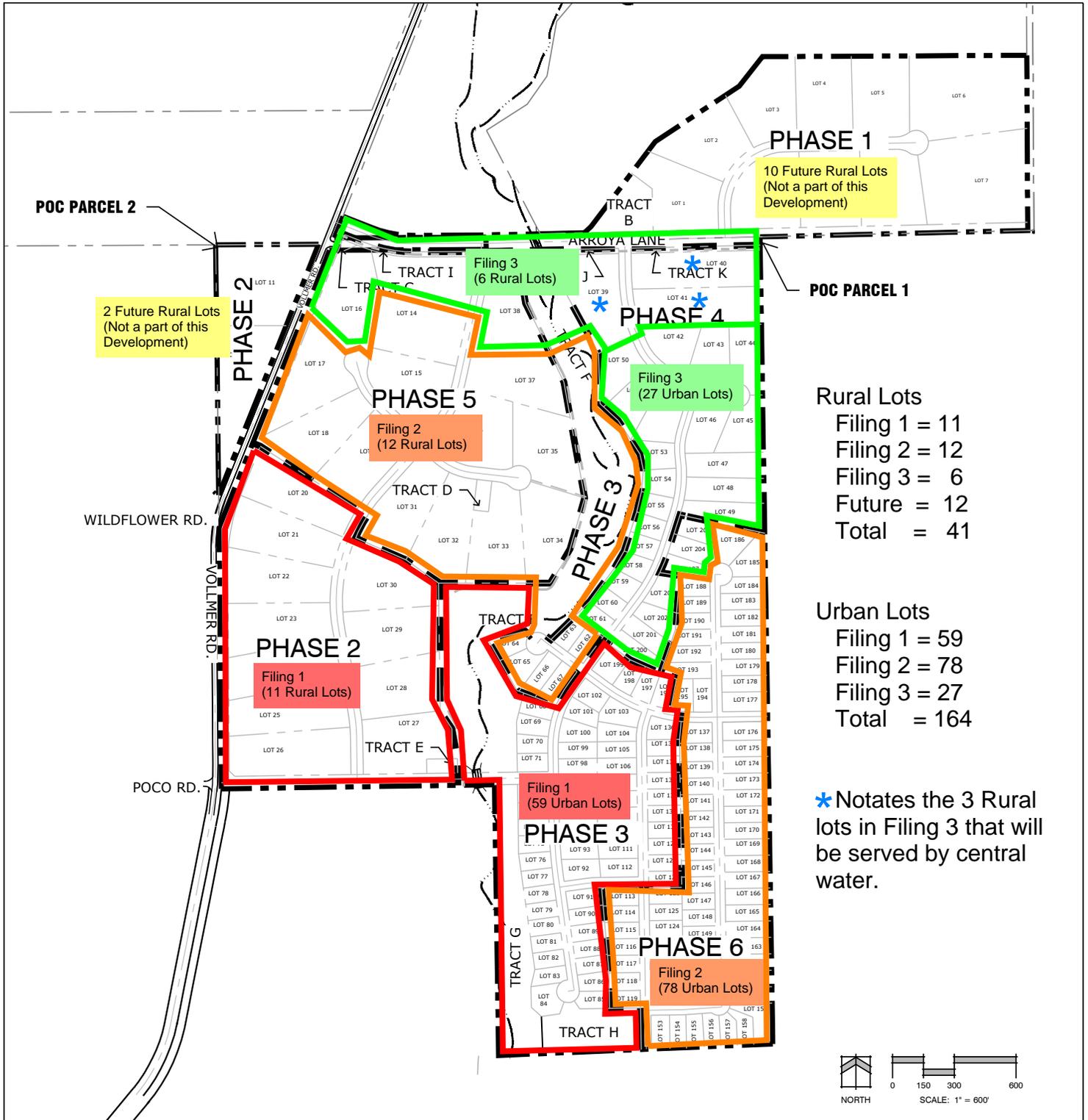
JOB NO. 1185.00-17  
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 SHEET 3 OF 3



CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.



# RETREAT AT TIMBERRIDGE OVERALL LOT PHASING EXHIBIT



PLAN TAKEN FROM APPROVED  
PRELIMINARY PLAN (SP-182)