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El Paso County, CO



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RESOLUTION NO. 22-284

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

**RESOLUTION APPROVING A PETITION FOR INCLUSION OF PROPERTY WITHIN  
EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 – THE RIDGE AT  
LORSON RANCH FILING NO. 3**

WHEREAS, pursuant to El Paso County Resolution No. 11-376 (“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 Love in Action and Lorson, LLC as Nominee for Lorson Conservation Invest 2, LLLP 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 16, 2022; and

WHEREAS, notice of such public hearing was properly posted and was published on July 27, 2022, August 3, 2022, and August 10, 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 Love in Action and Lorson, LLC as Nominee for Lorson Conservation Invest 2, LLLP is hereby approved and that the property described in Exhibit A is hereby included within the boundaries of the District.

DONE THIS 16th day of August, 2022 at Colorado Springs, Colorado.

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

By: Stan VanderWerf  
Stan VanderWerf, Chair

## EXHIBIT A

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT" AS RECORDED IN BOOK 2665 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS AND THE NORTHERLY RIGHT OF WAY LINE OF GRAYLING DRIVE AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO 1" AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N38°22'41"E ALONG SAID EASTERLY LINE, 1,158.91 FEET TO THE EAST-WEST CENTERLINE OF SECTION 13;

THENCE N89°31'44"E ALONG SAID CENTERLINE A DISTANCE OF 1,424.38 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 13;

THENCE S00°13'35"E ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 900.29 FEET;

THENCE S89°46'13"W A DISTANCE OF 294.37 FEET

THENCE N78°46'08"W A DISTANCE OF 51.17 FEET;

THENCE S88°58'20"W A DISTANCE OF 290.80 FEET;

THENCE N01°01'40"W A DISTANCE OF 54.00 FEET;

THENCE N43°58'20"E A DISTANCE OF 43.84 FEET

THENCE N01°01'40"W A DISTANCE OF 50.00 FEET;

THENCE S88°58'20"W A DISTANCE OF 250.65 FEET TO A POINT OF CURVE;

THENCE 198.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 50°35'40", THE CHORD OF 192.29 FEET BEARS S63°40'30"W TO A POINT OF TANGENT;

THENCE S38°22'41"W A DISTANCE OF 39.64 FEET;

THENCE S78°40'32"W A DISTANCE OF 45.09 FEET;

THENCE S38°22'41"W A DISTANCE OF 50.00 FEET;

THENCE S06°13'26"E A DISTANCE OF 20.17 FEET;

THENCE S38°22'41"W A DISTANCE OF 492.52 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GRAYLING DRIVE AS SHOWN ON THE AFORESAID PLAT OF "THE HILLS AT LORSON RANCH FILING NO 1";

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TEN (10) COURSES:

- 1) THENCE S83°22'41"W A DISTANCE OF 19.80 FEET;
- 2) THENCE N51°37'19"W A DISTANCE OF 94.90 FEET TO A POINT OF CURVE;
- 3) THENCE 141.30 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", THE CHORD OF 141.01 FEET BEARS N58°02'51"W TO A POINT OF TANGENT;
- 4) THENCE N64°28'23"W A DISTANCE OF 56.25 FEET;
- 5) THENCE N27°31'10"W A DISTANCE OF 33.27 FEET;
- 6) THENCE N64°28'23"W A DISTANCE OF 50.00 FEET;
- 7) THENCE S78°34'24"W A DISTANCE OF 33.27 FEET;
- 8) THENCE N64°28'23"W A DISTANCE OF 122.30 FEET TO A POINT OF CURVE;
- 9) THENCE 210.78 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE CHORD OF 210.37 FEET BEARS N58°14'52"W TO A POINT OF TANGENT;
- 10) THENCE N52°01'21"W A DISTANCE OF 85.54 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,775,306 SQUARE FEET (40.755 ACRES, MORE OR LESS).

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 | S18, 2002, RLS 31161" AND AT THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W OF THE 6th P.M. AND SECTIONS 18 AND 19, T15S, R64W OF THE 6th P.M. WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED " JR ENG LTD, T15S, R65W R64W, S13 | S18 – S24 | S19, 2002, RLS 31161" AND, SAID LINE BEARS S00°13'35"E A DISTANCE OF 2,616.98 FEET.