

OCT 13 2023

CLERK TO THE BOARD

<p>DISTRICT COURT, EL PASO COUNTY, COLORADO</p> <p>Court Address: 270 S Tejon St Colorado Springs, CO 80903</p> <p>Telephone: (719) 452-5000</p>	<p style="text-align: center;">▲ COURT USE ONLY ▲</p>
<p>PETITIONERS:</p> <p>WATERVIEW NORTH METROPOLITAN DISTRICT NOS. 1 & 2</p>	
<p>Attorneys for Petitioners:</p> <p>Names: Blair M. Dickhoner Erin K. Stutz</p> <p>Address: WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122</p> <p>Phone: (303) 858-1800 Fax: (303) 858-1801 Email: bdickhoner@wbapc.com estutz@wbapc.com</p> <p>Atty. Reg. #: 40559 54345</p>	<p>Case Number: 2023CV31849</p> <p>Division: 8</p> <p>Courtroom: _____</p>
<p>NOTICE OF FILING OF PETITION FOR ORGANIZATION PURSUANT TO § 39-1-110(1)(a), C.R.S. WATERVIEW NORTH METROPOLITAN DISTRICT NOS. 1 & 2</p>	

Pursuant to an Order of the District Court in and for El Paso County, Colorado (the “District Court”) on the 5th day of October 2023, notice is hereby given that there was filed in the District Court on the 26th day of September, 2023, a Petition for Organization of the Waterview North Metropolitan District Nos. 1 & 2 (each a “District” and collectively, the “Districts”).

Pursuant to § 39-1-110(1)(a), C.R.S., the attorneys for the Petitioner, at the direction of the Clerk of the Court, hereby notify the El Paso County Assessor, the El Paso County Board of County Commissioners and the Division of Local Government of such filing.

A legal description and map of the boundaries of the Districts are attached hereto as **Exhibit A** and incorporated herein by this reference.

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

/s/ Blair M. Dickhoner

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Erin K. Stutz, Esq., #54345

ATTORNEYS FOR THE PETITIONERS

EXHIBIT A
TO NOTICE OF FILING OF PETITION FOR ORGANIZATION
(Legal Description and Map of the Districts)

LEGAL DESCRIPTION WATERVIEW NORTH METROPOLITAN DISTRICT 1 BOUNDARY

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;

THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1404.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING THREE (3) COURSES ARE ON SAID RIGHT-OF-WAY LINE:

- 1.) THENCE S89°30'27"W A DISTANCE OF 4.28 FEET TO A POINT OF CURVE TO THE LEFT;
- 2.) THENCE ALONG SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, A DELTA ANGLE OF 15°09'41", AN ARC LENGTH OF 785.85 FEET, WHOSE LONG CHORD BEARS S81°55'37"W A DISTANCE OF 783.56 FEET;
- 3.) THENCE S74°20'46"W A DISTANCE OF 870.19 FEET;

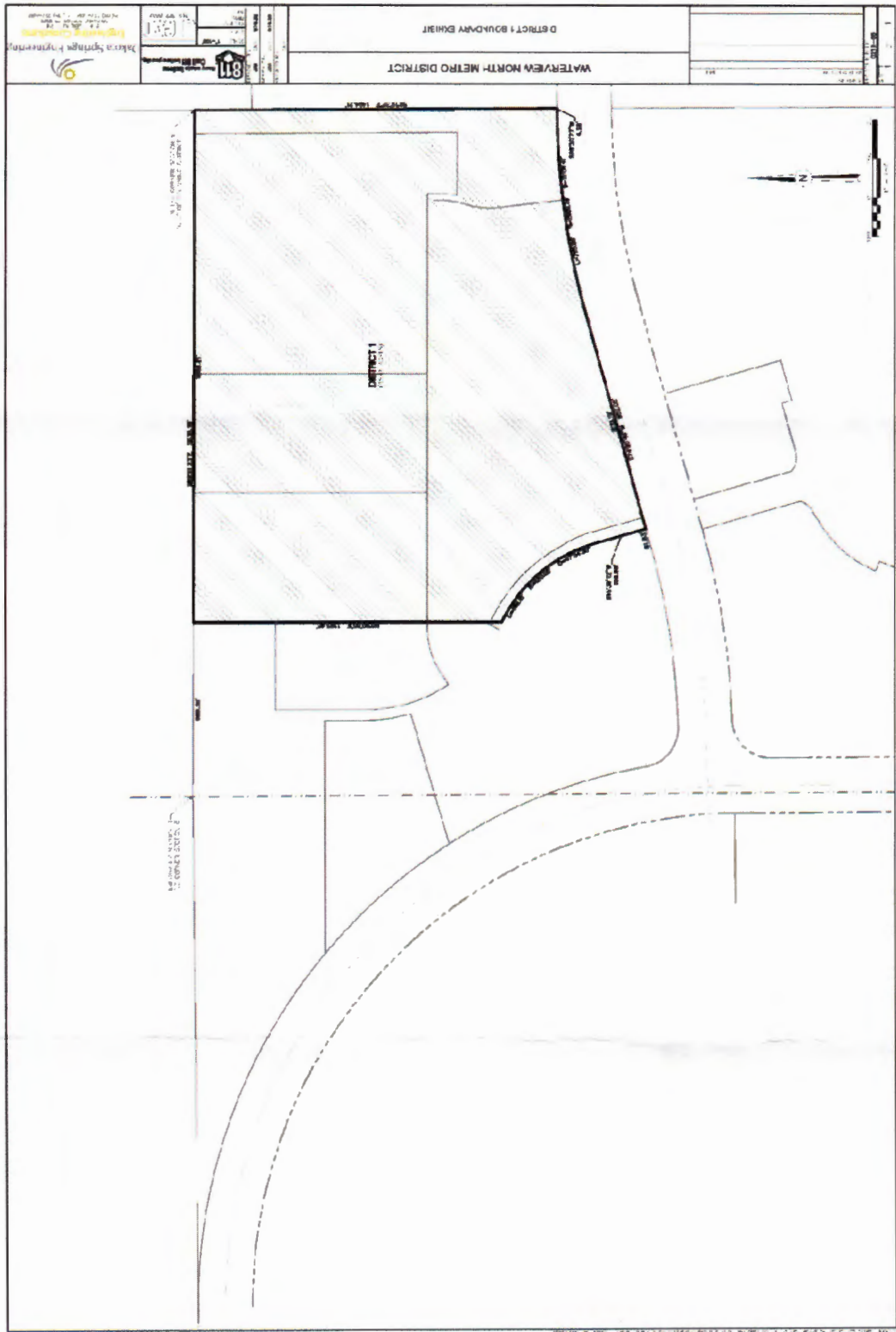
THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N15°39'12"W A DISTANCE OF 199.98 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 585.00 FEET, DELTA ANGLE OF 47°54'30", AN ARC LENGTH OF 489.15 FEET, WHOSE LONG CHORD BEARS N39°37'52"W A DISTANCE OF 475.47 FEET;

THENCE N00°00'00"E A DISTANCE OF 1195.45 FEET TO THE NORTH LINE OF SAID SECTION 9;

THENCE S89°51'23"E ALONG SAID NORTH LINE A DISTANCE OF 1966.81 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,979,986 SQUARE FEET OR 68.41 ACRES MORE OR LESS.



LEGAL DESCRIPTION WATERVIEW NORTH METROPOLITAN DISTRICT 2 BOUNDARY

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID SECTION 9;

THENCE S89°51'23"E ON THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 669.38 FEET;

THENCE DEPARTING SAID NORTH LINE OF, S00°00'00"E A DISTANCE OF 1195.45 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 585.00 FEET. A DELTA ANGLE OF 47°55'05". AN ARC LENGTH OF 489.255 FEET, WHOSE LONG CHORD BEARS S39°36'27"E A DISTANCE OF 475.03 FEET;

THENCE S15°39'12"E A DISTANCE OF 199.98 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FIVE (5) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21):

- 1) THENCE S74°20'46"W A DISTANCE OF 81.83 FEET TO A POINT OF CURVE TO THE RIGHT;
- 2) THENCE ON SAID CURVE. HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 625.44 FEET, A DELTA ANGLE OF 12°59'05". WHOSE LONG CHORD BEARS S80°50'19"W A DISTANCE OF 624.10 FEET;
- 3) THENCE S87°19'50"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;
- 4) THENCE ON SAID CURVE. HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'18". WHOSE LONG CHORD BEARS N51°18'31"W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
- 5) THENCE ON SAID CURVE. HAVING A RADIUS OF 2105.00 FEET: AN ARC LENGTH OF 2947.68 FEET, A DELTA ANGLE OF 80°13'57", WHOSE LONG CHORD BEARS N50°03'51"W A DISTANCE OF 2712.68 FEET TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 8;

THENCE N89°34'04"E A DISTANCE OF 1967.80 FEET TO POINT OF BEGINNING

PARCEL CONTAINS 2,095,942 SQUARE FEET OR 48.12 ACRES MORE OR LESS.

