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El Paso County, CO



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**RESOLUTION NO. 20- 170**

**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 – LORSON RANCH  
EAST FILING NO. 4**

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 Lorson LLC as nominee for Murray Fountain, LLC and Eagle Development Corp. for the property described in the attached Exhibit A, incorporated herein by reference; and

WHEREAS, a public hearing was held by the District on May 5, 2020; and

WHEREAS, notice of such public hearing was properly posted and was published on April 15, 2020, April 22, 2020, and April 29, 2020 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 Lorson LLC as nominee for Murray Fountain LLC and Eagle Development Corp. is hereby approved and that the property described in Exhibit A is hereby included within the boundaries of the District.

DONE THIS 5<sup>th</sup> day of May, 2020 at Colorado Springs, Colorado.

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

By:   
Mark Waller, Chair

## EXHIBIT A

**BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) SECTION 23, MONUMENTED AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER BY A 3.25 INCH ALUMINUM CAP STAMPED "T15S R65W S14 S13 S23 S24 LS 16109" AND AT THE SOUTHEAST CORNER OF SAID NORTHEAST CORNER BY A 3.25 INCH ALUMINUM CAP STAMPED "T15S R65W 1/4 COR S23 S24 PLS 31161", THE LINE IS ASSUMED TO BEAR S00°57'42"E, 2638.33 FEET;**

**LEGAL DESCRIPTION:**

**PARCEL A**

**A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, AND IN THE NORTHWEST QUARTER (NW 1/4) SECTION 24, TOWNSHIP 15 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 23 AND 24;  
THENCE N27°00'27"E, 1937.26 FEET TO THE NORTHWEST LINE OF THAT CERTAIN 100 FOOT WIDE ELECTRICAL EASEMENT DESCRIBED IN BOOK 2665 AT PAGE 715 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND THE NORTHEAST CORNER OF LORSON BOULEVARD AS PLATTED IN "LORSON RANCH EAST FILING NO. 1" UNDER RECEPTION NO. \_\_\_\_\_ IN THE EL PASO COUNTY RECORDS, BEING THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION;**

**THENCE ALONG THE EASTERLY BOUNDARY OF SAID "LORSON RANCH EAST FILING NO. 1" THE FOLLOWING TWENTY-ONE (21) COURSES;**

- 1) **THENCE S89°35'58"W ALONG THE NORTH RIGHT-OF-WAY LINE OF LORSON BOULEVARD 64.03 FEET;**
- 2) **THENCE N33°38'32"W A DISTANCE OF 36.48 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 60 FOOT WIDE LAMPREY DRIVE AS PLATTED IN AFORESAID "LORSON RANCH FILING NO. 1";**
- 3) **THENCE N00°24'02"W ALONG SAID LINE 589.11 FEET;**
- 4) **THENCE N38°14'24"E A DISTANCE OF 32.03 FEET;**
- 5) **THENCE N00°24'02"W A DISTANCE OF 50.00 FEET;**
- 6) **THENCE N39°00'02"W A DISTANCE OF 32.06 FEET;**
- 7) **THENCE N00°24'02"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAMPREY DRIVE 339.66 FEET;**
- 8) **THENCE N37°56'32"E A DISTANCE OF 32.24 FEET;**
- 9) **THENCE N00°23'49"W A DISTANCE OF 50.00 FEET;**
- 10) **THENCE N38°57'34"W A DISTANCE OF 32.09 FEET;**
- 11) **THENCE N00°24'02"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAMPREY DRIVE 309.91 FEET;**
- 12) **THENCE N03°59'22"E A DISTANCE OF 60.18 FEET;**
- 13) **THENCE N00°42'26"W A DISTANCE OF 206.65 FEET;**
- 14) **THENCE N49°44'55"E A DISTANCE OF 63.21 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD AS PLATTED IN AFORESAID "LORSON RANCH FILING NO. 1";**
- 15) **THENCE N79°04'57"E ALONG SAID LINE 43.60 FEET;**
- 16) **THENCE N89°35'58"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD, 299.70 FEET TO A POINT OF CURVE;**
  
- 17) **THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1434.92 FEET, A CENTRAL ANGLE OF 19°23'49", (THE LONG CHORD OF WHICH BEARS S80°42'08"E A DISTANCE OF 483.46 FEET), AN ARC DISTANCE OF 485.78 FEET TO A POINT OF TANGENT;**
- 18) **THENCE S71°00'13"E ALONG SAID TANGENT 377.73 FEET;**
- 19) **THENCE S70°01'19"E A DISTANCE OF 50.01 FEET;**
- 20) **THENCE N64°26'39"E A DISTANCE OF 28.50 FEET;**
- 21) **THENCE S70°06'29"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FONTAINE BOULEVARD 38.89 FEET TO THE NORTHWEST LINE OF AFORESAID 100 FOOT WIDE ELECTRICAL EASEMENT DESCRIBED IN BOOK**

2665 AT PAGE 715;

THENCE S38°22'41"W ALONG SAID LINE 447.40 FEET TO THE EASTERLY CORNER OF THAT PARCEL CONVEYED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION UNDER RECEPTION NO. 206041590 IN THE EL PASO COUNTY RECORDS; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES;

- 1) THENCE N51°37'19"W A DISTANCE OF 295.16 FEET;
- 2) THENCE S38°22'41"W A DISTANCE OF 295.16 FEET;
- 3) THENCE S51°37'19"E A DISTANCE OF 295.16 FEET TO THE AFORESAID NORTHWEST LINE OF SAID 100 FOOT WIDE ELECTRICAL EASEMENT;

THENCE S38°22'41"W ALONG SAID LINE 1257.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 28.193 ACRES MORE OR LESS.

**PARCEL B**

A PARCEL OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, AND IN THE NORTHWEST QUARTER (NW 1/4) SECTION 24, TOWNSHIP 15 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 23 AND 24;

THENCE N28°47'34"W, 414.39 FEET TO THE NORTHWESTERLY LINE OF THAT CERTAIN 100 FOOT WIDE ELECTRICAL EASEMENT DESCRIBED IN BOOK 2665 AT PAGE 715 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 11°45'40", (THE LONG CHORD OF WHICH BEARS N58°05'27"W A DISTANCE OF 159.83 FEET), AN ARC DISTANCE OF 160.11 FEET TO A POINT OF TANGENCY.

THENCE N52°12'37"W A DISTANCE OF 365.17 FEET TO A POINT OF CURVE.

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 51°48'35", (THE LONG CHORD OF WHICH BEARS N26°18'20"W A DISTANCE OF 519.88 FEET), AN ARC DISTANCE OF 538.03 FEET, TO A POINT OF TANGENCY.

THENCE N00°24'02"W A DISTANCE OF 429.71 FEET TO A POINT ON THE SOUTH LINE OF LORSON BOULEVARD AS PLATTED IN "LORSON RANCH EAST FILING NO. 1" UNDER RECEPTION NO. \_\_\_\_\_ IN THE EL PASO COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID LORSON BOULEVARD THE FOLLOWING EIGHT (8) COURSES;

- 1) THENCE N89°35'58"E A DISTANCE OF 60.00 FEET;
- 2) THENCE N00°24'02"W A DISTANCE OF 41.57 FEET;
- 3) THENCE N51°38'32"E A DISTANCE OF 49.80 FEET;
- 4) THENCE N89°35'58"E A DISTANCE OF 924.41 FEET;
- 5) THENCE S52°06'10"E A DISTANCE OF 32.27 FEET;
- 6) THENCE N89°35'58"E A DISTANCE OF 50.00 FEET;
- 7) THENCE N50°57'37"E A DISTANCE OF 32.03 FEET;
- 8) THENCE N89°35'58"E A DISTANCE OF 554.18 FEET TO THE NORTHWESTERLY LINE OF AFORESAID 100 FOOT WIDE ELECTRICAL EASEMENT;

THENCE S38°22'41"W, ALONG SAID NORTHWESTERLY LINE, 1642.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 30.278 ACRES MORE OR LESS.