

DISTRICT COURT, EL PASO COUNTY, COLORADO						
Court Address: 270 S. TEJON, COLORADO SPRINGS, CO, 80903						
In the Matter of: SANDS METROPOLITAN DISTRICT NO 4	<table border="1"> <tr> <td>DATE FILED: April 7, 2022 11:11 AM</td> </tr> <tr> <td>CASE NUMBER: 2016CV32748</td> </tr> <tr> <td align="center">△ COURT USE ONLY △</td> </tr> <tr> <td>Case Number: 2016CV32748</td> </tr> <tr> <td>Division: 3 Courtroom:</td> </tr> </table>	DATE FILED: April 7, 2022 11:11 AM	CASE NUMBER: 2016CV32748	△ COURT USE ONLY △	Case Number: 2016CV32748	Division: 3 Courtroom:
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Case Number: 2016CV32748						
Division: 3 Courtroom:						
Order: Proposed Order for Inclusion of Property						

The motion/proposed order attached hereto: GRANTED.

Issue Date: 4/7/2022



THOMAS KELLY KANE
District Court Judge

DISTRICT COURT, EL PASO COUNTY, COLORADO El Paso County Judicial Building 270 South Tejon Street, P.O. Box 2980 Colorado Springs, Colorado 80903	▲COURT USE ONLY▲
IN RE THE MATTER OF THE SANDS METROPOLITAN DISTRICT NO. 4	
By the Court	Case Number: 16CV32748 Division: 3
ORDER FOR INCLUSION OF PROPERTY	

THIS MATTER having come before the Court and the Court having examined the motion and certified copy of resolution, with attached petition and affidavit of publication of notice of hearing on petition, on file in this proceeding:

IT IS ORDERED:

That pursuant to Section 32-1-401(1)(c)(I), C.R.S., as amended, the land and property described below shall be, and is hereby included within the boundaries of The Sands Metropolitan District No. 4.

The names and address of the owners and the legal description of said property to be included within the boundaries of the District are as follows:

Petitioners: Eagle Development Company, Babcock Land Corp., and Lorson South Land Corp.
 Address: 212 N. Wahsatch Ave., Ste. 301, Colorado Springs, CO 80903
 Legal Description: See attached **Exhibit 1**.

DONE this _____ day of _____, 2022.

BY THE COURT:

 JUDGE

EXHIBIT 1

Legal Description for Inclusion Area for Sands Metropolitan District No. 4

DBC

Drexel, Barrell & Co.
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3 South 7th St. • Colorado Springs, CO 80905 • 719-260-0887 • 719-260-8352 fax
710 11th Street, Suite L-45, Greeley, CO 80631 • 970-351-0645

DBC Project: 21187-01

JANUARY 6, 2022

LEGAL DESCRIPTION - SANDS METROPOLITAN DISTRICT 4 INCLUSION AREA (RESIDENTIAL DISTRICT)

A PARCEL OF LAND BEING THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT UNDER RECEPTION NUMBER 220210591, IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED WITHIN THE EAST HALF OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, CHATEAU AT ANTELOPE RIDGE FILING NO. 2, AS SHOWN ON THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 202192387, OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE AND CONSIDERING THE SOUTH LINE OF SAID LOT 1, AS SHOWN ON SAID PLAT, TO BEAR N89°56'53"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE THE FOLLOWING TEN (10) COURSES ALONG THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO. 2:

1. N89°56'53"E, 670.94 FEET;
2. S77°13'21"W, 296.79 FEET;
3. S14°41'09"E, 81.11 FEET;
4. S77°39'54"E, 397.87 FEET;
5. N63°24'07"E, 97.95 FEET;
6. N47°01'52"E, 173.02 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIAL LINE BEARS S26°27'56"E, 50.64 FEET;
7. 54.06 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 50.64 FEET, A CENTRAL ANGLE OF 61°10'00", AND BEING SUBTENDED BY A CHORD THAT BEARS S85°52'56"E, 51.53 FEET;
8. S50°34'05"E, 287.41 FEET;
9. N03°10'04"W, 254.58 FEET;
10. N89°56'53"E, 70.30 FEET;

THENCE N89°24'24"E, 58.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 209071394 OF THE RECORDS OF EL PASO COUNTY; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE SAID WEST RIGHT-OF-WAY LINE:

1. S00°36'10"E, 53.57 FEET TO A POINT OF CURVE TO THE RIGHT;
2. 460.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 7920.00 FEET, A CENTRAL ANGLE OF 03°20'02", AND BEING SUBTENDED BY A CHORD THAT BEARS S01°03'51"W, 460.76 FEET;
3. S02°43'52"W, 207.46 FEET TO A POINT OF CURVE TO THE LEFT;
4. 447.12 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 8580.00 FEET, CENTRAL ANGLE OF 02°59'09" AND BEING SUBTENDED BY A CHORD THAT BEARS S01°14'18"W, 447.07 FEET;
5. S00°15'17"E, 553.34 FEET;

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THENCE S89°45'06"W, 150.34 FEET; THENCE S00°14'54"E, 33.28 FEET; THENCE N90°00'00"W, 125.29 FEET TO A POINT OF CURVE TO THE LEFT; THENCE 169.67 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 20°27'58" AND BEING SUBTENDED BY A CHORD THAT BEARS S79°46'01"W, 168.77 FEET; THENCE 264.28 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 20°27'45" AND BEING SUBTENDED BY A CHORD THAT BEARS S79°45'54"W, 262.88 FEET; THENCE S89°59'46"W, 177.94 FEET, TO THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE:

1. N00°00'18"W, 202.36 FEET TO A POINT OF CURVE TO THE LEFT;
2. 762.65 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE; SAID ARC HAVING A RADIUS OF 1280.00 FEET, A CENTRAL ANGLE OF 34°08'17" AND BEING SUBTENDED BY A CHORD THAT BEARS N17°04'26"W, 751.42 FEET;
3. 928.37 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 34°05'50" AND BEING SUBTENDED BY A CHORD THAT BEARS N17°05'40"W, 914.73 FEET;
4. N00°09'38"W, 35.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS AN AREA OF 42.8165 ACRES (1,865,088 SQUARE FEET) OF LAND, MORE OR LESS.

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

JOHN C. DAY PLS 29413
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.
3 SOUTH 7TH STREET
COLORADO SPRINGS, COLORADO 80905
719-260-0887

