

file

SF 19.15

RESOLUTION NO. 20- 220

EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3,
EL PASO COUNTY, COLORADO

**RESOLUTION APPROVING A PETITION FOR INCLUSION OF PROPERTY WITHIN
EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 – FOREST LAKES
FILING NO. 5**

WHEREAS, pursuant to El Paso County Resolution No. 11-378 ("Organizing Resolution"), El Paso County Public Improvement District No. 3, 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 Forest Lakes Residential Development No. 2, LLC for the property described in the attached Exhibit A, incorporated herein by reference; and

WHEREAS, a public hearing was held by the District on June 16, 2020; and

WHEREAS, notice of such public hearing was properly posted and was published on May 27, 2020, June 3, 2020, and June 10, 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. 3, El Paso County, Colorado that the petition for inclusion submitted by Forest Lakes Residential Development No. 2, LLC 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 June, 2020 at Colorado Springs, Colorado.

BOARD OF DIRECTORS, EL PASO COUNTY
PUBLIC IMPROVEMENT DISTRICT NO. 3

By: 
Mark Waller, Chair

Chuck Broerman
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El Paso County, CO

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EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 4 REBAR AND RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 19586" ASSUMED TO BEAR N89°29'26"E, A DISTANCE OF 3103.31 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF FOREST LAKES DRIVE AS PLATTED IN FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407 RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING A POINT ON CURVE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID FOREST LAKES DRIVE, THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S16°10'29"W, HAVING A DELTA OF 12°23'40", A RADIUS OF 220.00 FEET AND A DISTANCE OF 47.59 FEET TO A POINT OF REVERSE CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 15°25'25", A RADIUS OF 355.00 FEET AND A DISTANCE OF 95.56 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N03°22'58"W, HAVING A DELTA OF 44°10'32", A RADIUS OF 277.00 FEET AND A DISTANCE OF 213.57 FEET TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 00°51'09", A RADIUS OF 223.00 FEET AND A DISTANCE OF 3.32 FEET TO A POINT ON CURVE;

THENCE S39°56'26"W, A DISTANCE OF 130.00 FEET;
THENCE N80°58'21"W, A DISTANCE OF 65.91 FEET;
THENCE N66°55'20"W, A DISTANCE OF 70.00 FEET;
THENCE N68°26'22"W, A DISTANCE OF 65.83 FEET;
THENCE N78°27'13"W, A DISTANCE OF 63.25 FEET;
THENCE N82°34'46"W, A DISTANCE OF 140.00 FEET;
THENCE N74°26'58"W, A DISTANCE OF 70.71 FEET;
THENCE N82°34'46"W, A DISTANCE OF 140.00 FEET;
THENCE N79°22'05"W, A DISTANCE OF 89.26 FEET;
THENCE N80°45'58"W, A DISTANCE OF 80.95 FEET;
THENCE N72°39'38"W, A DISTANCE OF 87.89 FEET;
THENCE N63°44'20"W, A DISTANCE OF 87.89 FEET;
THENCE N58°46'47"W, A DISTANCE OF 83.08 FEET;
THENCE N60°03'46"W, A DISTANCE OF 80.62 FEET;
THENCE N52°56'16"W, A DISTANCE OF 140.00 FEET;
THENCE N50°49'54"W, A DISTANCE OF 86.84 FEET;
THENCE N37°27'32"W, A DISTANCE OF 106.40 FEET;
THENCE N21°35'34"W, A DISTANCE OF 119.75 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N15°01'18"W, HAVING A DELTA OF 00°44'01", A RADIUS OF 3045.00 FEET AND A DISTANCE OF 39.13 FEET TO A POINT ON CURVE;

THENCE N14°17'53"W, A DISTANCE OF 90.00 FEET;
THENCE N14°22'43"W, A DISTANCE OF 180.00 FEET;
THENCE N74°54'03"E, A DISTANCE OF 79.46 FEET;
THENCE N73°15'37"E, A DISTANCE OF 79.43 FEET;

THENCE N71°35'22"E, A DISTANCE OF 82.41 FEET;
THENCE S19°15'40"E, A DISTANCE OF 195.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N19°15'40"W, HAVING A DELTA OF 05°11'19", A RADIUS OF 2970.00 FEET AND A DISTANCE OF 268.96 FEET TO A POINT OF REVERSE CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 68°49'01", A RADIUS OF 610.00 FEET AND A DISTANCE OF 732.66 FEET TO A POINT OF REVERSE CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 44°35'14", A RADIUS OF 170.00 FEET AND A DISTANCE OF 132.29 FEET TO A POINT OF TANGENT;
THENCE N89°46'48"E, A DISTANCE OF 183.07 FEET TO A POINT ON THE BOUNDARY OF SAID FOREST LAKES FILING NO. 1;

THENCE ON SAID BOUNDARY, THE FOLLOWING (8) EIGHT COURSES:

1. CONTINUING N89°46'48"E, A DISTANCE OF 30.97 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 72°40'04", A RADIUS OF 70.00 FEET AND A DISTANCE OF 88.78 FEET TO A POINT OF TANGENT;
3. N17°06'44"E, A DISTANCE OF 29.40 FEET;
4. S72°53'16"E, A DISTANCE OF 60.00 FEET;
5. S17°06'44"W, A DISTANCE OF 29.40 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 46°47'45", A RADIUS OF 130.00 FEET AND A DISTANCE OF 106.18 FEET TO A POINT ON CURVE
7. S26°02'29"E, A DISTANCE OF 239.56 FEET;
8. S16°10'29"W, A DISTANCE OF 383.49 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 24.251 ACRES.