



RESOLUTION NO. 22- 283

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. 2**

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 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 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 A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WALLEYE 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 ALONG SAID EASTERLY LINE THE FOLLOWING SIX (6) COURSES:

- 1) THENCE N18°59'47"E A DISTANCE OF 567.87 FEET;
- 2) THENCE N61°35'11"E A DISTANCE OF 30.06 FEET;
- 3) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- 4) THENCE N23°47'26"W A DISTANCE OF 29.39 FEET TO A NON-TANGENT CURVE;
- 5) THENCE 267.95 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 868.00 FEET, A CENTRAL ANGLE OF 17°41'14", THE CHORD OF 266.89 FEET BEARS N29°32'04"E TO A POINT OF TANGENT;
- 6) THENCE N38°22'41"E A DISTANCE OF 159.73 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 TWO (2) COURSES:

- 1) THENCE N51°37'19"W A DISTANCE OF 62.00 FEET;
- 2) THENCE S83°22'41"W A DISTANCE OF 14.14 FEET;

THENCE N38°22'41"E A DISTANCE OF 492.52 FEET;  
THENCE N06°13'26"W A DISTANCE OF 20.17 FEET;  
THENCE N38°22'41"E A DISTANCE OF 50.00 FEET;  
THENCE N78°40'32"E A DISTANCE OF 45.09 FEET;  
THENCE N38°22'41"E A DISTANCE OF 39.64 FEET TO A POINT OF CURVE;  
THENCE 198.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 50°35'40", THE CHORD OF 192.29 FEET BEARS N63°40'30"W TO A POINT OF TANGENT;  
THENCE N88°58'20"E A DISTANCE OF 250.65 FEET;  
THENCE S01°01'40"E A DISTANCE OF 50.00 FEET;  
THENCE S43°58'20"W A DISTANCE OF 43.84 FEET  
THENCE S01°01'40"E A DISTANCE OF 54.00 FEET;  
THENCE N88°58'20"E A DISTANCE OF 290.80 FEET;  
THENCE S78°46'08"E A DISTANCE OF 51.17 FEET;  
THENCE N89°46'13"E A DISTANCE OF 294.37 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13;  
THENCE S00°13'35"E ALONG SAID EAST LINE A DISTANCE OF 1,625.20 FEET;  
THENCE S88°58'20"W A DISTANCE OF 289.60 FEET;  
THENCE N01°01'40"W A DISTANCE OF 20.00 FEET;  
THENCE S88°58'20"W A DISTANCE OF 457.00 FEET;  
THENCE N46°01'40"W A DISTANCE OF 7.07 FEET;  
THENCE S88°58'20"W A DISTANCE OF 50.00 FEET;  
THENCE S43°58'20"W A DISTANCE OF 7.07 FEET;  
THENCE S88°58'20"W A DISTANCE OF 260.16 FEET TO A POINT OF CURVE;  
THENCE 501.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,434.73 FEET, A CENTRAL ANGLE OF 20°01'27", THE CHORD OF 498.87 FEET BEARS N81°00'56"W TO A POINT OF TANGENT;  
THENCE N71°00'13"W A DISTANCE OF 278.84 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,522,047 SQUARE FEET (57.898 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.