

RESOLUTION NO. 28-19

A RESOLUTION OF THE CITY OF COLORADO SPRINGS
AUTHORIZING THE INCLUSION OF CERTAIN REAL
PROPERTY WITHIN PEAK METROPOLITAN DISTRICT NO.
2 AND AUTHORIZING THE EXECUTION AND DELIVERY OF
ALL DOCUMENTS IN CONNECTION THEREWITH

WHEREAS, City Council of the City of Colorado Springs (“**City Council**”) approved the Consolidated Service Plan for Peak Metropolitan District Nos. 1, 2, and 3 (the “**Service Plan**”) pursuant to Resolution No. 95-18 adopted on August 28, 2018; and

WHEREAS, Peak Metropolitan District Nos, 1, 2, and 3 (the “**Districts**”) are anticipated to serve the “Peak Innovation Park” at the City of Colorado Springs Airport in accordance with the Service Plan; and

WHEREAS, the Districts are authorized to include property within and from their respective boundaries and have the authority to provide services to areas located within and without the Service Area (as defined in the Service Plan) pursuant to C.R.S. §§ 32-1-401, *et seq.*; and

WHEREAS, the City of Colorado Springs, by and through its enterprise, the Colorado Springs Municipal Airport (collectively the “**City**”) is the fee owner of certain real property described and depicted on the plat known as COLORADO SPRINGS AIRPORT FILING NO. 1C *A Colorado Springs Airport Filing No. 1C, a Replat of Lot 2, Colorado Springs Airport Filing No. 1, Located In A Portion of Sections 4, 5 and 6 of Township 15 South, Range 65 West, All Of The 6th Principal Meridian, Located In The City Of Colorado Springs, County of El Paso, State of Colorado* recorded January 31, 2019, Reception No. 219714274 (the “**Replat**”).

WHEREAS, Lot 1 of the Replat, consisting of approximately 18.74 acres of land, is located within the Service Area of the Districts and the City desires to include Lot 1 into the boundaries of Peak Metropolitan District No. 2 (“**District No. 2**”), said Lot 1 being more particularly described in **EXHIBIT A** attached hereto; and

WHEREAS, Tract A of the Replat, consisting of approximately .183 acres of land, is located within the Service Area of the Districts and the City desires to include Tract A into the boundaries of District No. 2, said Tract A being more particularly described in **EXHIBIT A** attached hereto; and

WHEREAS, the City desires to petition District No. 2 to include Lot 1 and Tract A of the Replat (collectively, the “**Property**”) into District No. 2’s boundaries pursuant to a Petition to for Inclusion, substantially in the form attached hereto as **EXHIBIT B** (the “**Petition for Inclusion**”).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The above and foregoing recitals are incorporated herein by reference and are adopted as finding and determination of the City Council.

Section 2. The City Council of the City of Colorado Springs, as the owner of the Property, hereby desires the inclusion of the Property into the boundaries of District No. 2 and authorizes the execution and delivery of the Petition for Inclusion and all documents in connection therewith.

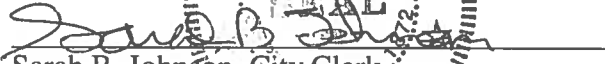
Section 3. This Resolution shall be in full force and effect immediately upon its adoption.

DATED at Colorado Springs, Colorado this 12th day of February, 2019.



Council President

ATTEST:



Sarah B. Johnson, City Clerk




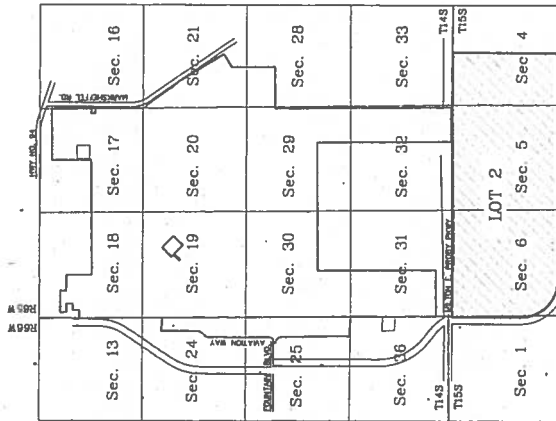
EXHIBIT A

(Resolution)

LEGAL DESCRIPTION AND DEPICTION OF PROPERTY

COLORADO SPRINGS AIRPORT FILING NO. 1C

A REPLAT OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1,
 LOCATED IN A PORTION OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 15 SOUTH, RANGE 65 WEST, ALL OF THE 6th PRINCIPAL MERIDIAN,
 LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP
 NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:
 THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, ON BEHALF OF ITS SUPERVISORS, COLORADO SPRINGS AIRPORT, ACTING BY AND THROUGH ITS SUPERVISORS, HEREBY CERTIFIES THAT THE FOLLOWING DESCRIBED PROPERTY IS NOT:

LEGAL DESCRIPTION:
 LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1 AS RECORDED IN RECEPTION NO. 201028278 OF THE RECORDS OF EL PASO COUNTY
 CONTAINS 158,333 ACRES, MORE OR LESS.

SURVEY NOTES

1. MEASUREMENTS WERE MADE ON THE WESTERN LINE OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1, AS BEARING NORTH 74° 15' 10" W, 118.97' AT THE CORNER OF SEC. 18, T15S, R65W, AND A FOUND 3-1/2" ALUM CAP AT THE SW CORNER OF SEC. 18, T15S, R65W.
2. THE PROPERTY LIES WITHIN ZONE 5, AREA 2 OF FLOOD INSURANCE INFORMATION OBTAINED FROM FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 1580007.
3. SET TO BEAR WITH A 1" ALUMINUM CAP BEARING "POLARIS PLS 27807" FLUSH WITH THE GROUND AT ALL EXTERIOR CORNERS, UNLESS OTHERWISE NOTED.
4. LOCAL LOTS SHOW NEIGHOR ARE US SURVEY TECH.
5. THE APPROVAL OF THIS REPLAT VOUCHES FOR THE ACCURACY OF THE SURVEY AND CONVEYS TO THE PUBLIC THE SURVEYOR'S BELIEF THAT THE SURVEY IS CORRECT AND THAT THE PUBLIC INTERESTS IN THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, WILL BE PROMOTED BY THE REPLAT.
6. THE APPROVAL OF THIS REPLAT VOUCHES FOR THE ACCURACY OF THE SURVEY AND CONVEYS TO THE PUBLIC THE SURVEYOR'S BELIEF THAT THE SURVEY IS CORRECT AND THAT THE PUBLIC INTERESTS IN THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, WILL BE PROMOTED BY THE REPLAT.
7. THE WORK COMPLETED ON JANUARY 7, 2018.
8. THE ANALYSIS AND REPORT CONDUCTED HEREIN FOR PUBLIC UTILITIES PURPOSES SHALL BE CONSIDERED A PUBLIC UTILITY SUBJECT TO THESE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 201028278 OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL OTHER RECORDS AND INSTRUMENTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY SPECIFIED HEREIN SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
9. PLAT DATE OF PREPARATION: OCTOBER 20, 2018.
10. PROPOSED PUBLIC IMPROVEMENTS (PI) AS DESCRIBED ON THIS PLAT, ARE CONSIDERED WITHIN THE BOUNDARIES OF THE AIRPORT AS MAY BE SET BY THE CITY OF COLORADO SPRINGS AIRPORT, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, AND SHALL BE PROVIDED FOR CONFORMANCE WITH THE AIRPORT AND OTHER CITY ORDINANCES AND AS MAY BE PROVIDED BY THE CITY OF COLORADO SPRINGS AIRPORT, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, AND SHALL BE PROVIDED FOR CONFORMANCE WITH THE AIRPORT AND OTHER CITY ORDINANCES AND AS MAY BE PROVIDED BY THE CITY OF COLORADO SPRINGS AIRPORT, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION.
11. TRACTS WITHIN THIS PLAT ARE NOT SUBJECT TO BURN FEES.
12. TRACTS AND LOTS ARE NOT TO BE DEVELOPED PRIOR TO FINAL DRAINAGE REPORT APPROVAL FOR SAID TRACTS OR LOTS.
13. TRACT "A" IS FOR THE PURPOSE OF SOILS, LANDSCAPING AND OPEN SPACE AND IS OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BY AND THROUGH ITS ENTERPRISE, THE COLORADO SPRINGS AIRPORT.
14. TRACT "B" IS FOR THE PURPOSE OF SOILS, LANDSCAPING AND OPEN SPACE AND IS OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BY AND THROUGH ITS ENTERPRISE, THE COLORADO SPRINGS AIRPORT.
15. COLORADO SPRINGS UTILITIES HAS DETERMINED THAT THE CASGRAINS AT BOOK 2278, PAGE 371 AND BOOK 2832, PAGE 579 WERE ENLARGED FOR THE AIRPORT STATED IN THE ASSASSMENT AS RECORDED IN BOOK 3873 AT PAGE 624 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

NOTICE IS HEREBY GIVEN:

THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS ORDERED HEREIN AS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, THAT THE FOLLOWING PUBLIC IMPROVEMENTS SHALL BE CONSIDERED FOR BURNING WITHIN THIS PLAT, ALL UNPAID FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS OF TERRAIN, LEVEL, ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF GUARANTEE, HAVE BEEN OBTAINED AND THE SURVEYOR'S BELIEF THAT THE COMPLETION OF ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF COLORADO AND THAT I AM A MEMBER IN GOOD STANDING OF THE SURVEYORS ASSOCIATION OF COLORADO. I HEREBY CERTIFY THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF COLORADO AND THAT I AM A MEMBER IN GOOD STANDING OF THE SURVEYORS ASSOCIATION OF COLORADO. I HEREBY CERTIFY THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF COLORADO AND THAT I AM A MEMBER IN GOOD STANDING OF THE SURVEYORS ASSOCIATION OF COLORADO.



DEDICATION:
 THE UNDERSIGNED OWNER HAS CAUSED SAID PROPERTY TO BE REPLATED INTO LOTS, TRACTS, AND BLOCKS AND HAS CAUSED SAID PROPERTY TO BE RECORDED AS A PLATTED AREA IN THE COUNTY OF EL PASO, STATE OF COLORADO. THE REPLAT OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1C, IS HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION.

BY: *[Signature]*
 FOR THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION.



CITY APPROVAL

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "COLORADO SPRINGS AIRPORT FILING NO. 1C"

DATE: 11/30/19
 BY: *[Signature]*
 CITY CLERK
 DATE: 11/30/19
 BY: *[Signature]*
 CITY CLERK
 DATE: 11/30/19
 BY: *[Signature]*
 CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
 COUNTY OF EL PASO)
 I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AND THAT THE SAME IS CORRECTLY FILED IN THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, COLORADO, THIS 11th DAY OF NOVEMBER, 2019 A.D. AND THAT THE SAME IS CORRECTLY FILED IN THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, COLORADO, THIS 11th DAY OF NOVEMBER, 2019 A.D. AND THAT THE SAME IS CORRECTLY FILED IN THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, COLORADO, THIS 11th DAY OF NOVEMBER, 2019 A.D.

FILE NO. 19-00008
 COLORADO SPRINGS AIRPORT
 REPLAT
 POLARIS SURVEYING, INC.
 1003 Liberty Street, Suite 102
 Colorado Springs, CO 80907
 (719) 584-0844 FAX (719) 584-8225

**COLORADO SPRINGS AIRPORT
 FILING NO. 1C**

NO.	DATE	CITY COMMENTS	APPROVED	REVISIONS	DATE	BY	FOR
1	01-23-19	CITY COMMENTS			01-23-19		
2	01-23-19	CITY COMMENTS			01-23-19		
3	01-23-19	CITY COMMENTS			01-23-19		

COLORADO SPRINGS AIRPORT FILING NO. 1C

LOCATED IN A PORTION OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 19 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN,
A REPLAT OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1,
LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

COLORADO SPRINGS AIRPORT AND INDUSTRIAL PARK FILING NO. 1B
(REPLAT OF PLAT NO. 144-10-10)

COLORADO SPRINGS AIRPORT AND INDUSTRIAL PARK FILING NO. 1
(REPLAT OF PLAT NO. 144-10-10)

**MILTON E. PROBY
PARKWAY**

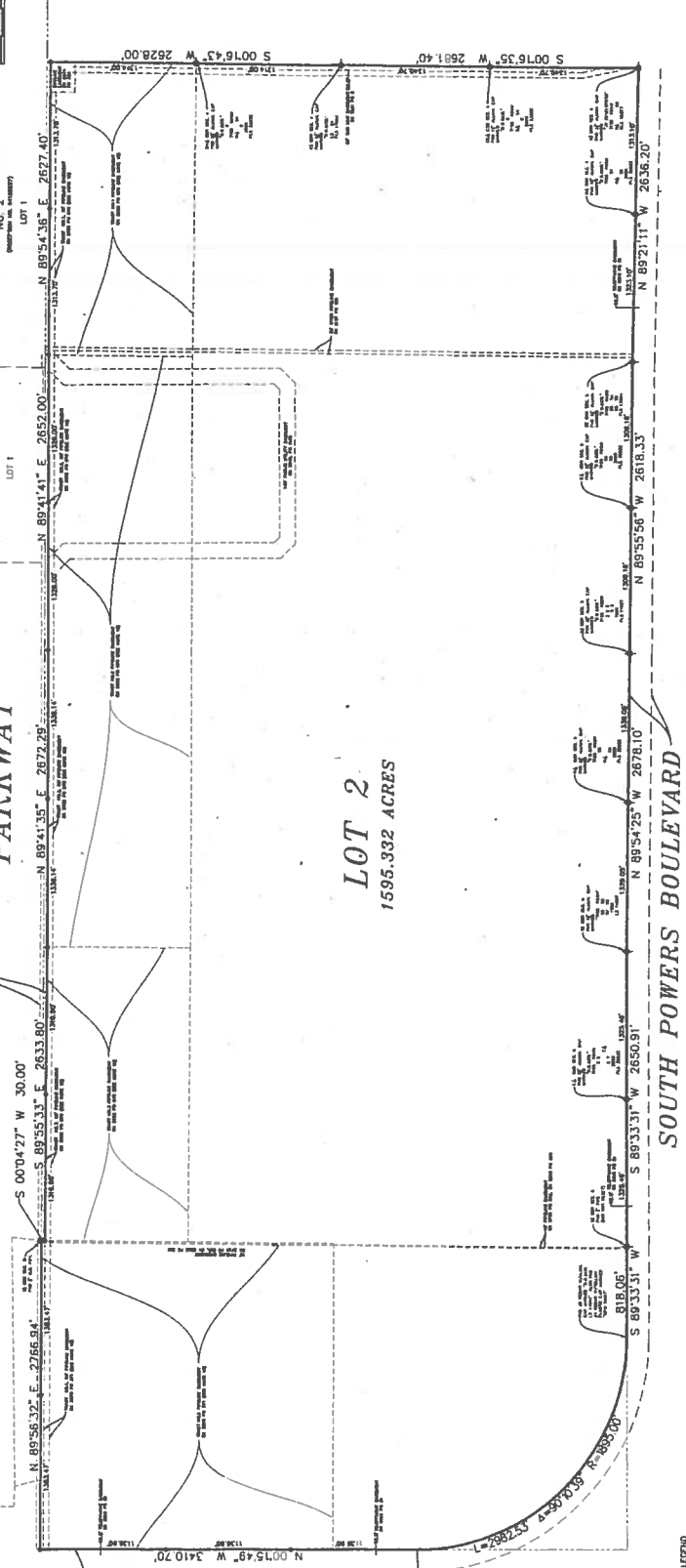
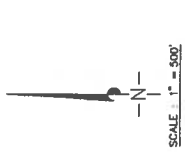
COLORADO SPRINGS AIRPORT AND INDUSTRIAL PARK FILING NO. 1B
(REPLAT OF PLAT NO. 144-10-10)

COLORADO SPRINGS AIRPORT AND INDUSTRIAL PARK FILING
(REPLAT OF PLAT NO. 144-10-10)

SOUTH POWERS BOULEVARD

SOUTH POWERS BOULEVARD

LOT 2
1595.332 ACRES



- LEGEND**
- PUBLIC IMPROVEMENT CORRIDOR
 - PLAT BOUNDARY
 - LOT LINE
 - EASEMENT
 - RIGHT-OF-WAY
 - TRACT LINE
 - CURB
 - UNLESS SHOWN OTHERWISE SET BY 1.5' ALUMINUM CUP MARKED "POLARIS & PLS 27605"

AS PLATTED

COLORADO SPRINGS AIRPORT
FILING NO. 1C

AS PLATTED

NO.	DATE	REVISIONS
1	01-23-18	CITY COMMENTS
2	01-23-18	CITY COMMENTS
3	01-23-18	CITY COMMENTS

DATE	BY	CHKD BY	APP BY
01-02-18	ADJ	ADJ	ADJ

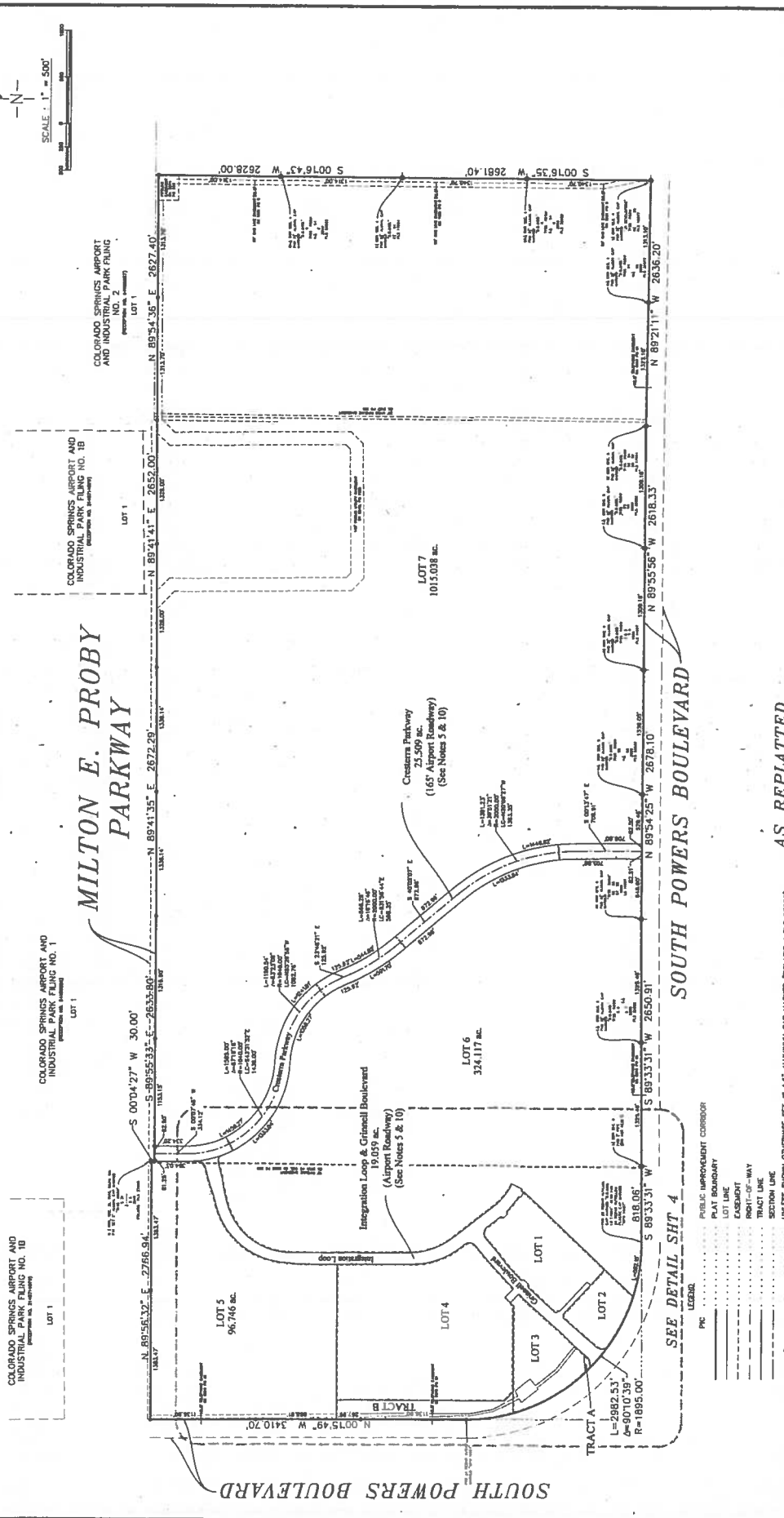
POLARIS SURVEYING, INC.
1002 Lacey Street, Suite 102
Colorado Springs, CO 80904
(719) 548-1844 FAX (719) 548-2325

CITY FILE NO. AR FP 19-00008
Colorado Springs Airport
REPLAT
Feet: UFGS
SHEET 2 of 4

RECORDED LAND SURVEYOR IN THE STATE OF COLORADO HAS
PREPARED THIS PLAT AND IS NOT PROVIDING ANY WARRANTY, EXPRESS OR
IMPLIED, REGARDING THE ACCURACY OF THE INFORMATION CONTAINED
HEREIN. ANY PERSON USING THIS PLAT FOR ANY PURPOSE OTHER THAN
CONSTRUCTION SHALL DO SO AT THEIR OWN RISK AND UNDER THE STATE OF
COLORADO'S "DISCLAIMER OF LIABILITY" STATUTE.

COLORADO SPRINGS AIRPORT FILING NO. 1C

A REPLAT OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1, LOCATED IN A PORTION OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 15 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



SEE DETAIL SHIT 4

AS REPLATED

REV	DATE	BY	CHKD	REVISIONS
1	01-22-19			
2	01-22-19			
3	01-22-19			

REV	DATE	BY	CHKD	REVISIONS
1	01-22-19			
2	01-22-19			
3	01-22-19			

REV	DATE	BY	CHKD	REVISIONS
1	01-22-19			
2	01-22-19			
3	01-22-19			

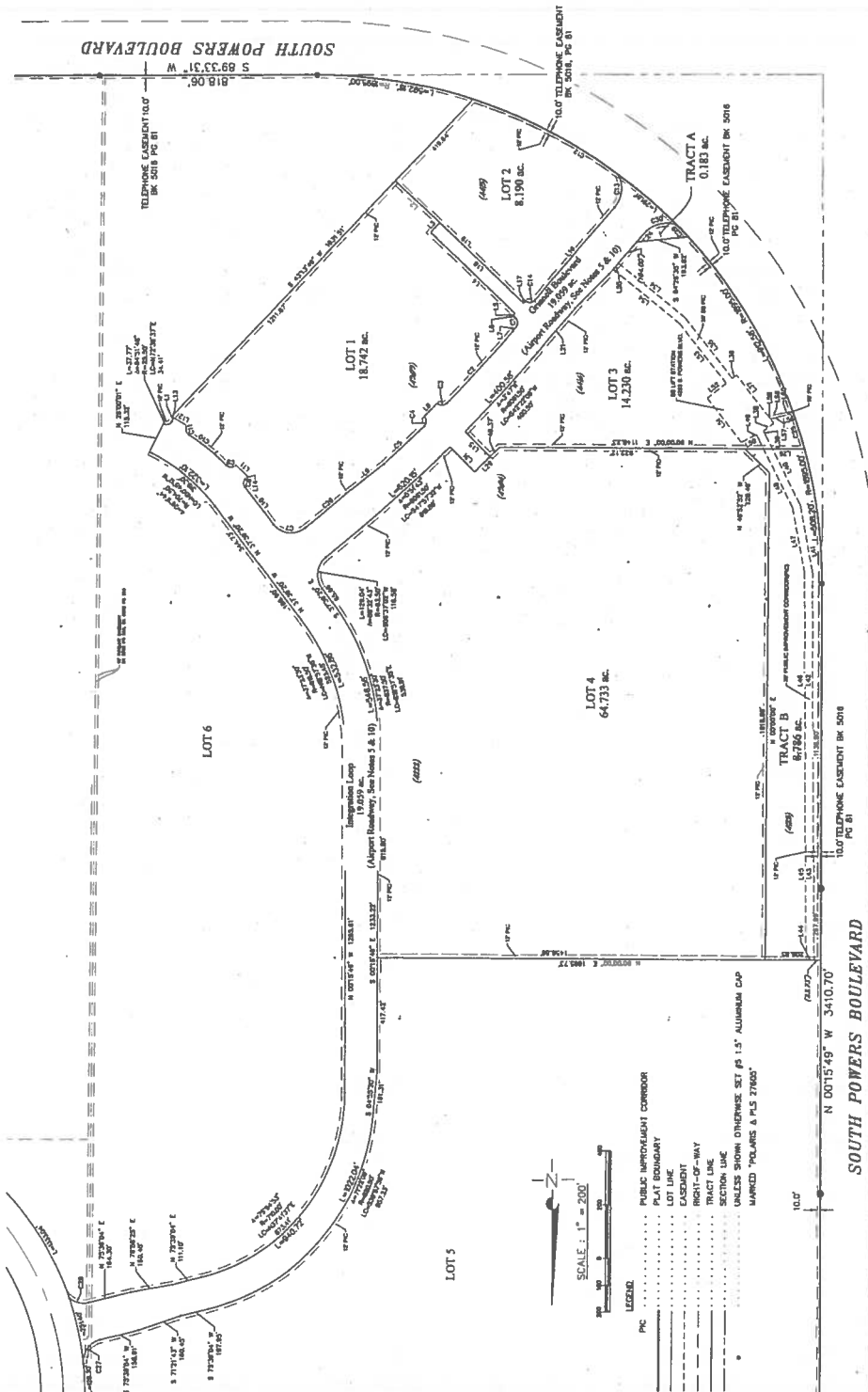
REV	DATE	BY	CHKD	REVISIONS
1	01-22-19			
2	01-22-19			
3	01-22-19			

CITY FILE NO. AIR FP 19-00008
 Colorado Springs Airport
 REPLAT
 POLARIS SURVEYING, INC.
 10000 S. W. 10th St.
 Colorado Springs, CO 80907
 (719) 448-0844 Fax: (719) 448-9233
 For: UFGS
 Sheet 1 of 4

PROVIDED LAND INFORMATION IN THE STATE OF COLORADO, IN ACCORDANCE WITH THE COLORADO LAND AND WATER CONSERVATION ACT, IS BASED ON THE SURVEY AND FIELD DATA PROVIDED TO POLARIS SURVEYING, INC. BY THE CLIENT. POLARIS SURVEYING, INC. DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE INFORMATION IS PROVIDED FOR YOUR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

COLORADO SPRINGS AIRPORT FILING NO. 1C

A REPLAT OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1,
 LOCATED IN A PORTION OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 15 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN,
 LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



Line #	Length	Direction	Line Table
L1	14.63	S40° 10' 43"E	
L2	277.14	S48° 46' 11"E	
L3	50.00	S03° 13' 48"W	
L4	438.03	S46° 46' 11"E	
L5	11.48	S40° 28' 33"W	
L6	12.00	S40° 31' 27"E	
L7	227.23	N38° 32' 34"W	
L8	47.73	N51° 27' 28"W	
L9	14.53	N52° 28' 35"W	
L10	284.25	N27° 00' 00"E	
L11	544.35	N87° 00' 00"E	
L12	178.78	S51° 50' 33"W	
L13	175.23	N37° 38' 20"W	
L14	81.00	N46° 48' 17"W	
L15	57.00	N58° 48' 17"W	
L16	8.51	N46° 48' 17"W	
L17	12.52	N43° 13' 48"E	
L18	131.90	S45° 24' 42"E	
L19	437.45	S40° 28' 33"W	
L20	11.45	S40° 28' 33"W	
L21	433.02	N46° 46' 11"W	
L22	218.00	S40° 28' 33"W	
L23	42.82	S40° 28' 33"W	
L24	278.11	N00° 00' 00"E	
L25	130.37	S44° 35' 18"W	
L26	131.98	N42° 24' 12"W	

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	40.08	25.00	090°00'00"	30.31	27° 27' 30.00"
C2	358.99	5038.50	003°31'52"	542.14	27° 5' 36.93"
C3	40.31	25.50	090°30'32"	30.67	17° 51' 36.24"
C4	40.31	25.50	090°30'32"	30.67	07° 15' 36.24"
C5	203.18	5038.50	001°36'17"	540.00	54° 54' 26.68"
C6	133.38	43.50	091°31'46"	103.25	14° 5' 118.69"
C7	33.18	33.50	090°33'00"	202.47	15° 32.49"
C8	40.82	25.50	091°22'46"	389.05	17° 36.60"
C9	178.21	822.50	012°29'07"	161.17	55° 17' 178.05"
C10	35.04	25.50	087°43'00"	113.49	51° 5' 35.34"
C11	818.28	1085.00	010°30'00"	857.13	13° 6' 13.37"
C12	132.38	108.50	089°35'51"	205.31	37° 1' 174.31"
C13	40.08	25.00	090°00'00"	30.31	27° 27' 30.00"
C14	40.08	25.00	090°00'00"	30.31	27° 27' 30.00"
C15	109.31	5038.50	001°36'17"	540.00	54° 54' 26.68"
C16	118.44	43.50	091°31'46"	103.25	14° 5' 118.69"
C17	78.13	43.50	091°31'46"	103.25	14° 5' 118.69"
C18	61.52	1880.78	001°36'17"	540.00	54° 54' 26.68"
C19	134.56	108.50	071°04'33"	576.00	48° 57' 128.13"

CITY FILE NO. AR 19-00008
 COLORADO SPRINGS AIRPORT
 REPLAT

POLARIS SURVEYING, INC.
 1903 Lucretia Street, Suite 102
 Colorado Springs, CO 80904
 (719) 448-0044 FAX (719) 448-8225

DATE: 07-03-19
 DRAWN BY: J.W.
 CHECKED BY: RSH
 DATE: 07-25-19
 DATE: 07-25-19

REVISIONS:

No.	DATE	DESCRIPTION
1	07-25-19	ISSUED
2	07-25-19	CITY COMMENTS
3	07-25-19	CITY COMMENTS

SCALE: 1" = 200'

LEGEND:

- PC (Public Corridor)
- Public Improvement Corridor
- Plat Boundary
- Lot Line
- Easement
- Right-of-Way
- Section Line
- Survey Line
- Unless Shown Otherwise Set at 1.5" Aluminum Cap
- Marked Polaris & PLS Travers

NOTED: LAND SURVEYOR IN THE STATE OF COLORADO HAS REVIEWED AND APPROVED THIS PLAT AND THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. ANY ACTION TAKEN BASED UPON ANY INFORMATION CONTAINED HEREIN IS AT THE USER'S RISK. CERTIFICATION NUMBER: 1000007

DATE: 07-03-19
 DRAWN BY: J.W.
 CHECKED BY: RSH
 DATE: 07-25-19
 DATE: 07-25-19

4 of 4

EXHIBIT B

PETITION FOR INCLUSION

PETITION FOR INCLUSION

In accordance with C.R.S. § 32-1-401(1)(a) the undersigned, City of Colorado Springs, a Colorado home rule city and Colorado municipal corporation (the “**City**”), by and through its enterprise, the Colorado Springs Municipal Airport (“**Airport**”) (collectively the “**Petitioner**”), does hereby respectfully petition the Peak Metropolitan District No. 2 (the “**District**”), acting by and through its Board of Directors (the “**Board**”), for the inclusion of certain real property into the boundaries of the District, subject to the conditions described herein (the “**Inclusion**”).

The Petitioner represents to the District as follows:

1. The two parcels of land to be included with the boundaries of the District consist of approximately 18.74 acres identified on **Exhibit A** as Lot 1, and 1/10 of one acre identified on **Exhibit A** as Tract A, situated in the County of El Paso, State of Colorado, and is legally described on **Exhibit A** attached hereto and incorporated herein by this reference (collectively the “**Property**”).

2. The Petitioner is the fee owner of one hundred percent (100%) of the Property and no other person(s), entity or entities own(s) an interest in the Property except as beneficial holder(s) of encumbrances.

3. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order in the El Paso County District Court, including the Property into the boundaries of the District (the “**Order for Inclusion**”). The Petitioner acknowledges that from and after the entry of the Order for Inclusion, the Property shall be liable for taxes, assessments, or other obligations of the District, including its proportionate share of existing bonded indebtedness of the District, subject to the conditions and limitations set forth herein.

4. The Petitioner acknowledges that the District is not required to enlarge or extend its facilities beyond those currently existing and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.

5. The Petitioner acknowledges that acceptance of this petition by the District does not constitute any assurance from the District that the Property can be served by the District and acknowledges that there shall be no withdrawal of this Petition from consideration by the Board after publication of notice of the hearing therefore, without the Board’s consent.

6. The Petitioner agrees that the Board may, in its sole and absolute discretion, require the Petitioner to enter into an Inclusion Agreement prior to Inclusion of the Property into the District.

7. The Petitioner agrees that it will pay, or cause to be paid, the costs incurred by the District for the Inclusion if this Petition is accepted, including the costs of publication of appropriate legal notices and legal fees and costs incurred by the District in connection with the Inclusion of the Property.

The Petitioner hereby requests that the Board approve the Inclusion of the Property into the boundaries of the District, and that the District file a motion for an order to be entered in the District Court, County of El Paso, State of Colorado, including the Property into the boundaries of the District such that, as of the effective date of the Order for Inclusion, the Property shall be subject to all of the taxes and charges imposed by the District, and the Property shall be liable for its proportionate share of existing bonded indebtedness of the District.

Signed _____, 2019.

PETITIONER:
CITY OF COLORADO SPRINGS, by
and through its enterprise, the Colorado
Springs Municipal Airport

John W. Suthers
Mayor

STATE OF COLORADO)
)ss.
COUNT OF EL PASO)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by John W. Suthers as Mayor of City of Colorado Springs.

Witness my hand and official seal.

My commission expires: _____

Notary Public

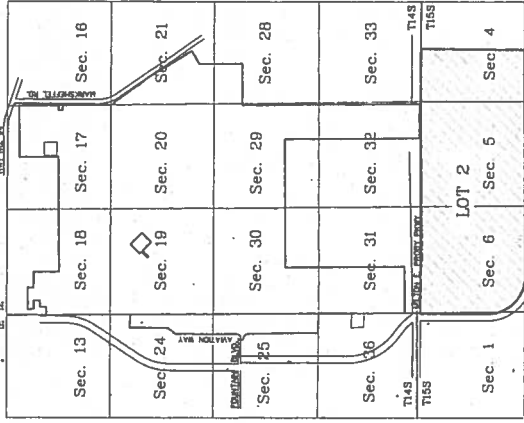
EXHIBIT A

(Petition)

LEGAL DESCRIPTION AND DEPICTION OF PROPERTY

COLORADO SPRINGS AIRPORT FILING NO. 1C

A REPLAT OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1, LOCATED IN A PORTION OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 15 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.



KNOW ALL MEN BY THESE PRESENTS: THAT THE CITY AND COUNTY OF COLORADO, COUNTY OF EL PASO, STATE OF COLORADO, DO hereby certify that the following described property is located within the City of Colorado Springs, Colorado, and that the same is subject to the following described conditions:

LEGAL DESCRIPTION:
 LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1, AS RECORDED IN RECEPTION NO. 201028278 OF THE RECORDS OF EL PASO COUNTY.
 CONTAINS: 198,537 ACRES, MORE OR LESS.

SURVEY NOTES

1. REARINGS ARE BASED ON THE WESTLY USE OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1, AS RECORDED IN RECEPTION NO. 201028278 OF THE RECORDS OF EL PASO COUNTY.
2. THE PROPERTY LIES WITHIN ZONE 3, A ZONE OF SPECIAL FLOOD HAZARD, INFORMATION OBTAINED FROM FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 16305, AND THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 16305.
3. SET BY RECORD WITH A 3" ALUMINUM CAP STAMPED "POLARIS SURVEYING, INC. 27800".
4. LOCAL SETS SHOW NEIGHBOR AND US SURVEY FEET.
5. THE APPROVAL OF THIS REPLAT VOUCHES FOR THE ACCURACY OF THE SURVEY AND THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PLAT. THE CITY OF COLORADO SPRINGS, COLORADO, A HOMEOWNERS' ASSOCIATION, HAS REVIEWED THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS ACCURATE AND THAT THE PROPERTY IS LOCATED WITHIN THE CITY OF COLORADO SPRINGS, COLORADO.
6. THE APPROVAL OF THIS REPLAT VOUCHES FOR THE ACCURACY OF THE SURVEY AND THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PLAT. THE CITY OF COLORADO SPRINGS, COLORADO, A HOMEOWNERS' ASSOCIATION, HAS REVIEWED THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS ACCURATE AND THAT THE PROPERTY IS LOCATED WITHIN THE CITY OF COLORADO SPRINGS, COLORADO.
7. FIELD WORK COMPLETED ON JANUARY 7, 2018.
8. THE ALUMINUM CAP STAMPED RECORDS FOR PUBLIC UTILITIES PURPOSES, SHALL BE CONSIDERED SUBJECT TO THESE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 201028278 OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL OTHERS AND CONDITIONS AS SPECIFIED ON RECORDS AFFECTING ANY OF THE PLATTED PROPERTY AFFECTED HEREIN SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
9. PLAT DATE OF PREPARATION: DECEMBER 28, 2018.
10. PROPOSED PUBLIC IMPROVEMENTS (PI) AS DESCRIBED ON THIS PLAT, ARE CONSIDERED WITHIN THE BOUNDARIES OF THE AIRPORT AS MAY BE SET BY THE CITY OF COLORADO SPRINGS, COLORADO, AND SHALL BE CONSIDERED AS A PUBLIC IMPROVEMENT FOR THE PURPOSES OF PUBLIC UTILITY RECORDS. THE CITY OF COLORADO SPRINGS, COLORADO, HAS REVIEWED THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS ACCURATE AND THAT THE PROPERTY IS LOCATED WITHIN THE CITY OF COLORADO SPRINGS, COLORADO.
11. AREAS WITHIN THIS PLAT ARE NOT SUBJECT TO BUSH FEES.
12. TRACTS AND LOTS ARE NOT TO BE DEVELOPED PRIOR TO FINAL DRAINAGE REPORT APPROVAL FOR SAID TRACTS OR LOTS.
13. TRACT "A" IS FOR THE PURPOSE OF STORAGE, LANDSCAPING, AND OPEN SPACE AND IS OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS, COLORADO, A HOMEOWNERS' ASSOCIATION, CORPORATION, BY AND THROUGH ITS OFFICERS, THE COLORADO SPRINGS AIRPORT.
14. THE CITY OF COLORADO SPRINGS, COLORADO, A HOMEOWNERS' ASSOCIATION, CORPORATION, HAS REVIEWED THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS ACCURATE AND THAT THE PROPERTY IS LOCATED WITHIN THE CITY OF COLORADO SPRINGS, COLORADO.
15. COLORADO SPRINGS UTILITIES HAS DETERMINED THAT THE UTILITIES AT BOOK 2278, PAGE 271 AND BOOK 2852, PAGE 379 WERE DEDICATED FOR THE AIRPORT AND ARE NOT SUBJECT TO BUSH FEES.

NOTICE IS HEREBY GIVEN:
 THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HAS REVIEWED THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS ACCURATE AND THAT THE PROPERTY IS LOCATED WITHIN THE CITY OF COLORADO SPRINGS, COLORADO. THE SURVEYOR'S CERTIFICATE IS SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENT RECORDED AT RECEPTION NO. 201028278 OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL OTHERS AND CONDITIONS AS SPECIFIED ON RECORDS AFFECTING ANY OF THE PLATTED PROPERTY AFFECTED HEREIN SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

SURVEYOR'S CERTIFICATE

I, the undersigned, a duly licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the City of Colorado Springs, Colorado, and that the same is subject to the following described conditions:

DEDICATION:
 THE UNDERSIGNED ENGINEER HAS CAUSED SAID PROPERTY TO BE REPLATED INTO LOTS, TRACTS, AND BLOCKS, AND HAS CAUSED SAID REPLAT TO BE RECORDED IN THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO, AND HAS CAUSED SAID REPLAT TO BE RECORDED IN THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO. THE REPLAT HAS BEEN MADE IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS, COLORADO, A HOMEOWNERS' ASSOCIATION, CORPORATION, AND HAS BEEN RECORDED AT RECEPTION NUMBER 201028278 OF THE RECORDS OF EL PASO COUNTY.



CITY APPROVAL
 ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "COLORADO SPRINGS AIRPORT FILING NO. 1C".

CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF EL PASO)
 I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the City of Colorado Springs, Colorado, and that the same is subject to the following described conditions:

CITY FILE NO. AR FP 19-00008
 Colorado Springs Airport
 REPLAT

FOR: POLARIS SURVEYING, INC.
 1000 Academy Street, Suite 100
 Colorado Springs, CO 80907
 (719)448-3044 FAX (719)448-9225

DATE: 01-04-19
 DRAWING NO: N/A
 SHEET: 1 of 4

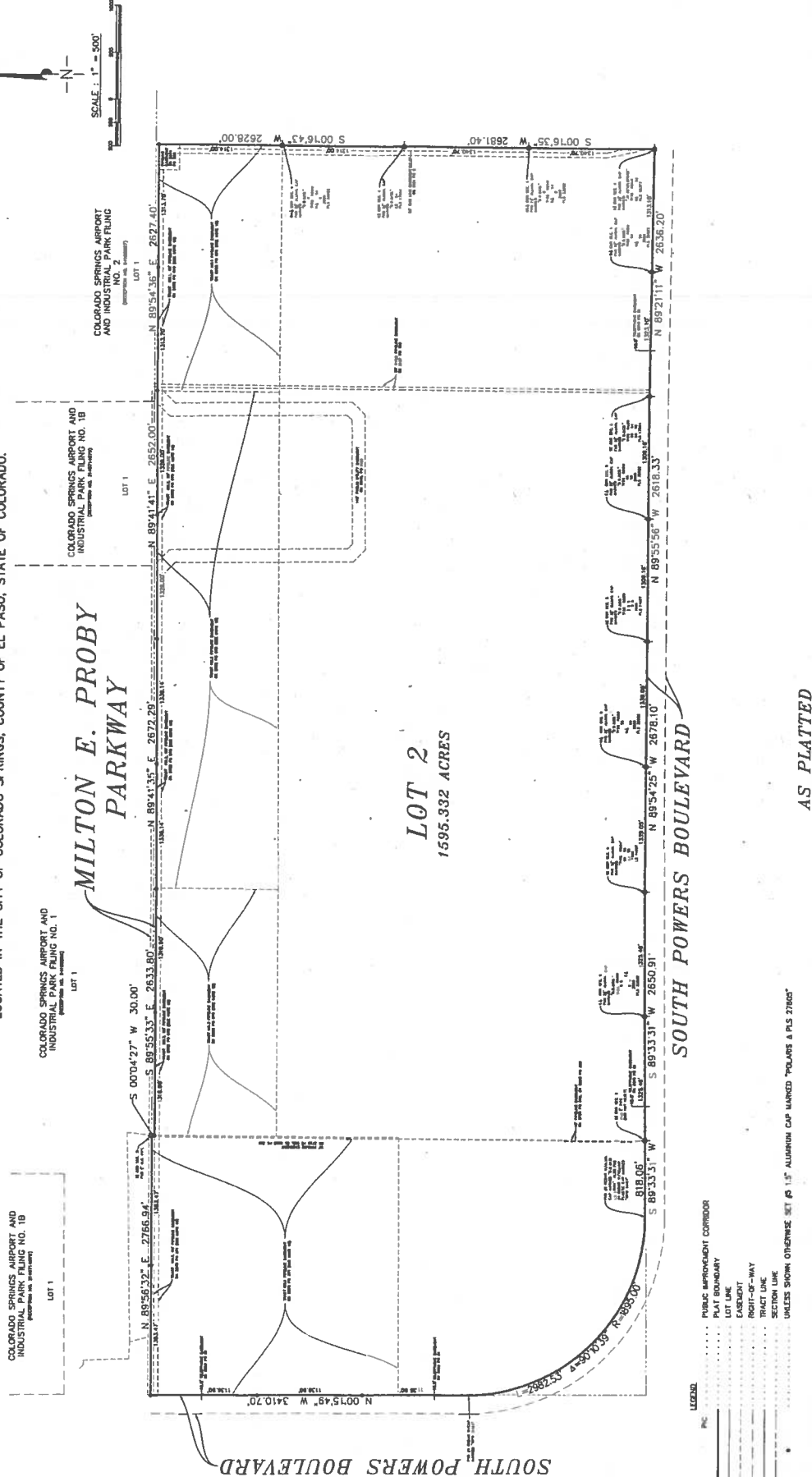
REVISIONS:

NO.	DATE	BY	REVISIONS
1	01-04-19	ARW	REVISION
2	01-04-19	ARW	REVISION
3	01-04-19	ARW	REVISION

EXHIBIT A (PETITION)

COLORADO SPRINGS AIRPORT FILING NO. 1C

A REPLAT OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1, LOCATED IN A PORTION OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 15 SOUTH, RANGE 65 WEST, ALL OF THE 6th PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



LOT 2
1595.332 ACRES

- LEGEND**
- PC PUBLIC IMPROVEMENT CORRIDOR
 - PLAT BOUNDARY
 - LOT LINE
 - EASEMENT
 - TRACT BOUNDARY
 - TRACT LINE
 - SECTION LINE
- UNLESS SHOWN OTHERWISE, SET #3 1/2" ALUMINUM CAP MARKED "POLARS & PLS 27805"

AS PLATTED

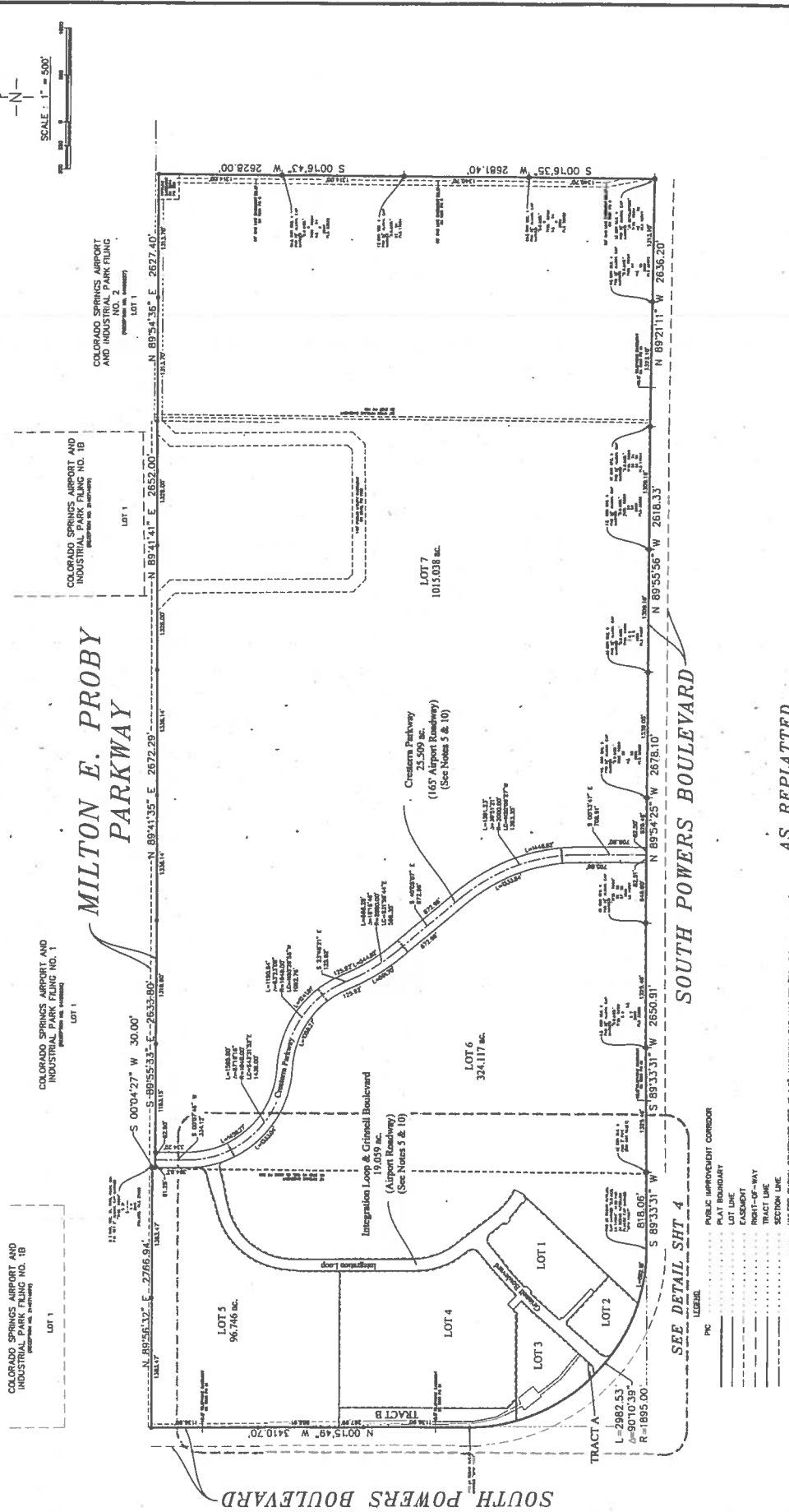
CITY FILE NO. AR PP 19-00008		Colorado Springs Airport	
REPLAT		REPLAT	
POLARIS SURVEYING, INC.		POLARIS SURVEYING, INC.	
1500 W. WASHINGTON ST. SUITE 100		1500 W. WASHINGTON ST. SUITE 100	
COLORADO SPRINGS, CO 80902		COLORADO SPRINGS, CO 80902	
(719) 444-0844 FAX (719) 444-1235		(719) 444-0844 FAX (719) 444-1235	
DATE	01-03-19	DATE	01-03-19
DRAWN BY	N/A	DRAWN BY	N/A
CHECKED BY		CHECKED BY	
JOB NO.	100007	SHEET	2 of 4

COLORADO SPRINGS AIRPORT
FILING NO. 1C

RECORDED LAND BOUNDARIES IN THE STATE OF COLORADO, AND ACCORDING TO COLORADO LAW, YOU MUST CONSULT THE FULL SURVEY RECORD TO VERIFY THE CORRECT BOUNDARY. IN THE EVENT OF A DISCREPANCY BETWEEN THIS REPLAT AND THE SURVEY RECORD, THE SURVEY RECORD SHALL PREVAIL. THIS REPLAT IS THE RESULT OF A RECONCILIATION BETWEEN THE SURVEY RECORD AND THIS REPLAT.

COLORADO SPRINGS AIRPORT FILING NO. 1C

A REPLAT OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1,
 LOCATED IN A PORTION OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 15 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN,
 LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



SEE DETAIL SHT 4

LEGEND:
 - PUBLIC IMPROVEMENT CORRIDOR
 - PLAT BOUNDARY
 - LOT LINE
 - ADJACENT PROPERTY
 - TRACT BOUNDARY
 - TRACT LINE
 - SECTION LINE

UNLESS SHOWN OTHERWISE SET TO 1.5" ALUMINUM CAP MARKED "POLARIS & PLS 27653"

AS REPLATED

COLORADO SPRINGS AIRPORT FILING NO. 1C

REGIONS:

DATE	BY	FOR	PERIOD
01-23-19		REPLAT	01-23-19
01-23-19		REPLAT	01-23-19
01-23-19		REPLAT	01-23-19

REGIONS:

DATE	BY	FOR	PERIOD
01-23-19		REPLAT	01-23-19
01-23-19		REPLAT	01-23-19
01-23-19		REPLAT	01-23-19

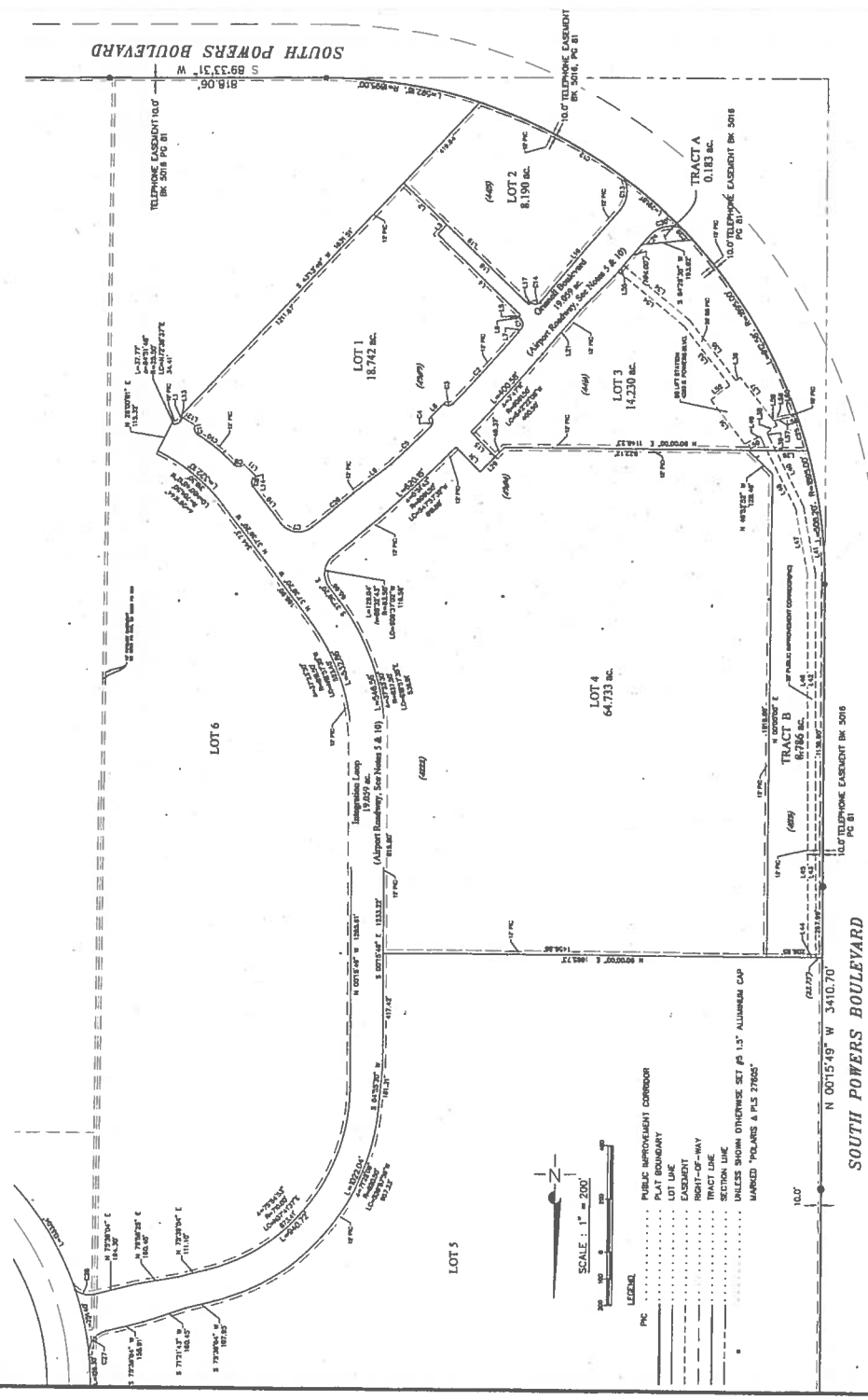
CITY FILE NO. AR 19-00008
 Colorado Springs Airport
 REPLAT

POLARIS SURVEYING, INC.
 10000 S. STATE ST. SUITE 102
 COLORADO SPRINGS, CO 80902
 (719) 448-0844 FAX (719) 448-8225

For: _____
 UFGS sheet 3 of 4

COLORADO SPRINGS AIRPORT FILING NO. 1C

A REPLAT OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1,
 LOCATED IN A PORTION OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 15 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN,
 LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



SCALE: 1" = 200'

LEGEND:

- PC PUBLIC IMPROVEMENT CORRIDOR
- PLAT BOUNDARY
- LOT LINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- UNLESS SHOWN OTHERWISE SET AT 1.5" ALUMINUM CAP MARKED "POLARS & PLS 27605"

Line #	Length	Bearing	Direction	Line #	Length	Bearing	Direction
L1	14.83	N20° 10' 43"E		L31	227.14	S48° 46' 11"E	
L2	50.00	S42° 13' 48"W		L32	288.82	N28° 32' 34"W	
L3	438.03	S48° 46' 11"E		L33	20.00	S51° 27' 28"W	
L4	11.49	S40° 26' 33"W		L34	227.37	N58° 32' 34"W	
L5	12.00	S42° 31' 27"E		L35	47.33	N61° 21' 28"E	
L6	8.01	S42° 28' 37"W		L36	11.53	N68° 28' 23"W	
L7	80.00	S44° 33' 18"W		L37	228.38	N27° 06' 08"W	
L8	178.78	S51° 50' 33"W		L38	502.97	N67° 44' 44"W	
L9	175.22	N37° 30' 30"W		L39	843.02	N67° 44' 44"W	
L10	81.00	N48° 48' 11"W		L40	30.00	N67° 00' 00"E	
L11	81.00	N48° 48' 11"W		L41	80.00	N51° 27' 28"W	
L12	57.00	N58° 48' 11"W		L42	281.37	S27° 06' 08"E	
L13	5.81	N48° 48' 11"W		L43	14.78	S28° 28' 23"E	
L14	13.32	N43° 13' 48"E		L44	84.38	N63° 31' 38"E	
L15	133.88	S42° 24' 27"E		L45	207.65	S38° 32' 34"E	
L16	457.45	S40° 28' 33"W		L46	80.00	S31° 27' 28"W	
L17	11.45	S40° 28' 33"W		L47	281.37	S27° 06' 08"E	
L18	438.03	S48° 46' 11"E		L48	14.78	S28° 28' 23"E	
L19	438.03	S48° 46' 11"E		L49	84.38	N63° 31' 38"E	
L20	218.00	S40° 28' 33"W		L50	207.65	S38° 32' 34"E	
L21	43.89	S40° 28' 33"W		L51	281.37	S27° 06' 08"E	
L22	278.11	N67° 00' 00"E		L52	14.78	S28° 28' 23"E	
L23	130.37	S44° 33' 18"W		L53	30.00	N67° 00' 00"E	
L24	131.88	N43° 24' 42"W		L54	57.10	N48° 47' 03"E	
L25				L55	33.88	N73° 43' 14"E	
L26				L56	18.81	S48° 32' 34"E	
L27				L57	37.32	N73° 43' 14"E	
L28				L58	56.01	N78° 47' 03"E	

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	40.08	25.50	090°07'00"	S64° 31' 27"E	38.00
C2	385.99	1938.50	003°31'32"	S42° 14' 28"W	385.93
C3	40.31	25.50	080°24'33"	S68° 17' 51"W	38.24
C4	40.31	25.50	087°34'33"	S50° 07' 15"E	38.24
C5	303.18	1938.50	101°35'17"	S48° 09' 34"W	293.18
C6	33.16	25.50	091°31'48"	N63° 29' 14"W	118.89
C7	33.16	25.50	080°33'09"	N62° 47' 15"E	30.48
C8	40.82	25.50	091°42'48"	S68° 05' 12"W	38.80
C9	178.21	822.50	012°28'01"	N61° 17' 55"W	178.89
C10	39.04	25.50	087°43'09"	N43° 40' 31"W	35.34
C11	816.28	1085.00	018°25'00"	S63° 13' 13"E	815.57
C12	40.26	25.50	088°33'31"	S25° 31' 27"W	124.31
C13	127.77	1083.27	004°10'07"	S77° 42' 42"E	137.74
C14	199.91	999.50	001°05'06"	S48° 30' 51"W	198.90
C15	119.44	83.00	001°37'14"	S34° 42' 27"W	109.51
C16	78.13	83.00	033°38'35"	S77° 32' 30"E	78.31
C17	81.52	1800.78	007°42'27"	S44° 09' 03"E	81.52
C18	144.59	108.50	037°04'32"	S78° 09' 48"W	128.13

CITY FILE NO. AS PR 19-0008

COLORADO SPRINGS AIRPORT
 FILING NO. 1C

REVISIONS:

NO.	DATE	BY	REVISIONS
1	01-23-19		
2	01-28-19		
3	01-29-19		

DATE: 01-03-19
 DRAWN BY: N/A
 CHECKED BY: N/A
 JOB NO.: 190607
 SHEET: 4 of 4

POLARS SURVEYING, INC.
 1003 Leary Street, Suite 102
 Colorado Springs, CO 80905
 (719)449-8844 Fax: (719)449-1123
 For: LFCS 2007, etc.