

RESOLUTION NO. 131 - 25

A RESOLUTION OF THE CITY OF COLORADO SPRINGS
ALLOWING THE INCLUSION OF CERTAIN PROPERTY
INTO THE BOUNDARY OF THE HANCOCK
METROPOLITAN DISTRICT NOS. 1 AND 2.

WHEREAS, City Council received a Petition for Inclusion of Property, attached hereto and made a part of this Resolution as Exhibit A, (the "Petition") filed pursuant to C.R.S. § 32-1-401 for the inclusion of certain property described in the Petition (the "Property") into the Hancock Metropolitan District Nos. 1 and 2 (the "District"); and

WHEREAS, in accord with the law, a public notice of the Petition has been given and published by the District, calling for a public hearing on the inclusion request set forth in the Petition, proof of publication for which is attached hereto and made a part of this Resolution as Exhibit B; and

WHEREAS, City Council conducted a public hearing on October 28, 2025, and has heard all persons having objections to the inclusion of the Property into the Districts and has reviewed the Exhibits enclosed in this Resolution.

NOW, THEREFORE, BE IT ORDAINED 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 findings and determinations of the City Council.

Section 2. City Council finds and determines that it has jurisdiction in this matter pursuant to the Special District Act, Article 1 of Title 32, C.R.S. (the "Act").

Section 3. City Council finds and determines that the change in boundaries of the Districts as proposed in the Petition does not adversely affect the Districts.

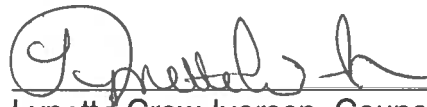
Section 4. Pursuant to C.R.S. § 32-1-207, City Council approves the material modification of the Service Plan, grants the Petition, and orders the inclusion of the Property into the boundaries of the Districts, subject to the terms and conditions set forth in this Resolution.

Section 5. The City shall retain authority over the Districts set forth in C.R.S. §

32-1-101 et seq. and applicable resolution.

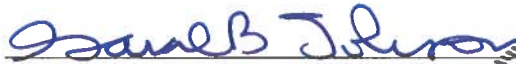
Section 6. This Resolution shall be in full force and effect into and after its final adoption and publication as provided by Charter.

DATED at Colorado Springs, Colorado this 28th day of October 2025.



Lynette Crow-Iverson, Council President

ATTEST:



Sarah B. Johnson, City Clerk



PETITION FOR INCLUSION OF PROPERTY

(7.211 Acres)

TO: THE BOARD OF DIRECTORS OF
HANCOCK METROPOLITAN DISTRICT NO. 1
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-401, *et seq.*, C.R.S., Challenger Communities, LLC, a Colorado limited liability company (the “Petitioner”), hereby respectfully requests that the **HANCOCK METROPOLITAN DISTRICT NO. 1** (the “District”), by and through its Board of Directors, include the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the “Property”), into the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity, or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, including the Property into the boundaries of the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of the public hearing on the Petition has been published.

The name and address of the Petitioner are as follows:

Challenger Communities, LLC
8605 Explorer Dr Ste 250,
Colorado Springs, CO 80920

Remainder of page intentionally left blank. Signature page follows.

PETITIONER:

CHALLENGER COMMUNITIES, LLC,
a Colorado limited liability company



Printed Name: Jim Byers

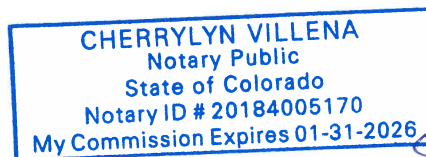
Title: VP of Community Development

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

The above and foregoing instrument was acknowledged before me this 10th day of October 2025, by Jim Byers, as VP of Community Development of Challenger Communities, LLC.

WITNESS my hand and official seal.

(SEAL)




Notary Public

My commission expires: 01-31-2026

*Signature Page to Petition for Inclusion of Real Property
(7.211 Acres)*

EXHIBIT A
(The Property)

DESCRIPTION:

A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 220084891 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND FURTHER BEING SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, SOUTHBOROUGH SUBDIVISION NO. 9, RECORDED IN PLAT BOOK J-3, PAGE 29 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE CONTINUING WITH THE SOUTHEASTERLY LINE OF SAID SOUTHBOROUGH SUBDIVISION NO. 9 THE FOLLOWING TWO COURSES;

N 30°12'51" E, A DISTANCE OF 174.76 FEET;

N 43°58'03" E, A DISTANCE OF 747.48 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CHELTON ROAD, AS DESCRIBED IN SAID SOUTHBOROUGH SUBDIVISION NO.9;

THENCE 312.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, COINCIDENT WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 19°40'03", A RADIUS OF 910 FEET, AND CHORD BEARING AND DISTANCE OF S 26°29'36" E, 310.84 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 096159235 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE CONTINUING WITH THE WEST LINE OF SAID PARCEL DESCRIBED UNDER RECEPTION NO. 096159235 THE FOLLOWING TWO COURSES;

S 10°35'14" E, A DISTANCE OF 262.20 FEET;

S 00°19'15" E, A DISTANCE OF 117.81 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 222050270 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE CONTINUING WITH THE NORTH LINE OF SAID PARCEL DESCRIBED UNDER RECEPTION NO. 222050270 THE FOLLOWING THREE COURSES;

S 89°40'45" W, A DISTANCE OF 20.00 FEET;

S 45°51'20" W, A DISTANCE OF 43.44 FEET;

S 89°37'22" W, A DISTANCE OF 743.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 7.211 ACRES, MORE OR LESS.