

RESOLUTION NO. R-016- 037

**THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO**

**A RESOLUTION APPROVING A SECOND AMENDMENT TO THE RAVENNA  
METROPOLITAN DISTRICT SERVICE PLAN**

**WHEREAS**, on April 7, 2004, the Douglas County Board of County Commissioners ("Board") approved, via Resolution No. R-004-049, that certain Ravenna Metropolitan District Service Plan ("Service Plan"); and

**WHEREAS**, on August 2, 2014, the Board approved, via Resolution No. R-014-083, that certain First Amendment to the Ravenna Metropolitan District Service Plan; and

**WHEREAS**, on February 24, 2016, the Ravenna Metropolitan District (the "District") filed a Second Amendment to the Ravenna Metropolitan District Service Plan ("Second Amendment"), with the Douglas County Clerk and Recorder ("Clerk"), and the Clerk, on behalf of the Board, mailed a Notice of Filing of Special District Service Plan to the Division of Local Government in the Department of Local Affairs on February 25, 2016; and

**WHEREAS**, due to the financial nature of the Second Amendment, a public meeting before the Douglas County Planning Commission was not required; and

**WHEREAS**, on February 9, 2016, the Board set a public hearing on the Second Amendment, for March 22, 2016 ("Public Hearing"), and (1) caused publication of the notice of the date, time, location and purpose of such Public Hearing, which was published in *The Douglas County News-Press* on February 25, 2016; and (2) caused notice of the date, time and location of the Public Hearing to be mailed on February 25, 2016, to the governing body of the existing municipalities and special districts which have levied an *ad valorem* tax within the next preceding tax year and which have boundaries within a radius of three miles of the District and, on February 25, 2016, to the property owners, pursuant to the provisions of § 32-1-204 (1.5), C.R.S.; and

**WHEREAS**, on March 22, 2016, a Public Hearing on the Second Amendment was opened at which time all interested parties, as defined in § 32-1-204 (1), C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the Second Amendment were heard, received and considered.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, THAT:**

Section 1. The Board does hereby determine that all procedural requirements of §§ 32-1-201, *et seq.*, C.R.S., relating to the Second Amendment have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find that the Second Amendment demonstrates:

- (a) that there is sufficient existing and projected need for organized service in the area to be served by the District; and
- (b) that the existing service in the area to be served by the District is inadequate for present and projected needs; and
- (c) that the District is capable of providing economical and sufficient service to the area within its boundaries; and
- (d) that the District will have the financial ability to discharge the proposed indebtedness on a reasonable basis as set forth in the Second Amendment; and
- (e) that adequate service is not, or will not be, available to the area through Douglas County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis; and
- (f) that the facility and service standards of the proposed District are compatible with the facility and service standards of Douglas County within which the District is located; and
- (g) that the Second Amendment is in compliance with the Douglas Comprehensive Master Plan adopted by the County pursuant to § 30-28-106, C.R.S.; and
- (h) that the Second Amendment is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and
- (i) that the ongoing existence of the District is in the best interests of the area being served; and
- (j) that, based upon statements set forth in the Second Amendment and upon all evidence presented at the Public Hearing on the Second Amendment, meets all conditions and requirements of §§ 32-1-201, *et seq.*, C.R.S.

Section 3. The Board hereby approves the Second Amendment, without conditions.

Section 4. The legal description of the District is provided in Exhibit A, attached hereto and incorporated herein by reference.

Section 5. A certified copy of this resolution shall be filed in the records of Douglas County.

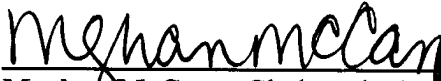
**PASSED AND ADOPTED** this 22<sup>nd</sup> day of March, 2016, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO

BY:

  
David A. Weaver, Chair

ATTEST:

  
Meghan McCann, Clerk to the Board



**EXHIBIT A**

**LEGAL DESCRIPTION OF  
RAVENNA METROPOLITAN DISTRICT**

LEGAL DESCRIPTION OF RAVENNA METROPOLITAN DISTRICT:

LEGAL DESCRIPTIONS:

PARCEL 1:

THOSE PORTIONS OF SECTIONS 33, 34 AND 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST, AND SECTIONS 2 AND 3, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID EAST HALF SOUTH 89°43'40" WEST 1312.28 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE ALONG THE WEST LINE OF SAID EAST HALF NORTH 01°01'16" WEST 2628.59 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 SOUTH 89°41'57" WEST 1316.22 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 01°25'43" WEST 1313.51 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER NORTH 89°40'57" WEST 1332.62 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 01°37'23" EAST 1313.70 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER SOUTH 01°27'26" EAST 1313.92 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER NORTH 89°40'15" WEST 1319.87 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 NORTH 01°49'08" WEST 3996.40 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF SAID SOUTH HALF SOUTH 89°11'11" WEST 2598.67 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE ALONG THE SOUTH, WEST AND NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 THE FOLLOWING (3) COURSES: (1) SOUTH 89°24'44" WEST 1316.06 FEET; (2) THENCE NORTH 00°29'29" WEST 1319.75 FEET; (3) THENCE NORTH 89°24'44" EAST 1316.72 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF NORTH 89°15'08" EAST 2606.77 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG SAID WEST LINE NORTH 00°04'39" WEST 791.84 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL, AS DESCRIBED IN BOOK 93, PAGE 64, DOUGLAS COUNTY RECORDS, SAID

POINT BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 265.49 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 06°47'32" WEST; THENCE ALONG SAID SOUTHERLY RIGHT-OF WAY LINE OF THE HIGHLINE CANAL THE FOLLOWING (11) COURSES: (1) EASTERLY 34.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°26'33"; (2) THENCE NORTH 75°45'55" EAST 180.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 334.26 FEET; (3) THENCE EASTERLY 166.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°37'25"; (4) THENCE SOUTH 75°36'40" EAST 105.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1885.08 FEET; (5) THENCE EASTERLY 191.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°49'00"; (6) THENCE SOUTH 69°47'40" EAST 340.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 384.26 FEET; (7) THENCE EASTERLY 125.80 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°42'17"; (8) THENCE NORTH 82°30'03" EAST 491.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 312.94 FEET; (9) THENCE EASTERLY, AND NORTHEASTERLY 170.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°07'10"; (10) THENCE NORTH 51°22'33" EAST 1526.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1407.69 FEET; (11) THENCE NORTHEASTERLY 41.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°41'35" TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMPART ROAD (60.00 FEET WIDE); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING (2) COURSES: (1) NON-TANGENT TO SAID CURVE SOUTH 66°00'55" EAST 77.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 330.00 FEET; (2) THENCE SOUTHEASTERLY, AND EASTERLY 44.20 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°40'25" TO THE NORTHERLY LINE OF THAT PARCEL OF LAND TO ROBINSON BRICK COMPANY, AS DESCRIBED IN BOOK 1070, PAGE 1123, DOUGLAS COUNTY RECORDS; THENCE ALONG THE NORTHERLY AND SOUTHWESTERLY LINE OF SAID PARCEL THE FOLLOWING (7) COURSES: (1) NON-TANGENT TO LAST MENTIONED CURVE SOUTH 57°34'08" WEST 216.44 FEET; (2) THENCE SOUTH 47°05'08" WEST 255.00 FEET; (3) THENCE SOUTH 19°57'08" WEST 333.21 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; (4) THENCE SOUTH 19°56'46" WEST 166.81 FEET; (5) THENCE SOUTH 23°19'14" EAST 860.00 FEET; (6) THENCE SOUTH 27°56'14" EAST 2775.00 FEET; (6) THENCE SOUTH 22°35'44" EAST 3003.55 FEET TO THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG SAID EAST LINE SOUTH 00°56'07" EAST 1536.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 616.108 ACRES (26,837,664 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM THE 100.00 FEET BY 100.00 FEET PARCEL GRANTED TO US WEST BY BOOK 151, PAGE 199.

NET AREA CONTAINING 615.878 ACRES (26,827,664 SQUARE FEET), MORE OR LESS.

PARCEL 2:

THOSE PORTIONS OF SECTIONS 34 AND 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, WHENCE THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 BEARS NORTH 89°30'26" EAST 1328.01 FEET; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34 NORTH 00°19'30" WEST 387.17 FEET; THENCE NORTH 64°57'30" EAST 268.20 FEET; THENCE NORTH 71°41'55" EAST 250.86 FEET; THENCE NORTH 64°07'02" EAST 593.73 FEET; THENCE SOUTH 32°37'58" EAST 100.00 FEET; THENCE SOUTH 59°29'58" EAST 200.00 FEET; THENCE SOUTH 13°29'58" EAST 140.00 FEET; THENCE NORTH 44°51'51" EAST 195.98 FEET; THENCE SOUTH 37°34'07" EAST 273.31 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL, AS DESCRIBED IN BOOK 93, PAGE 64, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 51°22'33" WEST 689.08 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE ALONG SAID NORTH LINE SOUTH 89°30'26" WEST 467.56 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 78°45'13" WEST 239.30 FEET; THENCE SOUTH 78°26'56" WEST 342.75 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE ALONG SAID WEST LINE NORTH 00°17'07" WEST 110.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.122 ACRES (876,492 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM:

THOSE PORTIONS OF SECTIONS 34 AND 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, WHENCE THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 BEARS NORTH 89°30'26" EAST 1328.01 FEET; THENCE NORTH 06°52'30" EAST 285.77 FEET TO THE TRUE POINT OF

BEGINNING, SAID POINT BEING ALSO THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND TO ROBERT CHARLES GRESKA, AS DESCRIBED IN BOOK 545, PAGE 448, DOUGLAS COUNTY RECORDS; THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING (4) COURSES: (1) NORTH 41°21'49" WEST 210.00 FEET; (2) THENCE NORTH 44°03'11" EAST 240.00 FEET; (3) THENCE SOUTH 41°21'49" EAST 239.30 FEET; (4) THENCE SOUTH 51°03'33" WEST 239.45 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.234 ACRES (53,744 SQUARE FEET), MORE OR LESS.

Excluding the following real property pursuant to that certain Order for Inclusion recorded in the Douglas County Clerk and Recorder's Office on November 16, 2007 at Reception No. 2007088932:

Tract A  
Tract S  
Tract R  
Tract J  
Tract C  
Tract E  
Tract D  
Tract L

River Canyon Filing No. 1A, County of Douglas, State of Colorado