

RESOLUTION NO. R-017-023

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

A RESOLUTION APPROVING A THIRD AMENDMENT TO THE RAVENNA  
METROPOLITAN DISTRICT SERVICE PLAN

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

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

**WHEREAS**, on March 22, 2016, the Board adopted Resolution No. R-016-037 approving the Second Amendment to the Ravenna Metropolitan District Service Plan; and

**WHEREAS**, on January 24, 2017, the Ravenna Metropolitan District (the "District") filed a Third Amendment to the Ravenna Metropolitan District Service Plan ("Third 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 January 27, 2017; and

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

**WHEREAS**, on January 10, 2017, the Board set a public hearing on the Third Amendment, for February 14, 2017 ("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 January 19, 2017; and (2) caused notice of the date, time and location of the Public Hearing to be mailed on January 23, 2017 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 January 23, 2017, to the property owners, pursuant to the provisions of § 32-1-204 (1.5), C.R.S.; and

**WHEREAS**, on February 14, 2017, a Public Hearing on the Third Amendment was opened for public comment 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 Third 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 Third Amendment have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find that the Third 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 Third 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 Third 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 Third 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 Third Amendment and upon all evidence presented at the Public Hearing on the Third Amendment, meets all conditions and requirements of §§ 32-1-201, *et seq.*, C.R.S.


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

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

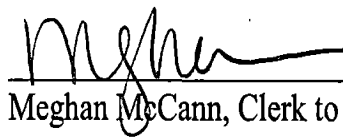
Section 5. A certified copy of this resolution shall be filed in the records of Douglas County.

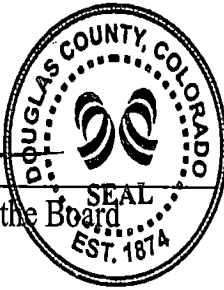
**PASSED AND ADOPTED** this 14<sup>th</sup> day of February, 2017, in Castle Rock, Douglas County, Colorado.

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

BY:   
Roger A. Partridge, Chair

**ATTEST:**

  
Meghan McCann, Clerk to the Board



## EXHIBIT A

### LEGAL DESCRIPTION OF RAVENNA METROPOLITAN DISTRICT

A PARCEL OF LAND LOCATED IN SECTIONS 33, 34, AND 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST, AND SECTIONS 2 AND 3, TOWNSHIP 7 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO:

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE E 1/2 OF THE SW 1/4 OF SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID E 1/2, S 89°43'40" W, 1312.28 FEET TO THE SW CORNER OF SAID E 1/2; THENCE ALONG THE WEST LINE OF SAID E 1/2, N 01°01'16" W, 2628.59 FEET TO THE NW CORNER OF SAID E 1/2; THENCE ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 2, S 89°41'57" W, 1316.22 FEET TO THE SW CORNER OF SAID NW 1/4; THENCE ALONG THE WEST LINE OF SAID NW 1/4, N 01°25'43" W, 1313.51 FEET TO THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF SAID NE 1/4, N 89°40'57" W, 1332.62 FEET TO THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF SAID SW 1/4, S 01°37'23" E, 1313.70 FEET TO THE NE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF SAID NW 1/4, S 01°27'26" E, 1313.92 FEET TO THE SE CORNER OF SAID NW 1/4; THENCE ALONG THE SOUTH LINE OF SAID NW 1/4, N 89°40'19" W, 1319.87 FEET TO THE SW CORNER OF SAID NW 1/4; THENCE ALONG THE WEST LINE OF SAID NW 1/4 AND THE WEST LINE OF THE NE 1/4 OF SAID SECTION 3, N 01°49'08" W, 3996.40 FEET TO THE SE CORNER OF THE S 1/2 OF THE SW 1/4 OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF SAID S 1/2, S 89°11'11" W, 2598.67 FEET TO THE SE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4 OF SECTION 33, S 89°24'44" W, 1316.06 FEET TO THE E 1/16 CORNER OF SAID SECTION 33; THENCE ALONG THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4 OF SECTION 33, N 00°29'29" W, 1319.75 FEET TO THE NW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 33; THENCE ALONG THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 OF SECTION 33, N 89°24'44" E, 1316.72 FEET TO THE NW CORNER OF SAID S 1/2 OF THE SW 1/4 OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF SAID S 1/2, N 89°15'08" E, 2606.77 FEET TO THE WEST LINE OF THE SE 1/4 OF SAID SECTION 34; THENCE ALONG SAID WEST LINE, N 00°04'39" W, 791.84 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE HIGH LINE CANAL, AS DESCRIBED IN BOOK 93 AT PAGE 64, DOUGLAS COUNTY RECORDS; THENCE DEPARTING SAID WEST LINE AND ALONG SAID CANAL RIGHT OF WAY, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 34.49 FEET, A RADIUS OF 265.49 FEET, A CENTRAL ANGLE OF 7°26'33", THE CHORD OF WHICH BEARS N 79°29'12" E FOR A DISTANCE OF 34.46 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N 75°45'55" E, 180.69 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 166.99 FEET, A RADIUS OF 334.26 FEET, A CENTRAL ANGLE OF 28°37'25", THE CHORD OF WHICH BEARS S 89°55'22" E FOR A DISTANCE OF 165.26 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY, S 75°36'40" E, 105.14 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 191.37 FEET, A RADIUS OF 1885.08

FEET, A CENTRAL ANGLE OF 5°49'00", THE CHORD OF WHICH BEARS S 72°42'10" E FOR A DISTANCE OF 191.29 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY, S 69°47'40" E, 340.87 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 185.80 FEET, A RADIUS OF 384.26 FEET, A CENTRAL ANGLE OF 27°42'17", THE CHORD OF WHICH BEARS S 83°38'48" E FOR A DISTANCE OF 184.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N 82°30'03" E, 491.14 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 170.00 FEET, A RADIUS OF 312.94 FEET, A CENTRAL ANGLE OF 31°07'30", THE CHORD OF WHICH BEARS N 66°56'18" E FOR A DISTANCE OF 167.92 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N 51°22'33" E, 1526.50 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 41.59 FEET, A RADIUS OF 1407.69 FEET, A CENTRAL ANGLE OF 1°41'35", THE CHORD OF WHICH BEARS N 52°13'20" E FOR A DISTANCE OF 41.59 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF RAMPART ROAD; THENCE DEPARTING SAID CANAL RIGHT OF WAY AND ALONG SAID RIGHT OF WAY OF RAMPART ROAD, S 66°00'55" E, 77.51 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 44.20 FEET, A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 7°40'25", THE CHORD OF WHICH BEARS S 69°51'08" E FOR A DISTANCE OF 44.16 FEET TO THE NORTHERLY LINE OF THAT PARCEL OF LAND TO ROBINSON BRICK COMPANY, AS DESCRIBED IN BOOK 1070 AT PAGE 1123, DOUGLAS COUNTY RECORDS; THENCE DEPARTING SAID RIGHT OF WAY AND ALONG SAID PARCEL, S 57°34'08" W, 216.44 FEET TO A POINT; THENCE CONTINUING ALONG SAID PARCEL, S 47°05'08" W, 255.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID PARCEL, S 19°57'10" W, 33.21 FEET TO A POINT; THENCE CONTINUING ALONG SAID PARCEL, S 19°56'46" W, 166.81 FEET TO A POINT; THENCE CONTINUING ALONG SAID PARCEL, S 23°19'14" E, 860.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID PARCEL, S 27°56'14" E, 2775.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID PARCEL, S 22°35'44" E, 3003.54 FEET TO THE EAST LINE OF SAID E ½ OF THE SW ¼ OF SECTION 2; THENCE ALONG SAID EAST LINE, S 00°56'07" E, 1536.48 FEET TO THE POINT OF BEGINNING. CONTAINING 616.11 ACRES, 26,837,664 SQ. FT. MORE OR LESS.

Excluding the following real property pursuant to that certain Order for Exclusion 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