

**RESOLUTION NO. R-019-100**  
**THE BOARD OF COUNTY COMMISSIONERS**  
**OF THE COUNTY OF DOUGLAS, COLORADO**

**A RESOLUTION APPROVING THE SERVICE PLAN OF  
TRAILS METROPOLITAN DISTRICT**

WHEREAS, on July 12, 2019, a service plan for the proposed Trails Metropolitan District ("Service Plan") was filed with the Douglas County Clerk and Recorder ("Clerk"), and the Clerk, on behalf of the Board of County Commissioners ("Board"), mailed a Notice of Filing of Special District Service Plan to the Division of Local Government in the Department of Local Affairs on July 15, 2019; and

WHEREAS, on August 5, 2019, the Douglas County Planning Commission recommended approval of the Service Plan to the Board; and

WHEREAS, on August 27, 2019, the Board set a public hearing on the Service Plan for September 10, 2019 ("Public Hearing"), and ratified: (1) 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 August 15, 2019; and (2) notice of the date, time and location of the Public Hearing which was mailed on August 13, 2019, 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 proposed boundaries of Trails Metropolitan District ("District") and, on August 13, 2019, to the petitioners and to the property owners, pursuant to the provisions of § 32-1-204(1.5), C.R.S.; and

WHEREAS, on September 10, 2019, a Public Hearing on the Service Plan was opened at which time all interested parties, as defined in § 32-1-204, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the Service Plan and the organization of the proposed District was 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 Service Plan have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find:

(a) that there is sufficient existing and projected need for organized service in the area to be serviced by the proposed District; and

(b) that the existing service in the area to be served by the proposed District is inadequate for present and projected needs; and

(c) that the proposed District is capable of providing economical and sufficient service to the area within the proposed boundaries; and

(d) that the area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis; 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 and each municipality which is an interested party under § 32-1-204, C.R.S.; and

(g) that the proposal is in substantial compliance with the Douglas County Comprehensive Master Plan; and

(h) that the proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and

(i) that the creation of the proposed District will be in the best interests of the area proposed to be served; and

(j) that the Service Plan, based upon the statements set forth in the Service Plan and upon all evidence presented at the Public Hearing on the Service Plan, meets all conditions and requirements of §§ 32-1-201, *et seq.*, C.R.S.

Section 3. The Board hereby approves the Service Plan without conditions; provided, however, that such action shall not imply the approval of any land development activity within the proposed District or its service area, or of any specific number of buildable units identified in the Service Plan, unless the Board has approved such development activity as part of a separate development review process.

Section 4. The legal description of the District shall be as 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 10<sup>th</sup> day of September, 2019, in Castle Rock, Douglas County, Colorado.

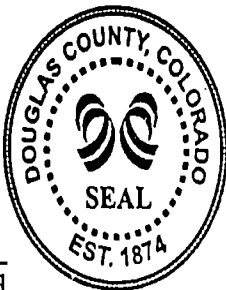
THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO

BY:

  
\_\_\_\_\_  
ROGER A. PARTRIDGE, Chair

ATTEST:

  
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KRISTIN RANDLETT, Clerk to the Board



## EXHIBIT A

(Legal Description of Trails Metropolitan District Boundaries and Service Area)

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, ASSUMED TO BEAR SOUTH 00°17'37" EAST, A DISTANCE OF 2875.73 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

- NORTHEAST CORNER OF SECTION 5 FOUND 3.25 ALUMINUM CAP PLS 38098 MATCHING MONUMENT RECORD AS FILED.

- EAST QUARTER CORNER OF SECTION 5 FOUND 3.25 ALUMINUM CAP PLS 17666 MATCHING MONUMENT RECORD AS FILED.

COMMENCING AT SAID EAST QUARTER CORNER;

THENCE NORTH 89°23'40" WEST, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF HIDDEN PINES FILING 1, RECEPTION NO. 2015070148 AND THE POINT OF BEGINNING;

THENCE NORTH 89°23'40" WEST, ALONG THE NORTHERLY LINE OF SAID HIDDEN PINES FILING 1, A DISTANCE OF 2,622.69 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 5;

THENCE NORTH 89°15'04" WEST, ALONG THE NORTH LINE OF RECEPTION NUMBER 02057841, A DISTANCE OF 667.03 FEET TO A NUMBER 3 REBAR;

THENCE NORTH 89°14'20" WEST, ALONG THE NORTH LINE OF RECEPTION NUMBER 2017080419, A DISTANCE OF 667.44 FEET TO A NUMBER 3 REBAR;

THENCE NORTH 89°20'35" WEST, A DISTANCE OF 759.67 FEET TO THE SOUTHEAST CORNER OF LIVENGOD HILLS, RECEPTION NO. 122187 AS MONUMENTED WITH A REBAR AND ILLEGIBLE 1" YELLOW PLASTIC CAP;

THENCE ALONG THE EASTERLY LINE OF SAID LIVENGOD HILLS THE FOLLOWING EIGHT (8) COURSES AND DISTANCES;

1. NORTH 01°02'19" WEST, A DISTANCE OF 786.32 FEET TO A NUMBER 3 REBAR;
2. NORTH 01°00'17" WEST, A DISTANCE OF 260.0 FEET TO A NUMBER 3 REBAR;
3. NORTH 00°45'18" WEST, A DISTANCE OF 284.85 FEET TO A NUMBER 3 REBAR;
4. NORTH 00°57'03" WEST, A DISTANCE OF 349.45 FEET TO A NUMBER 3 REBAR;
5. NORTH 00°52'40" WEST, A DISTANCE OF 298.91 FEET TO A NUMBER 3 REBAR;
6. NORTH 00°53'11" WEST, A DISTANCE OF 359.79 FEET TO A NUMBER 3 REBAR;
7. NORTH 00°50'34" WEST, A DISTANCE OF 274.87 FEET TO A NUMBER 3 REBAR;
8. NORTH 01°29'58" WEST, A DISTANCE OF 162.62 FEET TO A REBAR AND ILLEGIBLE 1" YELLOW PLASTIC CAP;

THENCE NORTH 89°24'25" EAST, A DISTANCE OF 953.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SOUTH SAMPSON GULCH WAY;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES AND DISTANCES;

1. THENCE SOUTH 32°45'44" EAST, A DISTANCE OF 47.25 FEET;
2. THENCE NORTH 89°24'25" EAST, A DISTANCE OF 68.30 FEET;

3. THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 762.00 FEET, A CENTRAL ANGLE OF 39°02'44", WHOSE CHORD BEARS SOUTH 70°58'12" EAST A DISTANCE OF 509.29 FEET, FOR AN ARC DISTANCE OF 519.28 FEET;

4. THENCE NORTH 89°30'27" EAST, A DISTANCE OF 2,314.30 FEET;

5. THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 8,037.00 FEET, A CENTRAL ANGLE OF 04°34'07", WHOSE CHORD BEARS NORTH 87°13'23" EAST A DISTANCE OF 640.68 FEET, FOR AN ARC DISTANCE OF 640.85 FEET;

6. THENCE NORTH 84°56'19" EAST, A DISTANCE OF 106.12 FEET;

7. THENCE NORTH 89°30'46" EAST, A DISTANCE OF 37.62 FEET;

8. THENCE NORTH 85°00'55" EAST, A DISTANCE OF 88.65 FEET;

9. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 94°41'31", WHOSE CHORD BEARS SOUTH 47°38'19" EAST A DISTANCE OF 26.48 FEET, FOR AN ARC DISTANCE OF 29.75 FEET TO THE WESTERLY RIGHT-OF-WAY OF NORTH PINEY LAKE ROAD;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

1. THENCE SOUTH 00°17'34" EAST, A DISTANCE OF 42.22 FEET;

2. THENCE NORTH 89°42'26" EAST, A DISTANCE OF 25.86 FEET;

3. THENCE SOUTH 00°17'37" EAST, A DISTANCE OF 300.53 FEET;

4. THENCE SOUTH 00°41'23" WEST, A DISTANCE OF 582.71 FEET;

5. THENCE SOUTH 00°17'37" EAST, A DISTANCE OF 1,759.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,640,269 SQUARE FEET OR 290.180 ACRES, MORE OR LESS

NOTE: SURVEY BOUNDARY DESCRIPTION IS BEING PROVIDED TO COMBINE BOTH PARCELS INTO ONE DESCRIPTION AND TO REMOVE THE EXCEPTION PARCELS IN PREPARATION OF A SUBDIVISION PLAT.