

RESOLUTION NO. R- 023- 039

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

**A RESOLUTION APPROVING THE SERVICE PLAN OF
BEAR RIDGE METROPOLITAN DISTRICT**

WHEREAS, on February 7, 2023, a service plan for the proposed Bear Ridge 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 February 27, 2023; and

WHEREAS, on March 6, 2023, the Douglas County Planning Commission recommended approval of the Service Plan to the Board; and

WHEREAS, on March 28, 2023, the Board set a public hearing on the Service Plan for April 3, 2023 (“Public Hearing”), and (1) ratified 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 March 9, 2023, and (2) caused notice of the date, time and location of the Public Hearing to be mailed on March 8, 2023, 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 Bear Ridge Metropolitan District (“District”) and, on March 8, 2023, to the petitioners and to the property owners, pursuant to the provisions of § 32-1-204(1.5), C.R.S.; and

WHEREAS, on April 3, 2023, 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.

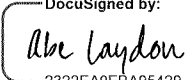
Section 3. The Board hereby approves the Service Plan without conditions; provided, however, that such action shall not imply the approval of any land development activity within the proposed District or its service area, or of any specific number of buildable units identified in the Service Plan, unless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

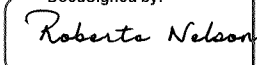
Section 5. A certified copy of this resolution shall be filed in the records of Douglas County.

PASSED AND ADOPTED this 3rd day of April, 2023, in Castle Rock, Douglas County, Colorado.

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

BY: DocuSigned by:

2322FA9EBA95429 DS

ABE LAYDON, Chair

ATTEST: DocuSigned by:

7DCE6DB0F8A640B...

Roberta Nelson
Deputy Clerk



EXHIBIT A

Legal Description

LEGAL DESCRIPTION

BEAR RIDGE METROPOLITAN DISTRICT

A PARCEL OF LAND, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2022023821, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF PARCEL A OF SAID DEED RECORDED AT RECEPTION NO. 2022023821, ALSO BEING THE SOUTHWEST CORNER OF LOT 18, BLOCK 4, PERRY PARK FILING NO. 6, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 139865, SAID DOUGLAS COUNTY RECORDS, THENCE ALONG THE TOP OF A RIDGE THE FOLLOWING THREE (3) COURSES:

1. N 34°14'14" W, A DISTANCE OF 1508.86 FEET;
2. N 54°23'53" W, A DISTANCE OF 360.23 FEET;
3. N 33°35'49" W, A DISTANCE OF 752.78 FEET TO THE NORTHWESTERLY END OF SAID RIDGE;

THENCE N 26°21'51" W, A DISTANCE OF 113.80 FEET TO THE SOUTHWEST CORNER OF THE BIERBAUM EXEMPTION, RECORDED AT RECEPTION NO. 2003101785, SAID DOUGLAS COUNTY RECORDS; THENCE ALONG THE EAST AND NORTHEAST LINES OF SAID BIERBAUM EXEMPTION, THE FOLLOWING SEVEN (7) COURSES:

1. N 51°17'34" E, A DISTANCE OF 235.55 FEET;
2. N 40°30'35" E, A DISTANCE OF 311.75 FEET;
3. N 62°48'35" E, A DISTANCE OF 292.35 FEET;
4. N 51°15'29" E, A DISTANCE OF 49.82 FEET;
5. N 59°14'04" W, A DISTANCE OF 156.21 FEET;
6. N 81°32'33" W, A DISTANCE OF 140.46 FEET;
7. N 46°03'48" W, A DISTANCE OF 69.30 FEET TO A POINT ON THE EAST LINE OF THE PERRY PARK BOULEVARD RIGHT-OF-WAY;

THENCE N 38°38'59" E, ALONG THE EAST LINE OF SAID PERRY PARK BOULEVARD RIGHT-OF-WAY, A DISTANCE OF 280.92 FEET TO THE SOUTHWEST CORNER OF PARCEL C, DEED RECORDED AT SAID RECEPTION NO. 2022023821 AND A POINT OF CURVATURE;

THENCE ALONG THE WEST AND NORTH LINES OF SAID PARCEL C, THE FOLLOWING THREE (3) COURSES:

1. CONTINUING ALONG THE EAST LINE OF SAID PERRY PARK BOULEVARD RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1037.72 FEET, A CENTRAL ANGLE OF 13°11'55" AND AN ARC LENGTH OF 239.05 FEET, THE CHORD OF WHICH BEARS N 45°14'57" E, A DISTANCE OF 238.52 FEET;
2. N 52°00'26" E, CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 9.86 FEET TO THE NORTHWEST CORNER OF SAID DEED;
3. S 63°23'44" E, A DISTANCE OF 59.37 FEET TO A SOUTH CORNER OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2018057540 SAID DOUGLAS COUNTY

RECORDS AND THE NORTHWEST CORNER OF PARCEL A, SAID DEED RECORDED AT
RECEPTION NO. 2022023821;

THENCE ALONG THE NORTH AND EAST LINES OF SAID PARCEL A, THE FOLLOWING THREE (3) COURSES:

1. S 62°56'09" E, A DISTANCE OF 1142.10 FEET;
2. S 03°41'44" W, A DISTANCE OF 393.80 FEET TO THE NORTHWEST CORNER OF SAID PERRY
PARK FILING NO. 6;
3. S 03°41'10" W, ALONG THE WEST LINE OF SAID PERRY PARK FILING NO. 6, A DISTANCE OF
2342.85 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3,090,904 SQUARE FEET OR 70.957 ACRES, MORE OR LESS

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE DEED RECORDED AT
RECEPTION NO. 2022023821, COINCIDENT WITH THE WEST LINE OF PERRY PARK FILING NO. 6, A
SUBDIVISION PLAT RECORDED AT RECEPTION NO. 139865, IN THE RECORDS OF THE DOUGLAS COUNTY
CLERK AND RECORDER'S OFFICE, BEING ASSUMED TO BEAR S 03°41'10" W FROM THE NORTHWEST
CORNER OF SAID PERRY PARK FILING NO. 6 BEING MONUMENTED BY A #5 REBAR WITH NO CAP, TO THE
SOUTH CORNER OF SAID DEED RECORDED AT RECEPTION NO. 2022023821, BEING MONUMENTED BY A
#5 REBAR WITH A 1.25 INCH DIAMETER YELLOW PLASTIC CAP STAMPED "PLS 38534", WITH ALL
BEARINGS CONTAINED HEREIN RELATIVE THERETO.

JEFFREY C. ANTON
COLORADO PLS 38818
FOR AND ON BEHALF OF
CORE CONSULTANTS INC.

