

**TOWN OF MONUMENT
ORDINANCE 26 - 2020**

**AN ORDINANCE APPROVING A FINAL PLAT FOR WILLOW SPRINGS RANCH FILING
NO. 1**

WHEREAS, Willow Springs Ranch, LLC, has applied for Final Plat of the property known as Willow Springs Ranch Filing No. 1; and

WHEREAS, the Monument Planning Commission has conducted a public hearing on this application and made a recommendation for approval; and

WHEREAS, the Board of Trustees hereby determines that the application complies with Town regulations; and

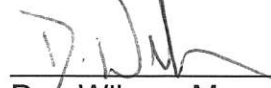
NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, as follows:

Section 1. The Board of Trustees approves the above-identified Final Plat, subject to the condition listed in Exhibit A.

Section 2. The approval for the property consisting of 109.52 acres, Willow Springs Ranch Filing No. 1, located west of I-25 and north of Baptist Road/Forest Lakes Drive; as its legal description described in Exhibit B.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, THIS ORDINANCE WAS INTRODUCED, PASSED, APPROVED AND ADOPTED on this 9th day of November 2020, by a vote of 6 for and 1 against.

TOWN OF MONUMENT



Don Wilson, Mayor

ATTEST:



Laura Hogan, Town Clerk

EXHIBIT A

Condition:

1. The developer considers design elements for fencing and parking accommodations to increase the street appeal for this development.

EXHIBIT B

LEGAL DESCRIPTION - Willow Springs Ranch Filing No. 1

A PARCEL OF LAND BEING A PART OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 219106027 OF THE RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 22, THE WEST HALF OF SECTION 26 AND THE EAST HALF OF SECTION 27, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 26 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26 TO BEAR SOUTH 89°46'10" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO: THENCE SOUTH 89°46'10" EAST, ALONG SAID NORTH LINE, 454.25 FEET TO A POINT ON THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION No. 215134244 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE SOUTHERLY AND EASTERLY, THE FOLLOWING FOUR (4) COURSES ALONG SAID TRACT:

- (1) SOUTH 00°13'57" WEST, 175.23 FEET;
- (2) NORTH 89°36'22" WEST, 53.68 FEET;
- (3) SOUTH 18°11'56" WEST, 85.30 FEET;
- (4) SOUTH 00°13'50" WEST, 583.27 FEET;

THENCE SOUTH 89°25'09" WEST, 20.10 FEET; THENCE SOUTH 03°34'51" EAST, 96.55 FEET; THENCE SOUTH 32°39'23" WEST, 41.29 FEET; THENCE SOUTH 21°23'43" EAST, 191.37 FEET; THENCE SOUTH 13°11'34" WEST, 282.83 FEET; THENCE SOUTH 17°24'23" WEST, 361.49 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, FROM WHICH THE RADIAL LINE BEARS SOUTH 41°53'17" WEST;

THENCE SOUTHEASTERLY 401.11 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 22°18'46", A RADIUS OF 1030.00 FEET AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 36°57'20" EAST, 398.58 FEET;

THENCE 229.60 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A CENTRAL ANGLE OF 27°59'23", A RADIUS OF 470.00 FEET AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 39°47'39" EAST, 227.32 FEET;

THENCE SOUTH 53°47'20" EAST, 181.72 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE 450.53 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF COMPOUND CURVE TO THE RIGHT, SAID ARC HAVING A CENTRAL ANGLE OF 17°12'33", A RADIUS OF 1500.00 FEET AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 45°11'04" EAST, 448.84 FEET;

THENCE 323.27 FEET ALONG THE ARC OF SAID COMPOUND CURVE TO A POINT TANGENT, SAID ARC HAVING A CENTRAL ANGLE OF $45^{\circ}10'31''$, A RADIUS OF 410.00 FEET AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $13^{\circ}59'32''$ EAST, 314.96 FEET;

THENCE SOUTH $08^{\circ}35'44''$ WEST, 529.28 FEET; THENCE SOUTH $60^{\circ}07'54''$ EAST, 57.13 FEET; THENCE SOUTH $09^{\circ}47'52''$ EAST, 108.57 FEET; THENCE NORTH $84^{\circ}58'58''$ WEST, 86.75 FEET TO A NON-TANGENT CURVE CONCAVE TO THE EAST FROM WHICH THE RADIAL LINE BEARS SOUTH $84^{\circ}58'58''$ EAST ;

THENCE SOUTHEASTERLY 142.48 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A CENTRAL ANGLE OF $17^{\circ}22'11''$, A RADIUS OF 470.00 FEET AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $03^{\circ}40'03''$ EAST, 141.94 FEET;

THENCE SOUTH $12^{\circ}21'09''$ EAST, 768.35 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE 348.90 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A CENTRAL ANGLE OF $37^{\circ}43'03''$, A RADIUS OF 530.00 FEET AND A BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $06^{\circ}30'23''$ WEST, 342.63 FEET;

THENCE SOUTH $64^{\circ}37'01''$ EAST, 12.07 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE 135.64 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A CENTRAL ANGLE OF $103^{\circ}37'12''$, A RADIUS OF 75.00 FEET AND A BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $12^{\circ}48'25''$ EAST, 117.89 FEET;

THENCE SOUTH $39^{\circ}00'11''$ WEST, 206.61 FEET TO A POINT ON THE NORTHERLY LINE OF BAPTIST ROAD AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION No. 215058904 & 217900219 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF BAPTIST ROAD THE FOLLOWING SIX (6) COURSES:

(1) NORTH $59^{\circ}31'52''$ WEST, 91.95 FEET;

(2) NORTH $39^{\circ}31'34''$ EAST, 21.07 FEET;

(3) NORTH $50^{\circ}28'26''$ WEST, 100.36 FEET TO A POINT OF CURVE TO THE RIGHT;

(4) 181.65 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A CENTRAL ANGLE OF $26^{\circ}01'08''$, A RADIUS OF 400.00 FEET AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $37^{\circ}27'52''$ WEST, 180.09 FEET;

(5) NORTH $24^{\circ}27'18''$ WEST, 333.81 FEET;

(6) SOUTH $66^{\circ}46'52''$ WEST, 14.83 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FOREST LAKES DRIVE AS DESCRIBED ON FOREST LAKES FILING NO. 1, THE PLAT THEREOF RECORDED AT RECEPTION NUMBER 206712407 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, FROM WHICH THE RADIAL LINE BEARS SOUTH $68^{\circ}03'36''$ WEST;

THENCE 596.39 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A CENTRAL

ANGLE OF 37°33'00", A RADIUS OF 910.00 FEET; AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 40°42'54" WEST, 585.77 FEET;
THENCE NORTH 59°29'23" WEST, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE, 1542.65 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 30°30'37" EAST, 32.23 FEET; THENCE NORTH 07°16'11" EAST, 162.00 FEET; THENCE SOUTH 82°43'49" EAST, 150.00 FEET; THENCE SOUTH 80°30'11" EAST, 61.62 FEET; THENCE SOUTH 72°29'37" EAST, 64.56 FEET; THENCE SOUTH 64°01'38" EAST, 64.55 FEET; THENCE SOUTH 59°29'15" EAST, 480.59 FEET; THENCE SOUTH 59°48'08" EAST, 49.93 FEET; THENCE SOUTH 65°37'39" EAST, 49.54 FEET; THENCE SOUTH 73°27'10" EAST, 49.54 FEET; THENCE SOUTH 81°13'40" EAST, 49.51 FEET; THENCE SOUTH 84°19'15" EAST, 395.30 FEET; THENCE SOUTH 81°11'15" EAST, 74.33 FEET; THENCE SOUTH 71°20'07" EAST, 78.71 FEET; THENCE SOUTH 61°00'04" EAST, 78.71 FEET; THENCE SOUTH 51°06'39" EAST, 74.43 FEET; THENCE SOUTH 47°50'30" EAST, 223.93 FEET; THENCE NORTH 44°12'05" EAST, 307.57 FEET TO NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, FROM WHICH THE RADIAL LINE BEARS SOUTH 87°26'55" EAST;

THENCE NORTHEASTERLY 46.81 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A CENTRAL ANGLE OF 05°03'39", A RADIUS OF 530.00 FEET AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 06°03'54" EAST, 46.80 FEET;

THENCE NORTH 08°35'44" EAST, 629.11 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE 275.96 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF COMPOUND CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 45°10'31", A RADIUS OF 350.00 FEET AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 13°59'32" WEST, 268.87 FEET;

THENCE 379.46 FEET ALONG THE ARC OF SAID COMPOUND CURVE, SAID ARC HAVING A CENTRAL ANGLE OF 15°05'54", A RADIUS OF 1440.00 FEET AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 44°07'44" WEST, 378.37 FEET;

THENCE SOUTH 12°02'13" WEST, 178.53 FEET; THENCE SOUTH 04°18'36" WEST, 33.75 FEET; THENCE SOUTH 78°42'12" WEST, 63.98 FEET; THENCE NORTH 66°41'13" WEST, 116.71 FEET; THENCE SOUTH 72°34'47" WEST, 144.23 FEET; THENCE SOUTH 88°42'42" WEST, 361.63 FEET TO THE EAST 1/4 CORNER OF SECTION 27;

THENCE NORTH 46°06'15" WEST, 700.00 FEET ALONG THE NORTHEASTERLY LINE OF WARD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION No. 1076187, SAID EL PASO COUNTY RECORDS, TO THE SOUTHEASTERLY CORNER OF HARDMAN SUBDIVISION FILING No. 1, ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION No. 215713689, SAID EL PASO COUNTY RECORDS; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID HARDMAN SUBDIVISION THE FOLLOWING TEN (10) COURSES:

- (1) NORTH 43°53'45" EAST, 100.00 FEET;
- (2) NORTH 11°52'31" WEST, 292.17 FEET;
- (3) NORTH 54°37'38" WEST, 63.26 FEET;

- (4) NORTH 19°57'26" EAST, 156.82 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, FROM WHICH, THE RADIAL LINE BEARS NORTH 19°57'30" EAST;
- (5) 178.47 FEET NORTHWESTERLY ALONG THE ARC OF A SAID CURVE, SAID ARC HAVING A CENTRAL ANGLE OF 45°26'46", A RADIUS OF 225.00 FEET AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 47°19'07" WEST, 173.82 FEET TO A POINT TANGENT;
- (6) NORTH 24°35'44" WEST, 58.61 FEET TO A POINT OF CURVE TO THE LEFT;
- (7) 40.97 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A CENTRAL ANGLE OF 13°24'47", A RADIUS OF 175.00 FEET AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 31°18'07" WEST, 40.87 FEET TO A NON-TANGENT POINT;
- (8) SOUTH 51°59'26" WEST, 164.00 FEET;
- (9) NORTH 80°19'59" WEST, 291.87 FEET;
- (10) SOUTH 43°53'45" WEST, 100.00 FEET RETURNING TO SAID NORTHEASTERLY LINE OF WARD SUBDIVISION;

THENCE NORTH 46°06'15" WEST, 274.81 FEET ALONG SAID NORTHEASTERLY LINE TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH 01°12'49" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27, 615.44 FEET TO THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION No. 217020920, OF SAID EL PASO COUNTY RECORDS; THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID PARCEL THE FOLLOWING EIGHT (8) COURSES:

- (1) NORTH 88°10'08" EAST, 330.89 FEET;
- (2) NORTH 01°12'40" WEST, 75.22 FEET;
- (3) NORTH 30°41'57" WEST, 88.76 FEET;
- (4) NORTH 60°09'25" EAST, 49.78 FEET;
- (5) NORTH 01°12'40" WEST, 371.37 FEET;
- (6) NORTH 86°41'04" WEST, 148.30 FEET;
- (7) NORTH 36°19'38" EAST, 199.80 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27;
- (8) SOUTH 88°01'47" WEST, ALONG SAID NORTH LINE, 304.83 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH 00°11'17" EAST, 100.07 FEET TO A POINT ON A LINE LYING 100.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 88°01'47" EAST, ALONG SAID PARALLEL LINE, 1323.65 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF

SAID SECTION 22; THENCE SOUTH 00°08'05" WEST, ALONG SAID EAST LINE, 100.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 109.477 ACRES OR 4,768,843 SQUARE FEET, MORE OR LESS.

