

6385 Corporate Drive (719)785-0790  
Colorado Springs, Colorado 80919 (719)785-0799(Fax)  
JOB NO. 2077.00-22  
JUNE 16, 2004

**LEGAL DESCRIPTION: WOODMEN HEIGHTS METRO DISTRICT 2 – PARCEL A**

A PARCEL OF LAND BEING A PORTION OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE EAST END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 17496" AND AT THE WEST END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 17496", ASSUMED TO BEAR S89°23'04"W, A DISTANCE OF 5221.44 FEET.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 5;

THENCE S89°15'14"E, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE THAT IS 30.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, SAID POINT BEING THE EASTERLY RIGHT-OF-WAY LINE OF BLACK FOREST ROAD, ALSO BEING THE POINT OF BEGINNING;

THENCE N00°44'23"E, ON SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 2529.83 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE N89°14'56"E, ON SAID NORTH LINE, A DISTANCE OF 2621.01 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 5;

THENCE S89°55'43"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 818.63 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD.

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. S38°57'08"W, A DISTANCE OF 3585.68 FEET;
2. S40°45'52"W, A DISTANCE OF 1442.04 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202217310;

THENCE ON SAID TRACT OF LAND THE FOLLOWING THREE (3) COURSES:

1. N89°59'54"W, A DISTANCE OF 263.45 FEET;
2. N00°44'46"E, A DISTANCE OF 550.74 FEET;

3. N89°15'14"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE ALSO BEING ON A LINE 30 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE N00°44'46"E, ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF  
766.69 FEET  
TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 166.788 ACRES.



6385 Corporate Drive (719)785-0790  
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JOB NO. 2077.00-23  
JUNE 16, 2004

**LEGAL DESCRIPTION: WOODMEN HEIGHTS METRO DISTRICT 2 – PARCEL B**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE EAST END BY A 3 ¼" ALUMINUM CAP STAMPED "PLS 17496" AND AT THE WEST END BY A 3 ¼" ALUMINUM CAP STAMPED "PLS 17496", ASSUMED TO BEAR S89°23'04"W, A DISTANCE OF 5221.44 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5528 AT PAGE 947, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. N40°45'52"E, A DISTANCE OF 626.44 FEET;
2. N38°57'08"E, A DISTANCE OF 1979.40 FEET;

THENCE S89°27'49"E, A DISTANCE OF 74.83 FEET;

THENCE S00°32'11"W, ON THE WESTERLY BOUNDARY LINE OF A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 98107811, A DISTANCE OF 1149.44 FEET TO THE CENTER QUARTER CORNER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE N89°21'46"E ON THE SOUTHERLY BOUNDARY OF SAID TRACT AND A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2647 AT PAGE 611, SAID LINE BEGIN ALSO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 2601.48 FEET;

THENCE ON THE BOUNDARY OF SAID TRACT OF LAND DESCRIBED IN BOOK 2647 AT PAGE 611, THE FOLLOWING TWO (2) COURSES:

1. N00°15'39"E, A DISTANCE OF 1320.73 FEET;
2. N89°17'09"E, A DISTANCE OF 1321.32 FEET TO THE SOUTHWESTERLY CORNER OF PAWNEE RANCHEROS FILING NO. 2 AS RECORDED IN PLAT BOOK U-2 AT PAGE 45;

THENCE N89°17'09"E ON THE SOUTHERLY BOUNDARY OF SAID PAWNEE RANCHEROS FILING NO. 2, A DISTANCE OF 393.06 FEET;

THENCE S45°46'00"W, A DISTANCE OF 69.10 FEET;  
THENCE S60°48'00"W, A DISTANCE OF 348.00 FEET;  
THENCE S13°26'00"W, A DISTANCE OF 147.00 FEET;  
THENCE S17°10'00"E, A DISTANCE OF 104.00 FEET;  
THENCE S34°21'00"E, A DISTANCE OF 107.00 FEET;  
THENCE S41°34'00"E, A DISTANCE OF 204.00 FEET;  
THENCE S25°23'00"E, A DISTANCE OF 272.00 FEET;  
THENCE S17°08'00"W, A DISTANCE OF 222.00 FEET;  
THENCE S63°38'00"W, A DISTANCE OF 205.00 FEET;  
THENCE S31°25'00"W, A DISTANCE OF 224.00 FEET;  
THENCE S13°39'00"E, A DISTANCE OF 369.00 FEET;  
THENCE S30°42'00"W, A DISTANCE OF 193.00 FEET;  
THENCE N75°08'00"W, A DISTANCE OF 243.00 FEET;  
THENCE S37°48'00"W, A DISTANCE OF 218.00 FEET;  
THENCE S63°49'00"W, A DISTANCE OF 387.00 FEET;  
THENCE S38°30'00"W, A DISTANCE OF 305.06 FEET;  
THENCE N51°30'00"W, A DISTANCE OF 130.27 FEET;

THENCE N90°00'00"W, A DISTANCE OF 787.30 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N79°38'05"W, HAVING A DELTA OF 78°50'07", A RADIUS OF 690.00 FEET; A DISTANCE OF 949.40 TO A POINT OF TANGENT;

THENCE S89°12'02"W, A DISTANCE OF 2921.06 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°39'30", A RADIUS OF 500.00 FEET, A DISTANCE OF 250.09 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID TRACT DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 5528 AT PAGE 947;

THENCE N00°38'38"E, SAID LAST MENTIONED TRACT, A DISTANCE OF 718.25 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 231.796 ACRES.



6385 Corporate Drive (719)785-0790  
Colorado Springs, Colorado 80919 (719)785-0799)Fax)  
JOB NO. 2077.00-24  
JUNE 16, 2004

**LEGAL DESCRIPTION: WOODMEN HEIGHTS METRO DISTRICT 3**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE EAST END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 17496" AND AT THE WEST END BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 17496", ASSUMED TO BEAR S89°23'04"W, A DISTANCE OF 5221.44 FEET.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO,;

THENCE N00°10'59"E, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 30.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S89°18'28"W ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1579.87 FEET TO A POINT ON THE NORTHERLY LINE OF WOODMEN ROAD AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202224865;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING FOUR (4) COURSES:

3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S08°44'31"W, HAVING A DELTA OF 09°11'43", A RADIUS OF 11991.00 FEET, A DISTANCE OF 1924.41 FEET TO A POINT OF TANGENT;
4. S89°21'29"W, A DISTANCE OF 2062.38 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S01°09'01"E HAVING A DELTA OF 04°49'33", A RADIUS OF 10088.00 FEET, A DISTANCE OF 849.68 FEET TO A POINT OF REVERSE CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 03°16'39", A RADIUS OF 9912.00 FEET, A DISTANCE OF 566.92 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5528 AT PAGE 947;

THENCE N00°38'38"E, ON SAID EASTERLY BOUNDARY, A DISTANCE OF 966.75 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N27°51'33"E, HAVING A DELTA OF 28°39'30", A RADIUS OF 500.00 FEET, A DISTANCE OF 250.09 FEET TO A POINT OF TANGENT;

THENCE N89°12'02"E, A DISTANCE OF 2921.06 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 78°50'07", A RADIUS OF 690.00 FEET, A DISTANCE OF 949.40 FEET TO A POINT ON CURVE;

THENCE N90°00'00"E, A DISTANCE OF 787.30 FEET;  
THENCE S51°30'00"E, A DISTANCE OF 130.27 FEET;  
THENCE S38°30'00"W, A DISTANCE OF 56.94 FEET;  
THENCE S49°06'00"W, A DISTANCE OF 381.00 FEET;  
THENCE S18°00'00"W, A DISTANCE OF 212.94 FEET;  
THENCE N90°00'00"E, A DISTANCE OF 1350.32 FEET;

THENCE N03°49'17"E, A DISTANCE OF 262.64 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 16°36'05", A RADIUS OF 950.00 FEET, A DISTANCE OF 275.26 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N13°54'43"W, HAVING A DELTA OF 50°47'33", A RADIUS OF 500.00 FEET, A DISTANCE OF 443.25 FEET TO A POINT ON CURVE;

THENCE S64°42'16"E, A DISTANCE OF 101.02 FEET;

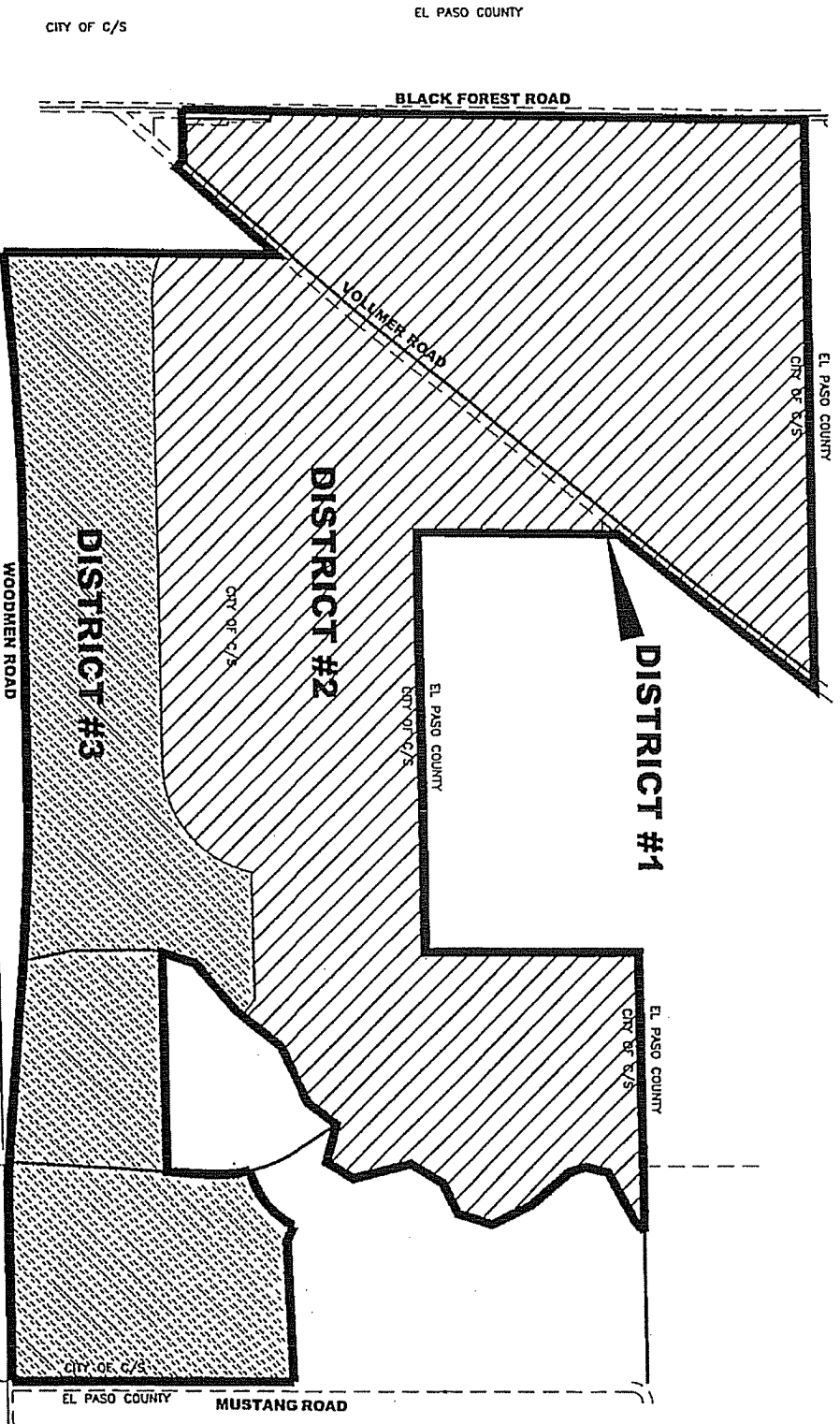
THENCE N87°36'42"E, A DISTANCE OF 867.76 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;




THENCE S00°10'59"W, ON SAID EAST LINE A DISTANCE OF 1739.02 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 172.839 ACRES.


**EXHIBIT C**  
Boundary Map

# WOODMEN HEIGHTS METROPOLITAN DISTRICT



-  DISTRICT #1
-  DISTRICT #2
-  DISTRICT #3

## DISTRICT BOUNDARIES


  
**CLASSIC**
  
 CONSULTING
   
 ENGINEERS & SURVEYORS
   
 4325 Capital Drive, Suite 101
   
 Cedarvale, Kansas 62918
   
 (716) 725-0790
   
 (716) 725-0790 (ext.)



**EXHIBIT D**  
Potential Inclusion Map

# WOODMEN HEIGHTS METROPOLITAN DISTRICT

EL PASO COUNTY  
CITY OF C/S

EL PASO COUNTY

CITY OF C/S

BLACK FOREST ROAD

VOLLMER ROAD

EL PASO COUNTY  
CITY OF C/S

CITY OF C/S

WOODMEN ROAD

EL PASO COUNTY


EL PASO COUNTY  
CITY OF C/S

CITY OF C/S

EL PASO COUNTY

MUSTANG ROAD



 FUTURE INCLUSION FOR WOODMEN HEIGHTS METROPOLITAN DISTRICT

## POTENTIAL INCLUSION MAP

EL PASO COUNTY CITY OF C/S

**CLASSIC**  
CONSULTING  
ENGINEERS & SURVEYORS

CITY OF C/S

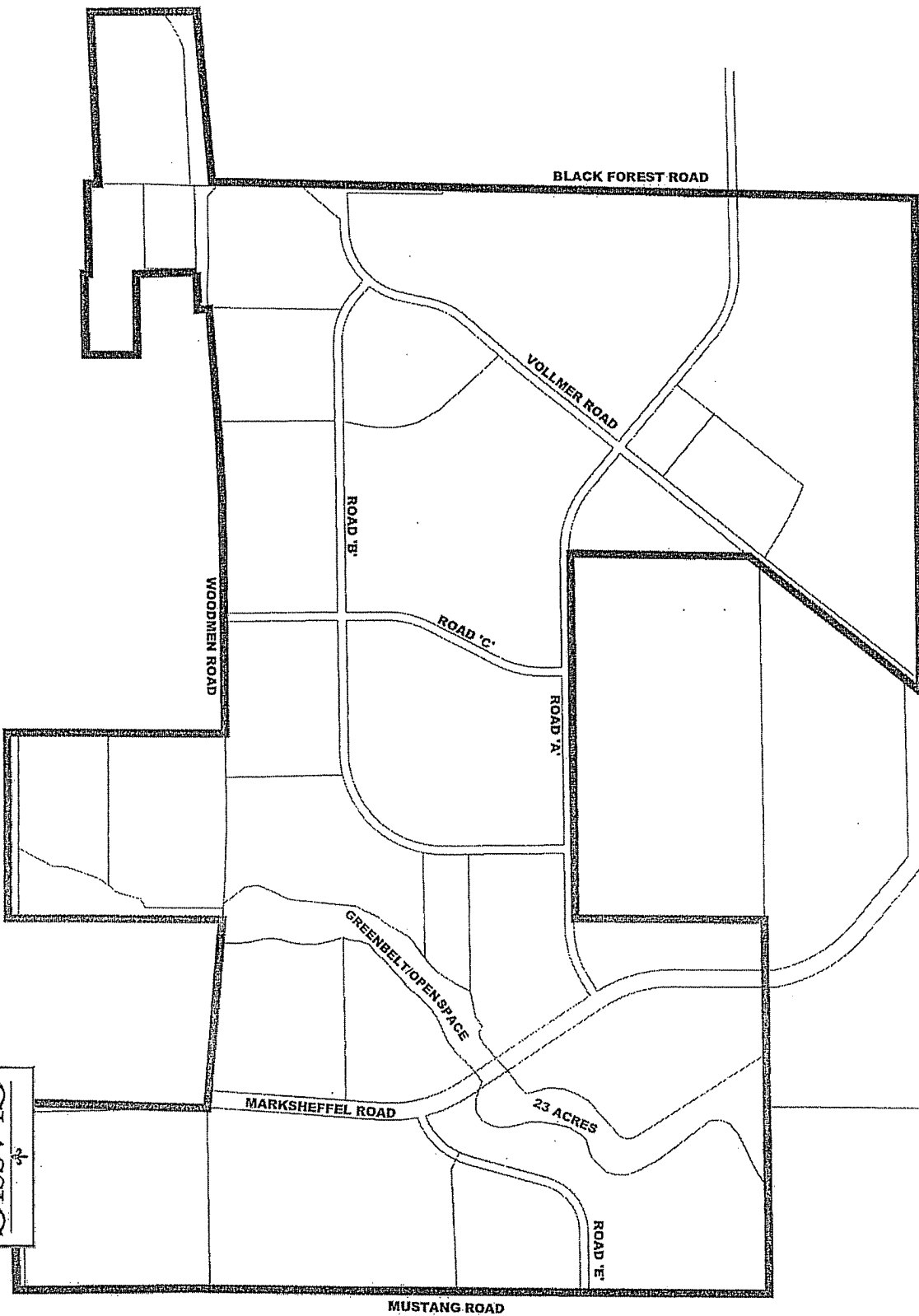
6325 Corporate Drive, Suite 101  
Carroll Springs, Colorado 80719

(303) 254-0790  
(303) 254-0790(x)

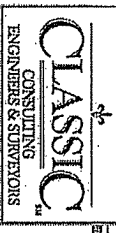
**EXHIBIT E**  
Statutory Contents of Service Plan

1. A description of the proposed services;
2. A financial plan showing how the proposed services are to be financed;
3. A preliminary engineering or architectural survey showing how the proposed services are to be provided;
4. A map of the Districts' boundaries and an estimate of the population and valuation for assessment of the Districts;
5. A general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of Districts are compatible with facility and service standards of the City and of municipalities and special districts which are interested parties pursuant to Section 32-1-204(1), C.R.S.;
6. A general description of the estimated cost of acquiring land, engineering services, legal services, administrative services, initial proposed indebtedness and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the District;
7. A description of any arrangement or proposed agreement with any political subdivision for the performance of any services between the Districts and such other political subdivision;
8. Information satisfactory to establish that each of the following criteria as set forth in Section 32-1-203, C.R.S., has been met:
  - (a) That there is sufficient existing and projected need for organized service in the area to be serviced by the Districts;
  - (b) That the existing service in the area to be served by the Districts is inadequate for the present and projected needs;
  - (c) That Districts are capable of providing economical and sufficient service to the area within their proposed boundaries; and
  - (d) That the area included in the Districts has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

# WOODMEN HEIGHTS METROPOLITAN DISTRICT

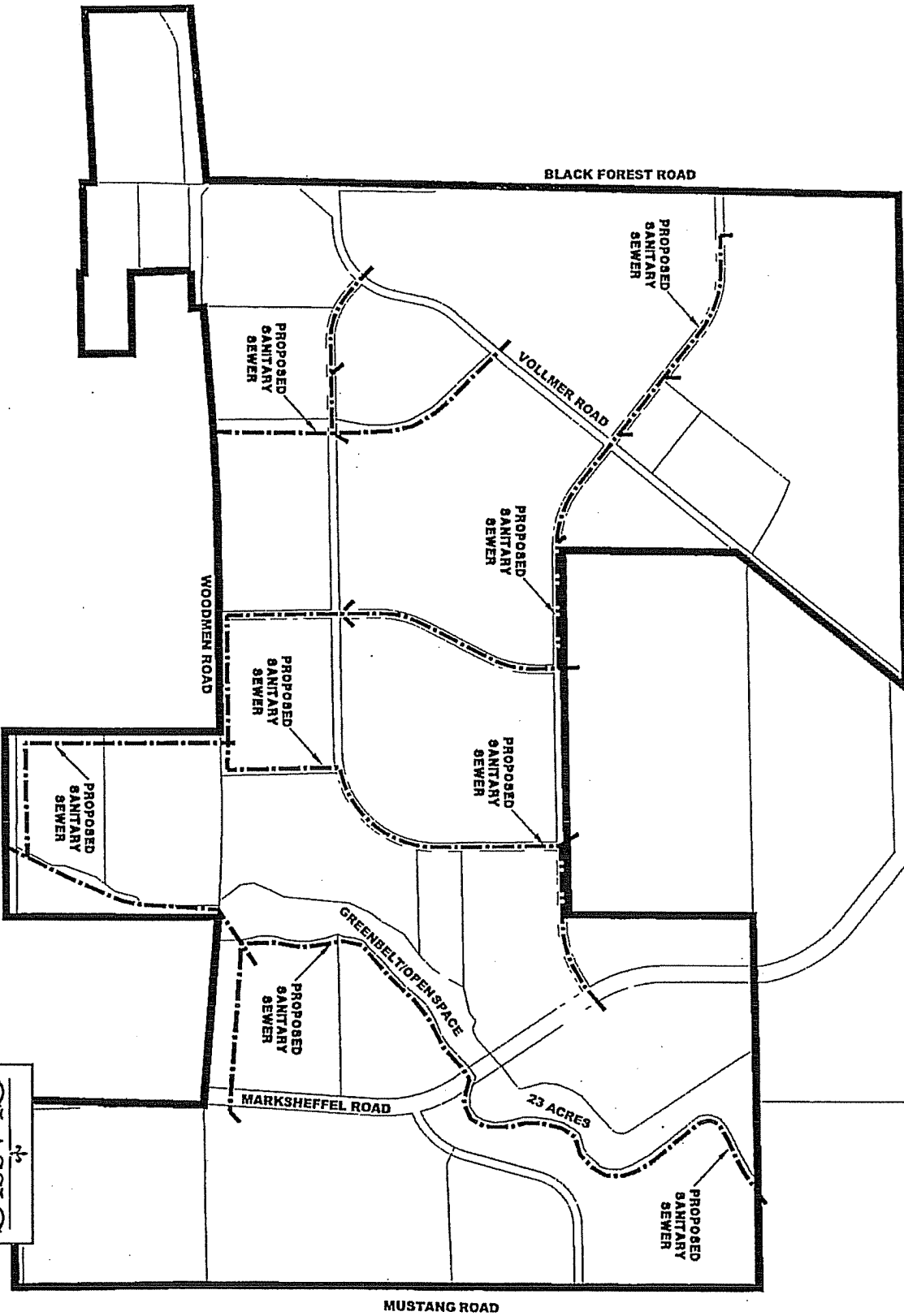


## ROADWAYS

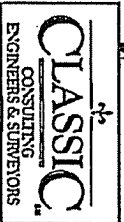


ES&S Associates Inc. Suite 101  
Colorado Springs, Colorado 80910  
(719) 575-0290  
(719) 575-0790 (fax)

# WOODMEN HEIGHTS METROPOLITAN DISTRICT



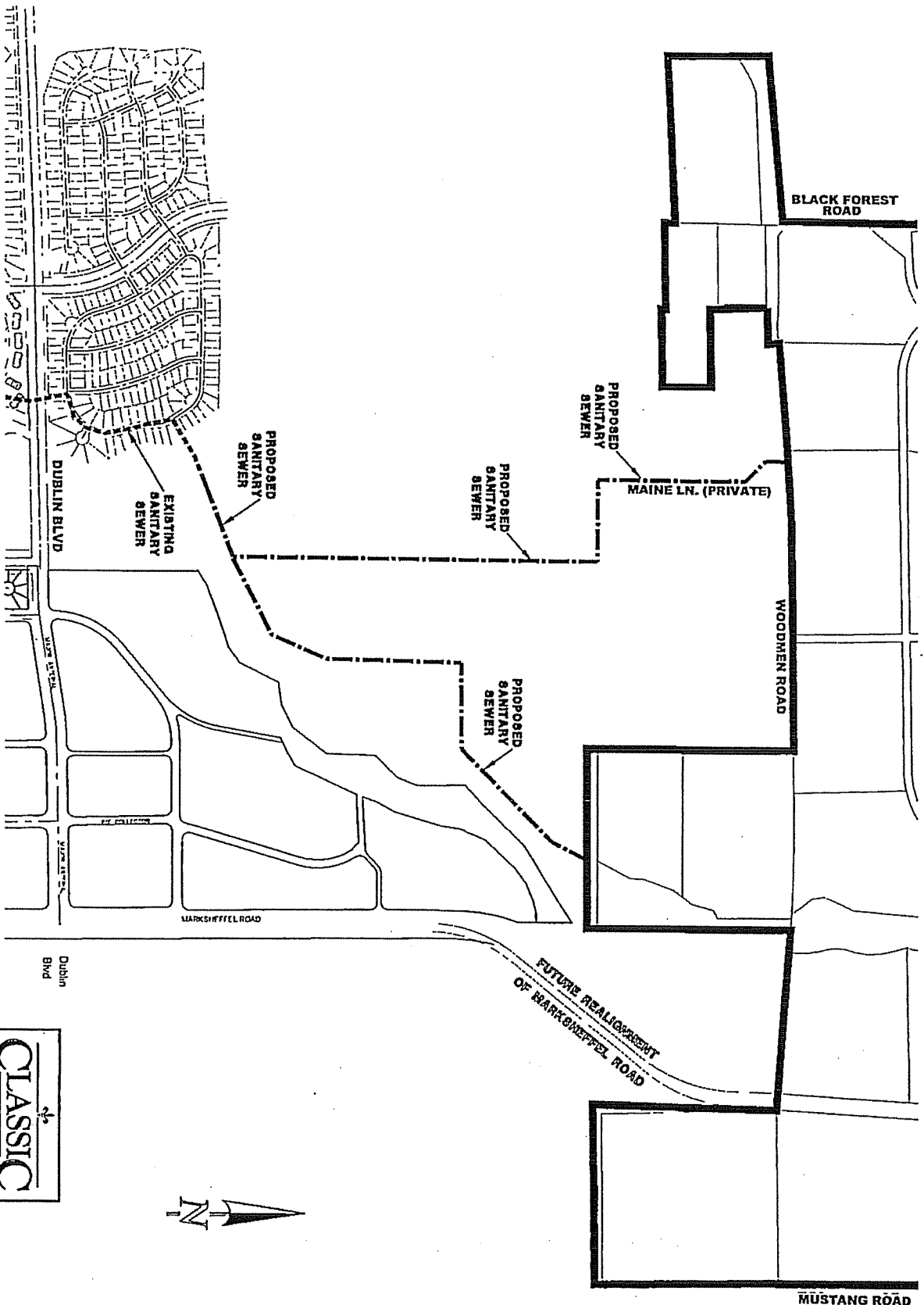
## SANITARY SEWER



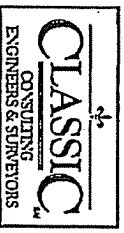
6345 Capital Drive, Suite 101  
Colorado Springs, Colorado 80919

(719) 785-0790  
(719) 785-0790 (ext.)

# WOODMEN HEIGHTS METROPOLITAN DISTRICT

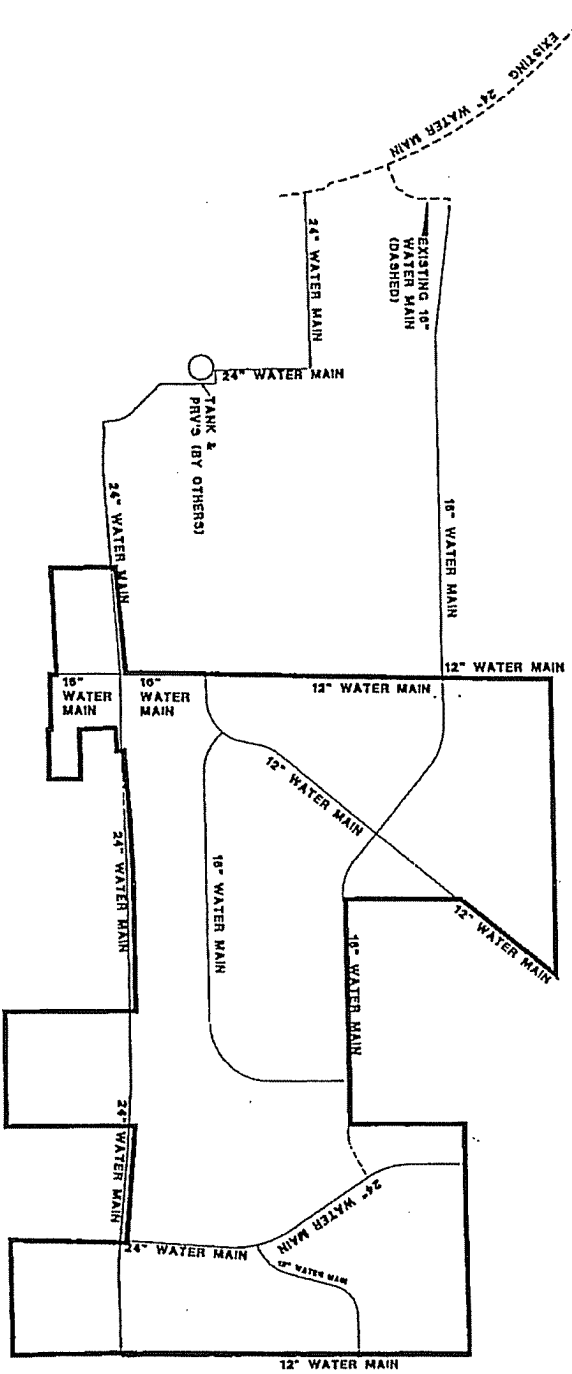


## OFF-SITE SANITARY SEWER

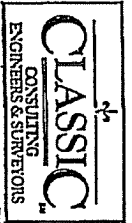


425 Corporate Drive, Suite 101  
Clermont Springs, Colorado 80919  
(719) 725-0790  
(719) 725-0793 (fax)

# WOODMEN HEIGHTS METROPOLITAN DISTRICT

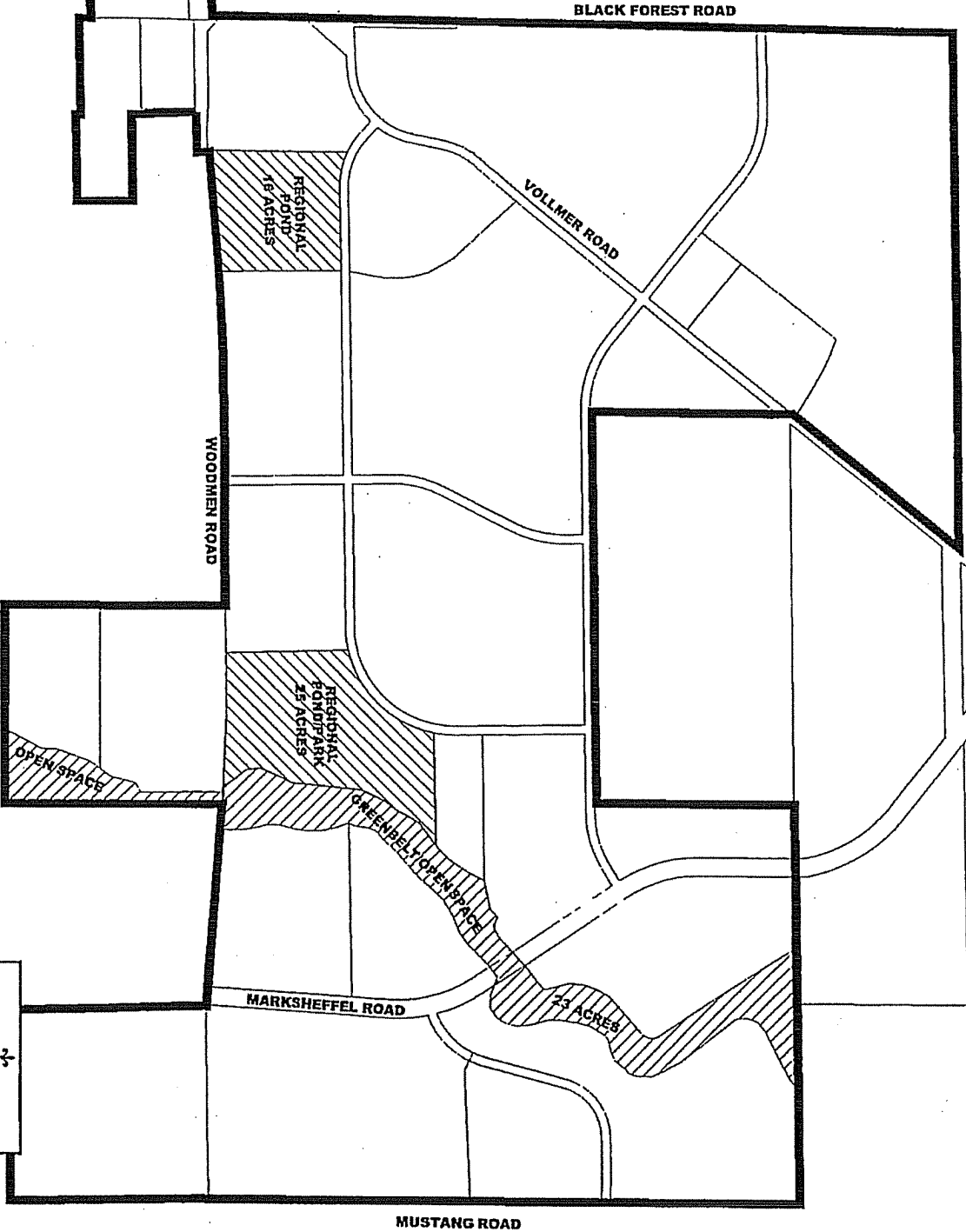


**WATER**

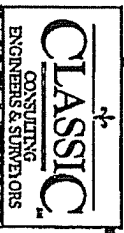


8345 Davenport Drive, Suite 101  
 Colorado Springs, Colorado 80919  
 (719) 525-0720  
 (719) 525-0756 (fax)

# WOODMEN HEIGHTS METROPOLITAN DISTRICT



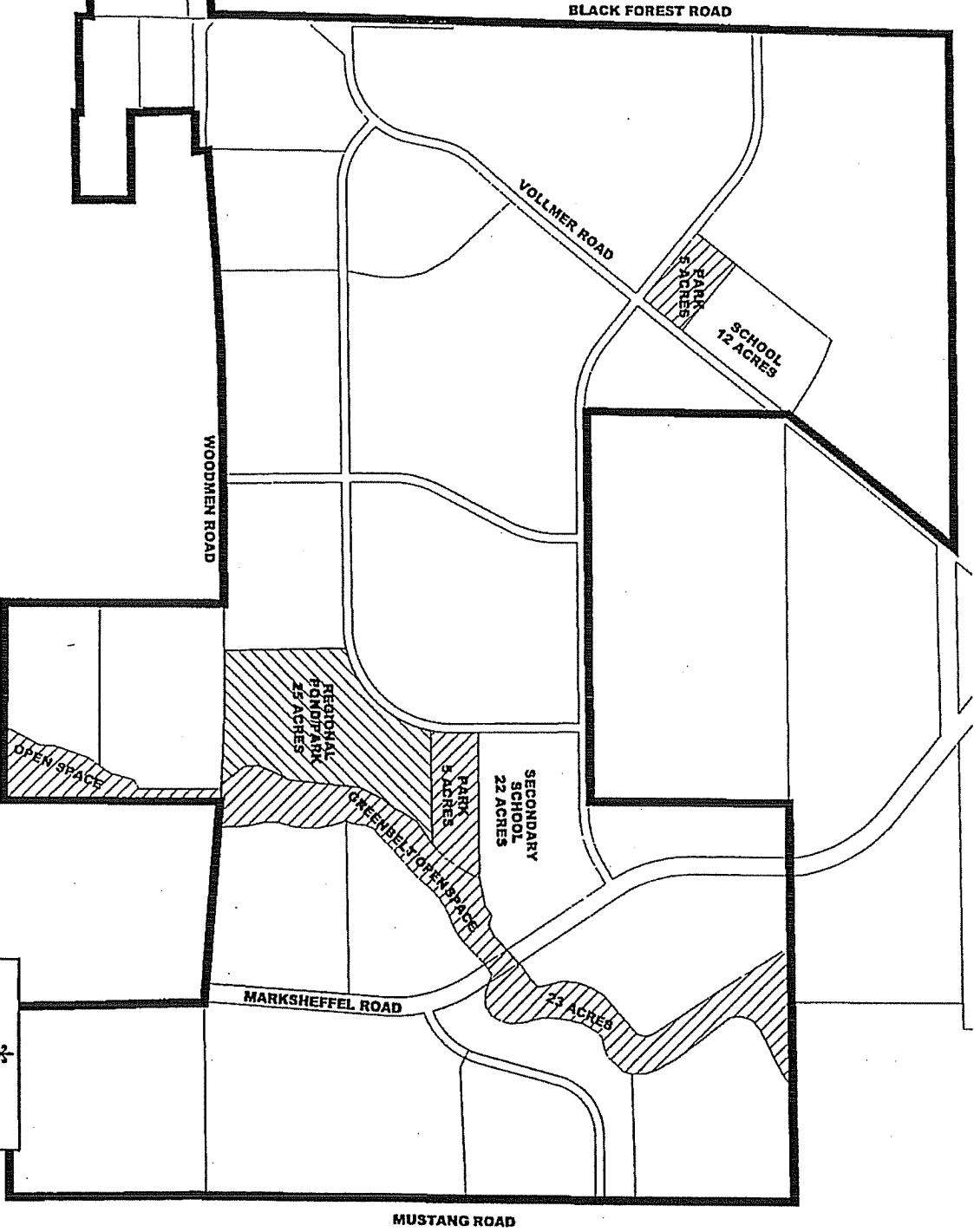
## DRAINAGE



Esda Corporate Bldg., Suite 101  
Colorado Springs, Colorado 80913  
(719) 725-0700  
(719) 725-0799 (fax)



# WOODMEN HEIGHTS METROPOLITAN DISTRICT



## PUBLIC PARK / OPEN SPACE



1333 Corporate Drive, Suite 101  
Colorado Springs, Colorado 80915

(719)725-0790  
(719)725-0790(e)