

VISTAS AT WEST MESA METROPOLITAN DISTRICT

Special Board Meeting

Friday, October 13, 2023, at 11:30 a.m.

Via Teleconference and at 614 N. Tejon St., Colorado Springs, CO 80903

<https://video.cloudoffice.avaya.com/join/366741062>

Phone: (213) 463-4500 / Meeting ID: 366741062

Board of Director	Title	Term
Jeff Powles	President	May 2027
Thomas Pucciano	Vice President	May 2025
Slade Nelson	Secretary	May 2025
Chris Musselman	Treasurer	May 2027
Steve Shenk	Assistant Secretary	May 2027

AGENDA

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment - Members of the public may express their views to the Board on matters that affect the Districts. Comments will be limited to three (3) minutes.
5. Consent Agenda - The items listed below are a group of items to be acted on with a single motion and vote by the Boards. Any item may be removed from the Consent Agenda upon request of any Board member.
 - a. Approval of Special Meeting Minutes from June 30, 2023 (**enclosure**)
 - b. Approval of Meeting Minutes from July 25, 2023 (**enclosure**)
 - c. Payment of Claims – through October 13, 2023 (**enclosure**)
 - d. Unaudited Financial Statements as of September 30, 2023 (**enclosure**)
6. Development Update
7. Manager’s Report
8. Financial Matters
 - a. Other Bond Matters
 - b. Discuss Annual Townhall Meeting
 - c. Discuss Preliminary Assessed Valuation Analysis
 - d. Review and Discuss District 2024 Maintenance
 - e. Public Hearing on 2022 Budget Amendment and Consider Adoption of Resolution
9. General Business
 - a. Discuss and Consider Approval for Vacation of Easement(s)
10. Adjournment
 - a. Annual Townhall Meeting – November 8, 2023, at 10:00am via teleconference
 - b. Next Regular Meeting – November 8, 2023, at 11:00am via teleconference





**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS
VISTAS AT WEST MESA METROPOLITAN DISTRICT
JUNE 30, 2023 AT 3:00 PM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Vistas at West Mesa Metropolitan District was held on Friday, June 30th at 3:00 p.m., at 614 N Tejon Street, Colorado Springs, CO 80903, and via video teleconference.

In attendance were Directors:

Jeff Powles, President (Excused)
Chris Musselman, Treasurer (Excused)
Slade Nelson, Secretary
Thomas Pucciano, Vice President
Steve Shenk, Assistant Secretary

Also in attendance were:

Kevin Walker, WSDM District Managers
George Rowley, White Bear Ankele Tanaka & Waldron
Audrey Johnson, White Bear Ankele Tanaka & Waldron
Stan Fowler, IDES

1. Call to Order/Declaration of Quorum: Ms. Johnson called the meeting to order at 3:03 p.m. and confirmed a quorum was present.
2. Conflict of Interest Disclosures: Ms. Johnson advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Johnson reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Johnson noted that a quorum was present and inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.
3. Approval of the Agenda: Director Nelson moved to approve the Agenda; seconded by Director Pucciano. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Consent Agenda: After review, Director Nelson moved to approve the Consent Agenda as presented; seconded by Director Pucciano. Motion passed unanimously.

- a. Approval of Regular Meeting Minutes from June 23, 2023
6. Financial Matters:
 - a. Public Hearing on 2023 Budget Amendment and Consider Adoption of Resolution: Ms. Johnson opened the Public Hearing on 2023 Budget Amendment at 3:04 p.m. After no public comment, the Public Hearing was closed at 3:04 p.m. Mr. Walker and Ms. Johnson both confirmed that no comments were received regarding the Budget. Director Pucciano moved to approve the 2023 Budget Amendment Resolution; seconded by Director Nelson. Motion passed unanimously.
7. Adjournment: The Board unanimously adjourned the meeting at 3:05 p.m.
 - a. Next Regular Meeting – July 14, 2023, at 11:00 am via teleconference

Respectfully Submitted,

By: President

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 30, 2023 MINUTES OF THE VISTAS AT WEST MESA METROPOLITAN DISTRICT.





**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS
VISTAS AT WEST MESA METROPOLITAN DISTRICT
JULY 25, 2023 AT 11:00 AM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Vistas at West Mesa Metropolitan District was held on Tuesday, July 25th at 11:00 a.m., at 614 N Tejon Street, Colorado Springs, CO 80903, and via video teleconference.

In attendance were Directors:

Jeff Powles, President
Chris Musselman, Treasurer
Slade Nelson, Secretary
Thomas Pucciano, Vice President
Steve Shenk, Assistant Secretary

Also in attendance were:

Heather Smith, WSDM District Managers
Sue Gonzales, WSDM District Managers
Audrey Johnson, White Bear Ankele Tanaka & Waldron

1. Call to Order/Declaration of Quorum: President Powles called the meeting to order at 11:00 a.m. and confirmed a quorum was present.
2. Conflict of Interest Disclosures: Ms. Johnson advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Johnson reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Johnson noted that a quorum was present and inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.
3. Approval of the Agenda: Director Nelson moved to approve the Agenda; seconded by Director Pucciano. Motion passed unanimously.
4. Public Comment: There was no public comment. Directors Shenk and Musselman joined the meeting.
5. Financial Matters:

- a. Review and Consider Approval of the 2022 Audit and Presentation: Ms. Gonzales presented the 2022 Audit and noted the auditors issued an unqualified opinion which is the highest level of assurance they can provide. Ms. Gonzales explained the District will need to file an amended 2022 Budget due to expenditures being over budget. Ms. Gonzales recommended the Treasurer review monthly bank statements as an additional control. The Board requested both the Treasurer and President be provided the monthly bank statements. After review, President Powles moved to approve the 2022 Audit as presented; seconded by Director Nelson. Motion passed unanimously.
 - b. President Powles requested an update on the next steps for reimbursement funding back to the developer since the bond has passed. Ms. Smith will send an email with an update shortly.
6. Adjournment: President Powles moved to adjourn the meeting at 11:08 a.m.; seconded by Director Pucciano. Motion passed unanimously.
- a. Next Regular Meeting – September 8, 2023, at 11:00 am via teleconference.

Respectfully Submitted,

By: President

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 25, 2023 MINUTES OF THE VISTAS AT WEST MESA METROPOLITAN DISTRICT.



Vistas At West Mesa Metropolitan District

PAYABLES

7/12/2023

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
HBS	FR3288276	6/30/2023	\$ 163.64	
Hoelting & Company	44410	6/30/2023	\$ 3,000.00	
White Bear Ankele Tanaka & Waldron	28967	6/30/2023	\$ 8,364.02	
WSDM District Managers	7454	5/30/2023	\$ 2,506.18	
TOTAL			\$ 14,033.84	

TOTAL FOR ALL FUNDS

\$ 14,033.84

_____, President

Vistas At West Mesa Metropolitan District
PAYABLES
8/14/2023
GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Colorado Special District Prop. & Liab Pool	24WC-306-0111	8/14/2023	\$ 450.00	
HBS	FR3372810	7/31/2023	\$ 164.45	
Hoelting & Company	44584	7/31/2023	\$ 2,600.00	
IDES	40905	1/1/2023	\$ 1,342.50	
IDES	40904	1/1/2023	\$ 902.50	
IDES	40906	4/30/2023	\$ 2,415.00	
IDES	40907	5/31/2023	\$ 5,925.68	
White Bear Ankele Tanaka & Waldron	29543	7/31/2023	\$ 3,104.14	
WSDM District Managers	7626	7/31/2023	\$ 2,506.18	
TOTAL			\$ 19,410.45	

TOTAL FOR ALL FUNDS

\$ 19,410.45

_____, President

Bank Balance 8/22/23	10,000.00
July Payables	(14,032.01)
August Payables	(19,410.45)
Developer Advance Needed	<u>(23,442.46)</u>

Vistas At West Mesa Metropolitan District
PAYABLES
9/21/2023
GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
BrightView	9823	9/8/2023	\$ 1,121.80	
HBS	FR3453427	8/31/2023	\$ 256.92	
IDES	40909	8/31/2023	\$ 1,072.50	
White Bear Ankele Tanaka & Waldron	30023	8/31/2023	\$ 44.08	
WSDM District Managers	7662	8/31/2023	\$ 2,506.18	
TOTAL			\$ 9,848.98	

TOTAL FOR ALL FUNDS

\$ 9,848.98

_____, President

Bank Balance 9/25/23	10,000.00
July Payables	(14,032.01)
August Payables	(19,410.45)
Developer Advance Expected	33,442.46
September Payables	(9,848.98)
Cash in Bank Requested	<u>(10,000.00)</u>
Developer Advance Needed	(9,848.98)

Vistas At West Mesa Metropolitan District
PAYABLES
10/14/2023
GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
HBS	FR3544447	9/30/2023	\$ 260.78	
White Bear Ankele Tanaka & Waldron	30643	9/30/2023	\$ 2,568.41	
WSDM District Managers	7701	9/30/2023	\$ 2,278.48	
TOTAL			\$ 5,107.67	

TOTAL FOR ALL FUNDS

\$ 5,107.67

_____, President

Bank Balance 9/25/23		1,860.48
October Payables		(5,107.67)
Cash in Bank Requested		(10,000.00)
Developer Advance Needed		<u>(13,247.19)</u>



Vistas At West Mesa Metro District
Balance Sheet
As of September 30, 2023

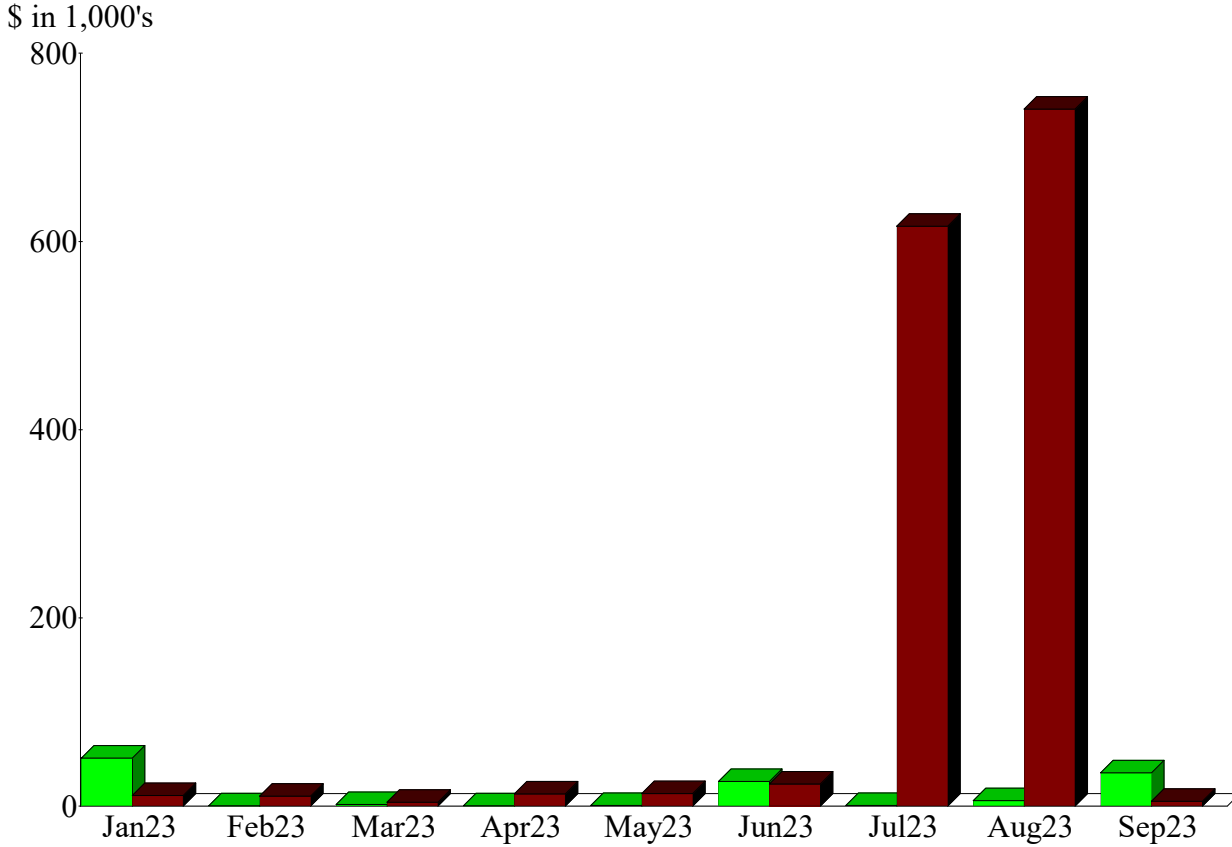
	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Alliance Association Bank	3,288.42
Eastern Colorado Bank	45,151.92
BOK 2023 Cost of Issuance	31.62
BOK 2023 Project Fund	39,082.30
Total Checking/Savings	87,554.26
Total Current Assets	87,554.26
Fixed Assets	
Capital Assets	1,025,518.00
Total Fixed Assets	1,025,518.00
TOTAL ASSETS	1,113,072.26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	48,399.11
Total Accounts Payable	48,399.11
Other Current Liabilities	
Accrued Interest Payable	9,094.00
Prepaid Assessment	125.00
Total Other Current Liabilities	9,219.00
Total Current Liabilities	57,618.11
Long Term Liabilities	
Developer Advance Pay - Lokal	50,000.00
Series 2023 Bond	2,635,000.00
Total Long Term Liabilities	2,685,000.00
Total Liabilities	2,742,618.11
Equity	
Retained Earnings	-314,441.16
Net Income	-1,315,104.69
Total Equity	-1,629,545.85
TOTAL LIABILITIES & EQUITY	1,113,072.26

Vistas At West Mesa Metro District Profit & Loss Budget vs. Actual

January through September 2023 TOTAL

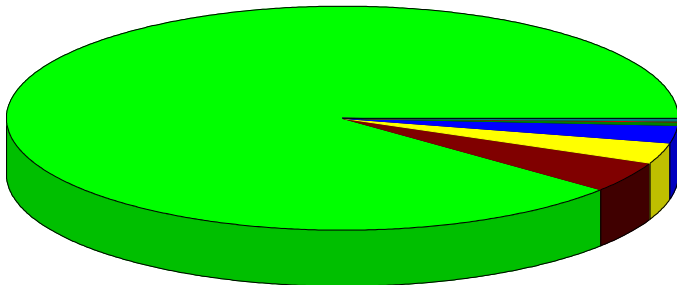
	Sep 23	Jan - Sep 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Delinquent Interest - Debt	0.00	60.00			
Delinquent Interest - O&M	0.00	10.00			
Developer Advance - O&M	35,000.00	110,000.00	55,000.00	55,000.00	200.0%
Unit Charges	250.00	3,163.30	23,314.00	-20,150.70	13.57%
CY Property Tax - O&M	0.00	634.56	635.00	-0.44	99.93%
Specific Ownership Tax - O&M	0.00	37.35	102.00	-64.65	36.62%
CY Property Tax - Debt	0.00	3,807.36	3,807.00	0.36	100.01%
Specifice Ownership Tax - Debt	0.00	224.08	305.00	-80.92	73.47%
Total Income	35,250.00	117,936.65	83,163.00	34,773.65	141.81%
Expense					
Bond Expense					
Interest Expense	0.00	112,251.49			
Cost Certification	0.00	5,920.00			
Cost of Issuance	0.00	490,544.80	170,000.00	320,544.80	288.56%
Treasurer Collection Fee - Debt	0.00	57.99	57.00	0.99	101.74%
Trustee Fees	0.00	7,500.00			
Total Bond Expense	0.00	616,274.28	170,057.00	446,217.28	362.39%
District Management					
Accounting/Management	0.00	16,725.00	15,000.00	1,725.00	111.5%
Audit	0.00	8,500.00	6,000.00	2,500.00	141.67%
Election Expense	0.00	1,069.08	1,250.00	-180.92	85.53%
Insurance	0.00	2,526.00	4,500.00	-1,974.00	56.13%
Legal	2,568.41	35,746.28	25,000.00	10,746.28	142.99%
SDA Dues	0.00	1,237.50	500.00	737.50	247.5%
Treasurer Collection Fee - O&M	0.00	9.68	10.00	-0.32	96.8%
District Management - Other	2,272.30	4,772.30	15,000.00	-10,227.70	31.82%
Total District Management	4,840.71	70,585.84	67,260.00	3,325.84	104.95%
Operations					
Bank Fees	0.00	20.00	63.00	-43.00	31.75%
Detention Pond - R&M	0.00	0.00	750.00	-750.00	0.0%
Electricity	0.00	0.00	750.00	-750.00	0.0%
General - R&M	0.00	0.00	750.00	-750.00	0.0%
Grounds Maintenance	0.00	1,121.80	6,250.00	-5,128.20	17.95%
Miscellaneous	0.00	0.00	1,248.00	-1,248.00	0.0%
Office Supplies	6.18	65.98			
Road - R&M	0.00	0.00	1,750.00	-1,750.00	0.0%
Snow Removal	0.00	0.00	6,250.00	-6,250.00	0.0%
Street Sweeping	0.00	0.00	300.00	-300.00	0.0%
Trash Service	260.78	972.87	4,725.00	-3,752.13	20.59%
Water	0.00	0.00	3,625.00	-3,625.00	0.0%
Reserve Funding	0.00	0.00	4,625.00	-4,625.00	0.0%
Total Operations	266.96	2,180.65	31,086.00	-28,905.35	7.02%
Capital Outlay	0.00	749,592.23			
Total Expense	5,107.67	1,438,633.00	268,403.00	1,170,230.00	536.0%
Net Ordinary Income	30,142.33	-1,320,696.35	-185,240.00	-1,135,456.35	712.97%
Other Income					
Interest Income - Debt	405.63	5,591.66			
Total Other Income	405.63	5,591.66			
Net Income	30,547.96	-1,315,104.69	-185,240.00	-1,135,456.35	798.1%

Income and Expense by Month
January through September 2023



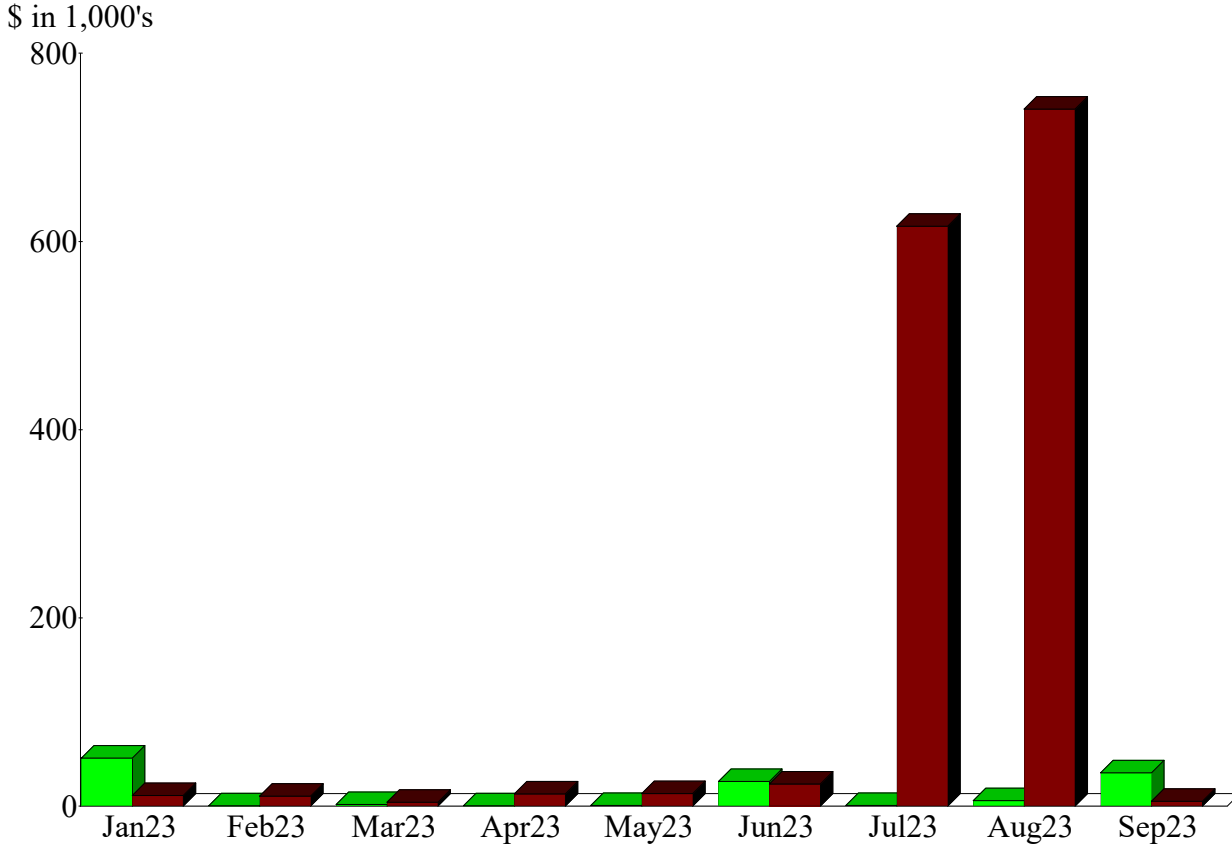
Income Summary
January through September 2023

Developer Advance - O&M	89.05%
Interest Income - Debt	4.53
CY Property Tax - Debt	3.08
Unit Charges	2.56
CY Property Tax - O&M	0.51
Specifice Ownership Tax - Debt	0.18
Delinquent Interest - Debt	0.05
Specific Ownership Tax - O&M	0.03
Delinquent Interest - O&M	0.01
Total	\$123,528.31



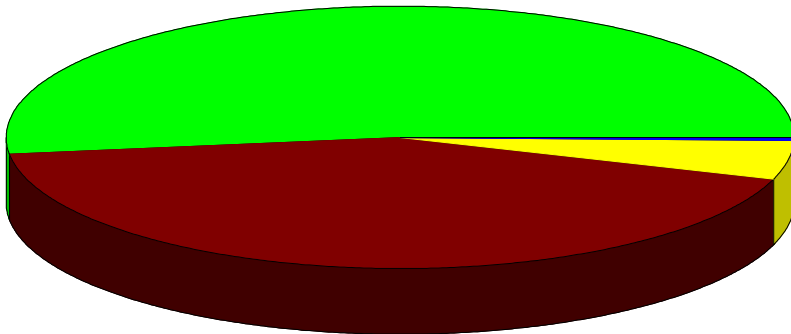
By Account

Income and Expense by Month
January through September 2023



Expense Summary
January through September 2023

Capital Outlay	52.10%
Bond Expense	42.84
District Management	4.91
Operations	0.15
Total	\$1,438,633.00



By Account





MEMORANDUM

TO: VISTAS AT WEST MESA METROPOLITAN DISTRICT
BOARD OF DIRECTORS
FROM: HEATHER SMITH
SUBJECT: MANAGERS REPORT FOR OCTOBER 13, 2023, BOARD MEETING
DATE: OCTOBER 11, 2023
CC: KEVIN WALKER
BOARD PACKET

Sales & Occupancy:

- 4 New Owners:
 - 3458 Berg Point – 3/17/2023
 - 3476 Berg Point – 4/3/2023
 - 3494 Berg Point – 4/28/2023
 - 817 Beckton Heights – 5/29/2023

Financial Review:

- Monthly O&M Fees and Transfer Fees have been implemented at \$125
- Payables processed 6/9, 7/12, 8/14, and 9/21
- Funding Summary:

Bank Balance 9/25/23	1,860.48
October 13 th Payables	(5,107.67)
Cash in Bank Requested	(10,000.00)
Developer Advance Needed	(13,247.19)
- Current Contracted Services:
 - Management – WSDM District Managers (renewal January 1, 2024)
 - Trash/Recycling – HBS (renewal March 31, 2024)
 - Legal Counsel – White Bear, Ankele, Tenaka, & Waldron (as needed / no retainer)
 - Insurance – CSD Pool (renewal January 1, 2024)
 - Cost Certification Services – Independent District Engineering Services (IDES)
 - Auditor – Hoelting & Co (2022 audit)
 - Landscape Maintenance & Snow Removal – Brightview Landscape Maintenance

Architectural Improvement Requests:

- None yet!

Covenant Enforcement Notices:

- None yet!

Landscape Turnover:

- Walkthrough scheduled with Lokal and installer for next week.

Management Task List:

- New Owner – Coordinate Trash Service & Welcome Packet – ongoing
- Draft 2024 Budget
- Preliminary Assessed Valuation Analysis
- Draft 2022 Budget Amendment – per auditor



SB23-110 Concerning Transparency for Metropolitan Districts was passed this legislative session and, unless there is a referendum, will become effective on August 7, 2023. Included in this new legislation is a requirement for all active metropolitan districts with residential units that were organized after January 1, 2000 to hold an “annual meeting” in person, virtually or a combination meeting of virtually and in person.

At the annual meeting, the Board cannot conduct any official business or take any action. This annual meeting must include:

- A presentation regarding the status of the public infrastructure projects within the district, if any;
- A presentation regarding outstanding bonds, if any;
- A review of unaudited financial statements showing the year-to-date revenue and expenditures of the district in relation to its adopted budget, as amended (if applicable), for that calendar year; and
- An opportunity for members of the public to ask questions about the district.

Because Vistas at West Mesa Metropolitan District (the “District”) was organized after January 1, 2000, is in active status and contains residential units, it is required to hold this annual meeting beginning this year. **For ease of scheduling, we propose that that the annual meeting be held immediately prior to the rescheduled Board meeting on 11/8/2023.** The annual meeting must be the subject of a separate meeting notice, and the Board may not take any official action during this session.

We will host the **Annual Townhall beginning at 11:00 am** and then go directly into the Board Meeting/Budget Hearing.



VISTAS AT WEST MESA METROPOLITAN DISTRICT
PROPERTY TAX REVENUE BASED ON ASSESSED VALUATION ANALYSIS

RAR		6.95%		6.95%		6.77%		6.77%		6.77%	
Year		2021		2022		2023 - Option 1		2023 - Option 2		Proposition HH Impact	
	AV		0		126,900		2,015,750		2,015,750		1,814,175
	O&M Mill		0		5,000		20,000		18,000		20,000
	Debt Mill		0		30,000		50,000		45,000		50,000
Property Tax Revenue	O&M	\$	-	\$	634.50	\$	40,315.00	\$	36,283.50	\$	36,283.50
	Debt	\$	-	\$	3,807.00	\$	100,787.50	\$	90,708.75	\$	90,708.75
Year		2022		2023 - Option 1		2023 - Option 2		Proposition HH Impact			
% Calc.	AV Change		0		100.00%		1488.46%		1488.46%		1329.61%
	O&M Revenue		0		100.00%		6253.82%		5618.44%		5618.44%
	Debt Revenue		0		100.00%		2547.43%		2282.68%		2282.68%



**VISTA AT WEST MESA METROPOLITAN DISTRICT
2023 BUDGET
GENERAL FUND**

	2021 BUDGET	2022 AMENDED (October 2023)	2022 BUDGET	2023 BUDGET
GENERAL FUND BEGINNING BALANCE	\$ -		55,000	(12,940)
REVENUES				
PROPERTY TAXES	-	-	3	635
SPECIFIC OWNERSHIP TAXES	-	-	0	102
DEVELOPER ADVANCE	100,000	50,000	25,000	55,000
UNIT CHARGES	-			23,314
INTEREST INCOME	-		500	
DEVELOPMENT FEE	-		-	
TOTAL REVENUES	100,000	50,000	25,503	79,050
TOTAL OF BALANCE AND REVENUES	100,000	50,000	80,503	66,110
EXPENDITURES				
DISTRICT MANAGEMENT				
ACCOUNTING		-	12,000	15,000
DISTRICT MANAGEMENT	5,000	20,032	12,000	15,000
LEGAL SERVICES	25,000	15,000	25,000	25,000
AUDIT			0	6,000
COUNTY TREASURERS FEE			0	10
ELECTION	15,000	1,487	3,000	1,250
DUE & LICENSES		828	250	500
INSURANCE		2,938	2,500	4,500
OPERATIONS				
WATER			1,200	3,625
ELECTRICITY			500	750
GROUNDS MAINTENANCE			2,000	6,250
DETENTION POND R&M			500	750
SNOW REMOVAL			1,000	6,250
STREET SWEEPING			500	300
ROAD R&M			-	1,750
BANK FEES				63
TRASH				4,725
GENERAL R&M				750
MISCELLANEOUS		22,655		1,248
RESERVE FUNDING				4,625
TOTAL EXPENDITURES	45,000	62,940	60,450	98,345
CAPITAL RESERVE TRANSFER	-		1,000	
ENDING FUND BALANCE	55,000	(12,940)	20,053	(32,235)
EMERGENCY RESERVE 3%	1,350	1,888	1,814	2,950
ASSESSED VALUATION	-		500	126,900
MILL LEVY	5.000	5.000	5.000	5.000

**VISTA AT WEST MESA METROPOLITAN DISTRICT
2023 BUDGET
DEBT SERVICE FUND**

	2021 BUDGET	2022 AMENDED (August 2023)	2022 BUDGET	2023 BUDGET
DEBT SERVICE FUND BEGINNING BALANCE			-	3
REVENUES				
SERIES 2022 BOND ISSUE		1,381,000	1,900,000	1,168,000
PROPERTY TAX		10,535	15	3,807
SPECIFIC OWNERSHIP TAX		-	1	305
DELINQUENT INTEREST		-		
TRANSFERS IN				
INTEREST INCOME		-	2,000	
TOTAL REVENUES		1,391,535	1,902,016	1,172,115
EXPENDITURES				
TRANSFER TO CAPITAL PROJECT FUND		1,141,474	1,610,000	998,000
TRANSFER TO CAPITALIZED INTEREST FUND				
TRANSFER TO DEBT SERVICE RESERVE FUND				
OTHER COST OF ISSUANCES		234,421	290,000	170,000
UNDERWRITERS DISCOUNT		-		
BOND PRINCIPAL PAYMENT		-		
BOND INTEREST PAYMENT		4,637		
TREASURERS FEE			0	57
TRUSTEES FEE		11,000		
BANK CHARGE				
CONTINGENCY			1,000	
TOTAL EXPENSES		1,391,532	1,901,000	1,168,057
ENDING FUND BALANCE		3	1,016	4,060
ASSESSED VALUATION			500	126,900
DEBT SERVICE MILL LEVY			30.000	30.000
TOTAL MILL LEVY			35.000	35.000

**VISTA AT WEST MESA METROPOLITAN DISTRICT
2023 BUDGET
CAPITAL PROJECTS FUND**

	2021 BUDGET	2022 AMENDED (August 2023)	2022 BUDGET	2023 BUDGET
CAPITAL PROJECT FUND BEGINNING BALANCE			0	123,261
REVENUES				
PROJECT CAPITAL TRANSFER IN		1,151,664	1,610,000	998,000
INTEREST INCOME		-		
TOTAL REVENUES		1,151,664	1,610,000	1,121,261
TOTAL REVENUES AND FUND BALANCE		1,151,664	1,610,000	1,244,522
EXPENDITURES				
CAPITAL CONSTRUCTION		1,028,403		
ENGINEERING/PLANNING		-		18000
PROJECT MANAGEMENT				
DEVELOPER REIMBURSEMENTS			900,000	980000
CONSTRUCTION MISC				
TOTAL EXPENDITURES		1,028,403	900,000	998,000
ENDING FUND BALANCE		123,261	710,000	246,522



EXHIBIT A
Property Description

A parcel of land being a portion of a 50' public utility easement, a portion of Lot 11, and a portion of Tract N, Centennial Townes Filing No. 1 as recorded under Reception No. 221714881 of the records of El Paso County, Colorado, and further being situated in the Northwest One-Quarter of Section 36, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, being more particularly described as follows:

BASIS OF BEARINGS:

All bearings referred to herein are based on the North line of the Centennial Townes Filing No. 1, City of Colorado Springs, El Paso County, Colorado, assumed herein to bear N 88°53'54" E. Said line being defined by found monuments as follows: a found 5/8" rebar with a red plastic cap stamped "PLS 36062" at the northwest corner of said Centennial Townes Filing No. 1 and a found 5/8" rebar with orange plastic cap stamped "PLS 38272" at the northeast corner of said Centennial Townes Filing No. 1.

BEGINNING at the southeast corner of Lot 12 of said Centennial Townes Filing No. 1;

Thence **S 01°06'00" E**, a distance of **4.00 feet**;

Thence **S 88°54'00" W**, a distance of **60.00 feet**;

Thence **N 01°06'00" W**, a distance of **3.67 feet** to the southwest corner of Lot 11 of said Centennial Townes Filing No. 1, being a point of curvature;

Thence **6.27 feet** along the arc of a curve to the right, being concave to the south, having a central angle of **05°59'02"**, a radius of **60.00 feet** and a chord bearing and distance **N 85°54'29" E, 6.26 feet** to a point of tangency;

Thence **N 88°54'00" E**, coincident with the south line of said Lot 11 and 12, a distance of **53.74 feet** to the **POINT OF BEGINNING**.

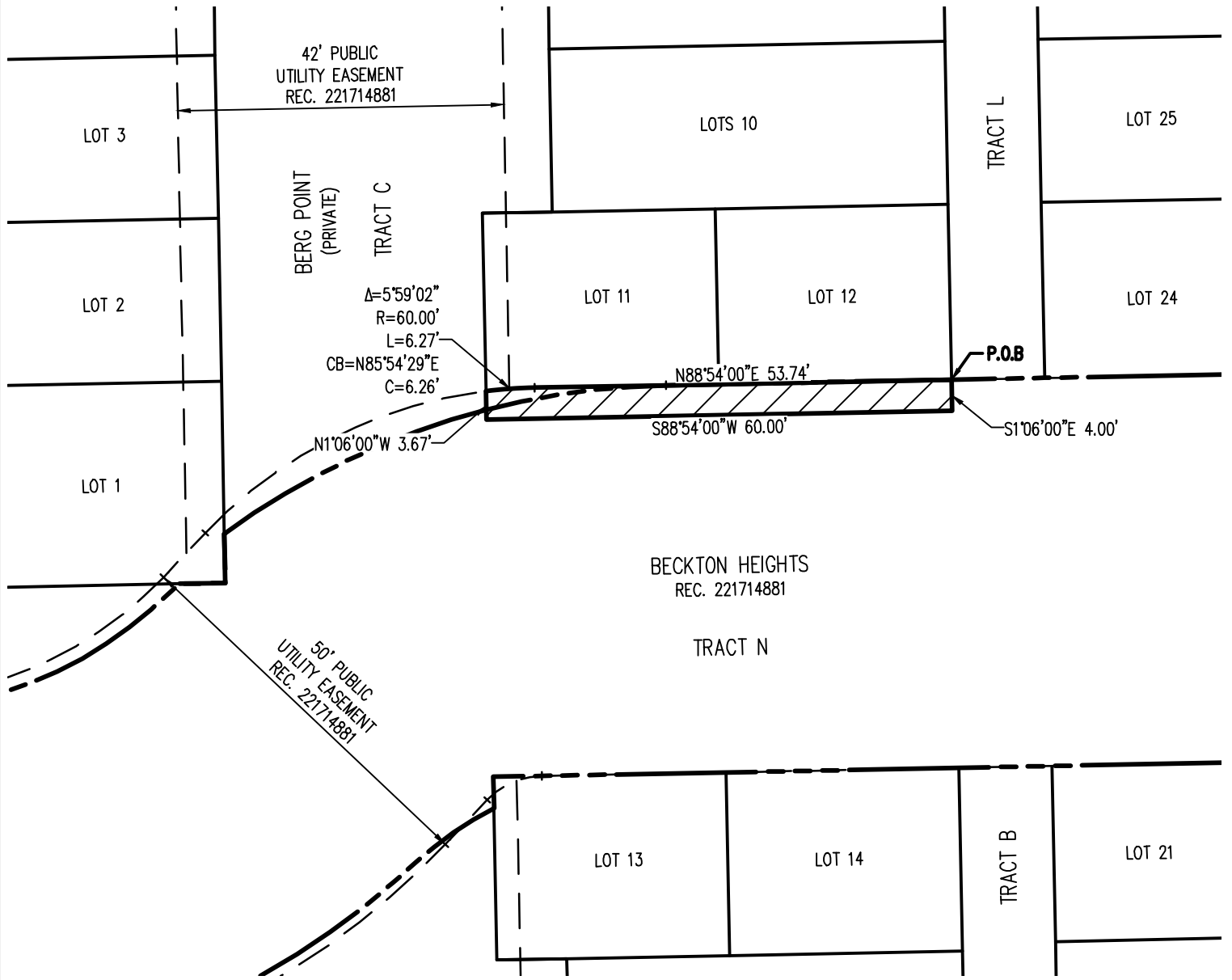
The above described parcel contains a total of 239 square feet, more or less.



Prepared by:

William Brooks, PLS
Colorado Professional Land Surveyor No. 37928
For and on behalf of Galloway & Company, Inc.
Project No.: LOKCVR16.11

EXHIBIT 'A'



NOTE:
 THIS DOES NOT REPRESENT A MONUMENTED
 LAND SURVEY. IT IS INTENDED ONLY TO DEPICT
 THE ATTACHED LEGAL DESCRIPTION.

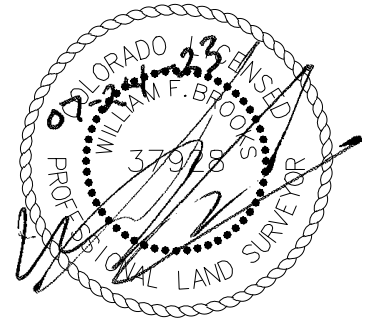
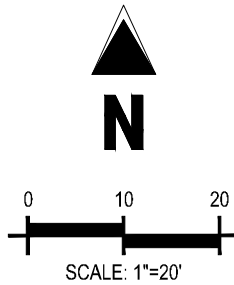


EXHIBIT 'A'
 PUBLIC UTILITY EASEMENT VACATION

A PORTION OF TRACT N OF CENTENNIAL TOWNES FILING NO. 1
 CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
 PAGE 2 OF 2

Project No: LOKCVR16.11
 Drawn By: J. Hickman
 Checked By: B. Brooks
 Date: July 21, 2023



1155 Kelly Johnson Blvd., Suite 305
 Colorado Springs, CO 80920
 719.900.7220 • GallowayUS.com

EXHIBIT A
Property Description

A parcel of land being a portion of a 50' public utility easement and a portion of Tract N, Centennial Townes Filing No. 1 as recorded under Reception No. 221714881 of the records of El Paso County, Colorado, and further being situated in the Northwest One-Quarter of Section 36, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, being more particularly described as follows:

BASIS OF BEARINGS:

All bearings referred to herein are based on the North line of the Centennial Townes Filing No. 1, City of Colorado Springs, El Paso County, Colorado, assumed herein to bear N 88°53'54" E. Said line being defined by found monuments as follows: a found 5/8" rebar with a red plastic cap stamped "PLS 36062" at the northwest corner of said Centennial Townes Filing No. 1 and a found 5/8" rebar with orange plastic cap stamped "PLS 38272" at the northeast corner of said Centennial Townes Filing No. 1.

BEGINNING at the northwest corner of Lot 13 of said Centennial Townes Filing No. 1;

Thence **N 01°06'00" W**, a distance of **4.00 feet**;

Thence **N 88°54'00" E**, a distance of **60.00 feet**;

Thence **S 01°06'00" E**, a distance of **4.00 feet** to the northeast corner of Lot 14 of said Centennial Townes Filing No. 1;

Thence **S 88°54'00" W**, coincident with the north line of said Lots 13 and 14, a distance of **60.00 feet** to the **POINT OF BEGINNING**.

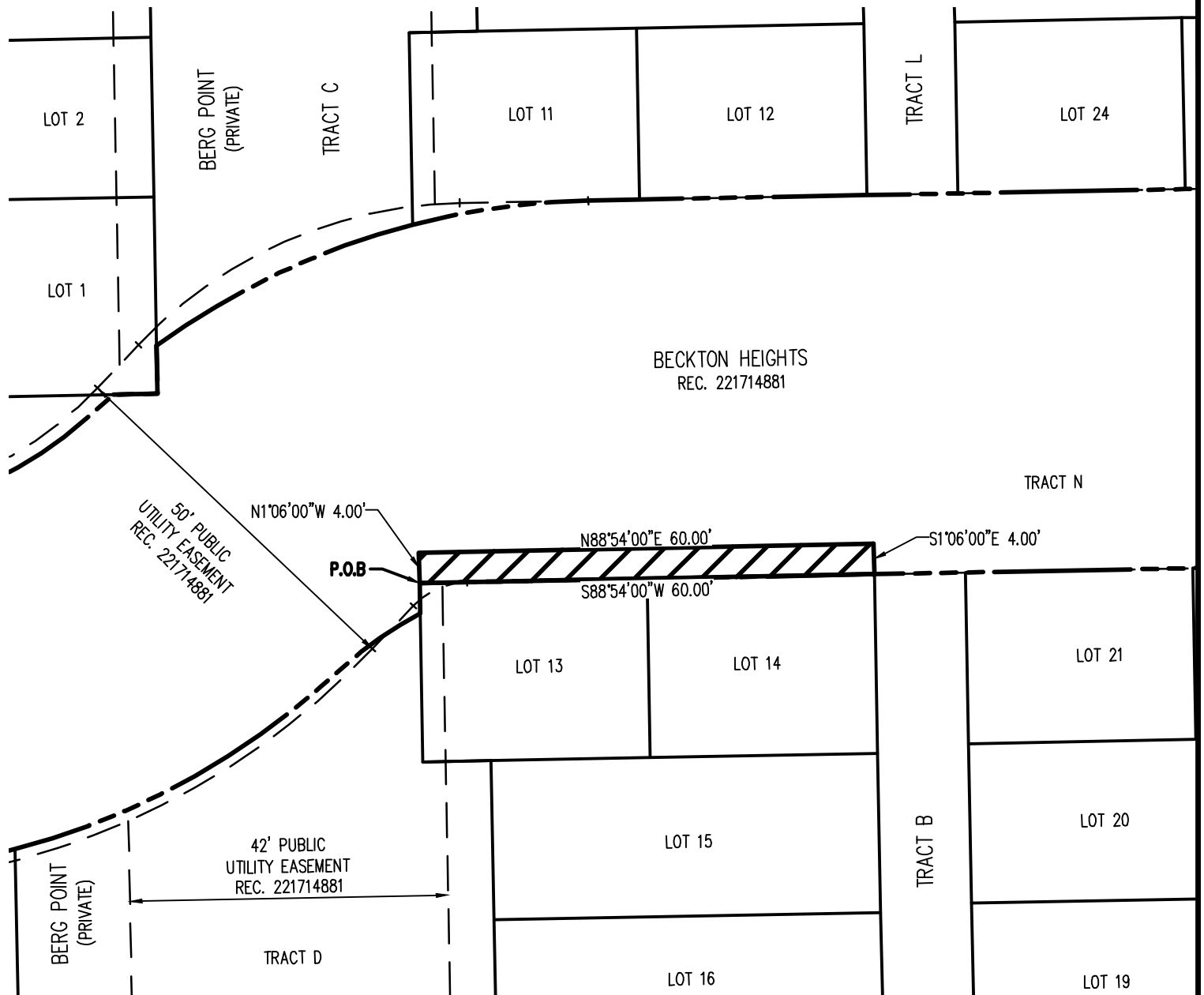
The above described parcel contains a total of 240 square feet, more or less.



Prepared by:

William Brooks, PLS
Colorado Professional Land Surveyor No. 37928
For and on behalf of Galloway & Company, Inc.
Project No.: LOKCVR16.11

EXHIBIT 'A'



NOTE:
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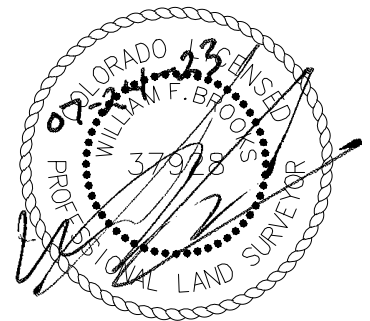
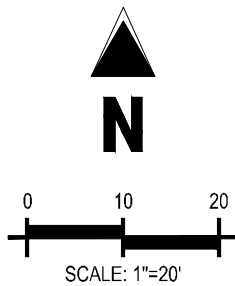


EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION

A PORTION OF TRACT N OF CENTENNIAL TOWNES FILING NO. 1
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

Project No:	LOKCVR16.11
Drawn By:	J. Hickman
Checked By:	B. Brooks
Date:	July 21, 2023



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

EXHIBIT A
Property Description

A parcel of land being a portion of a 50' public utility easement and a portion of Tract N, Centennial Townes Filing No. 1 as recorded under Reception No. 221714881 of the records of El Paso County, Colorado, and further being situated in the Northwest One-Quarter of Section 36, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, being more particularly described as follows:

BASIS OF BEARINGS:

All bearings referred to herein are based on the North line of the Centennial Townes Filing No. 1, City of Colorado Springs, El Paso County, Colorado, assumed herein to bear N 88°53'54" E. Said line being defined by found monuments as follows: a found 5/8" rebar with a red plastic cap stamped "PLS 36062" at the northwest corner of said Centennial Townes Filing No. 1 and a found 5/8" rebar with orange plastic cap stamped "PLS 38272" at the northeast corner of said Centennial Townes Filing No. 1.

BEGINNING at the northwest corner of Lot 21 of said Centennial Townes Filing No. 1;

Thence **N 01°06'00" W**, a distance of **4.00 feet**;

Thence **N 88°54'00" E**, a distance of **60.00 feet**;

Thence **S 01°06'00" E**, a distance of **4.00 feet** to the northeast corner of Lot 22 of said Centennial Townes Filing No. 1;

Thence **S 88°54'00" W**, coincident with the north line of said Lots 21 and 22, a distance of **60.00 feet** to the **POINT OF BEGINNING**.

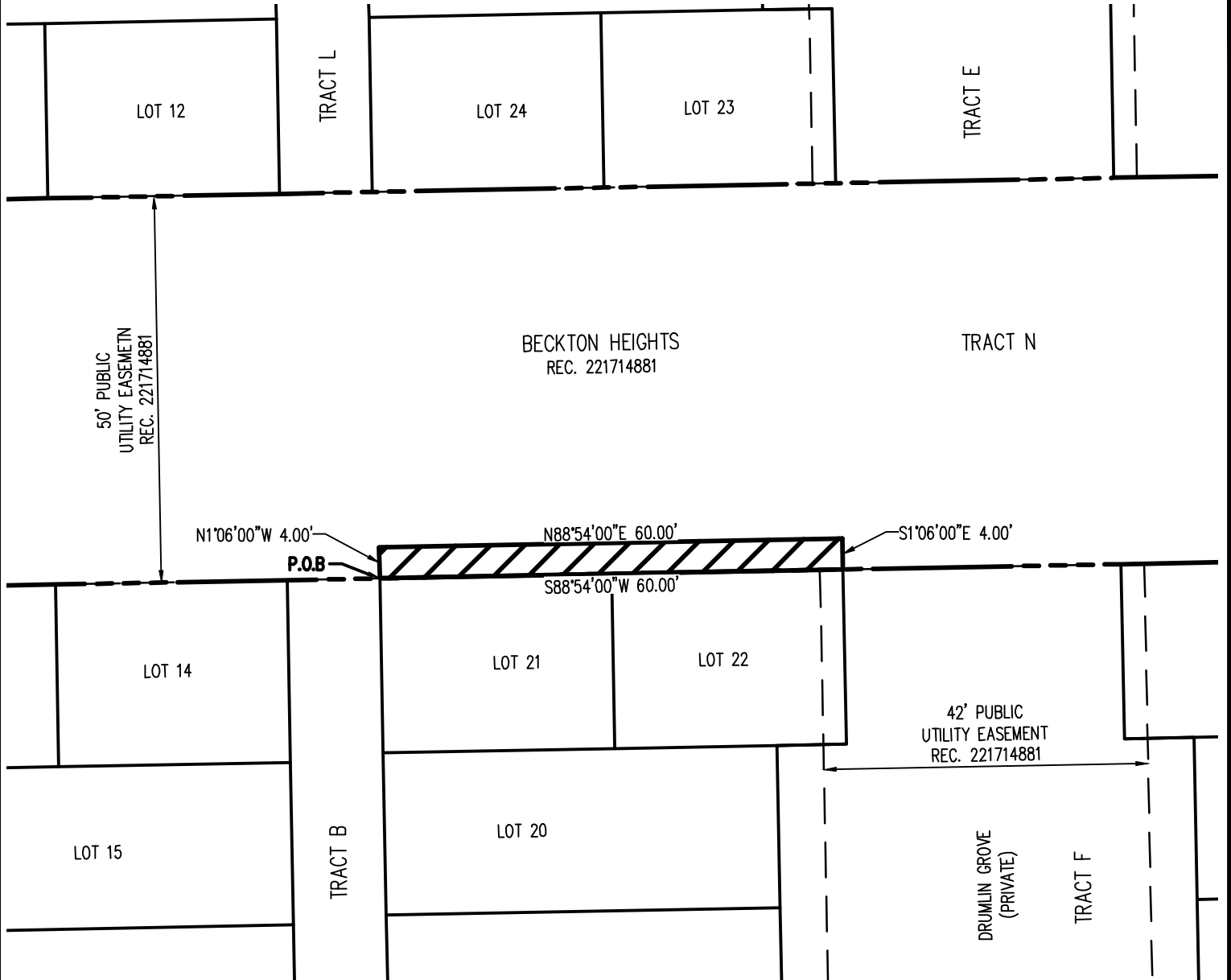
The above described parcel contains a total of 240 square feet, more or less.



Prepared by:

William Brooks, PLS
Colorado Professional Land Surveyor No. 37928
For and on behalf of Galloway & Company, Inc.
Project No.: LOKCVR16.11

EXHIBIT 'A'



NOTE:
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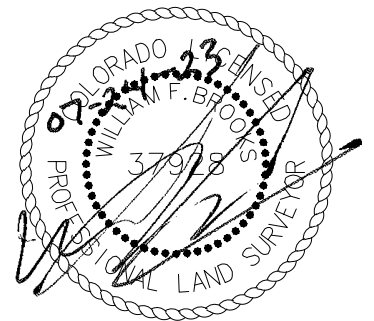
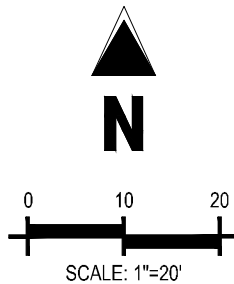


EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION

A PORTION OF TRACT N OF CENTENNIAL TOWNES FILING NO. 1
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

Project No:	LOKCVR16.11
Drawn By:	J. Hickman
Checked By:	B. Brooks
Date:	July 21, 2023



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

EXHIBIT A
Property Description

A parcel of land being a portion of a 50' public utility easement and a portion of Tract N, Centennial Townes Filing No. 1 as recorded under Reception No. 221714881 of the records of El Paso County, Colorado, and further being situated in the Northwest One-Quarter of Section 36, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, being more particularly described as follows:

BASIS OF BEARINGS:

All bearings referred to herein are based on the North line of the Centennial Townes Filing No. 1, City of Colorado Springs, El Paso County, Colorado, assumed herein to bear N 88°53'54" E. Said line being defined by found monuments as follows: a found 5/8" rebar with a red plastic cap stamped "PLS 36062" at the northwest corner of said Centennial Townes Filing No. 1 and a found 5/8" rebar with orange plastic cap stamped "PLS 38272" at the northeast corner of said Centennial Townes Filing No. 1."

BEGINNING at the southeast corner of Lot 23 of said Centennial Townes Filing No. 1;

Thence **S 01°06'00" E**, a distance of **4.00 feet**;

Thence **S 88°54'00" W**, a distance of **60.00 feet**;

Thence **N 01°06'00" W**, a distance of **4.00 feet** to the southwest corner of Lot 24 of said Centennial Townes Filing No. 1;

Thence **N 88°54'00" E**, coincident with the south line of said Lots 23 and 24, a distance of **60.00 feet** to the **POINT OF BEGINNING**.

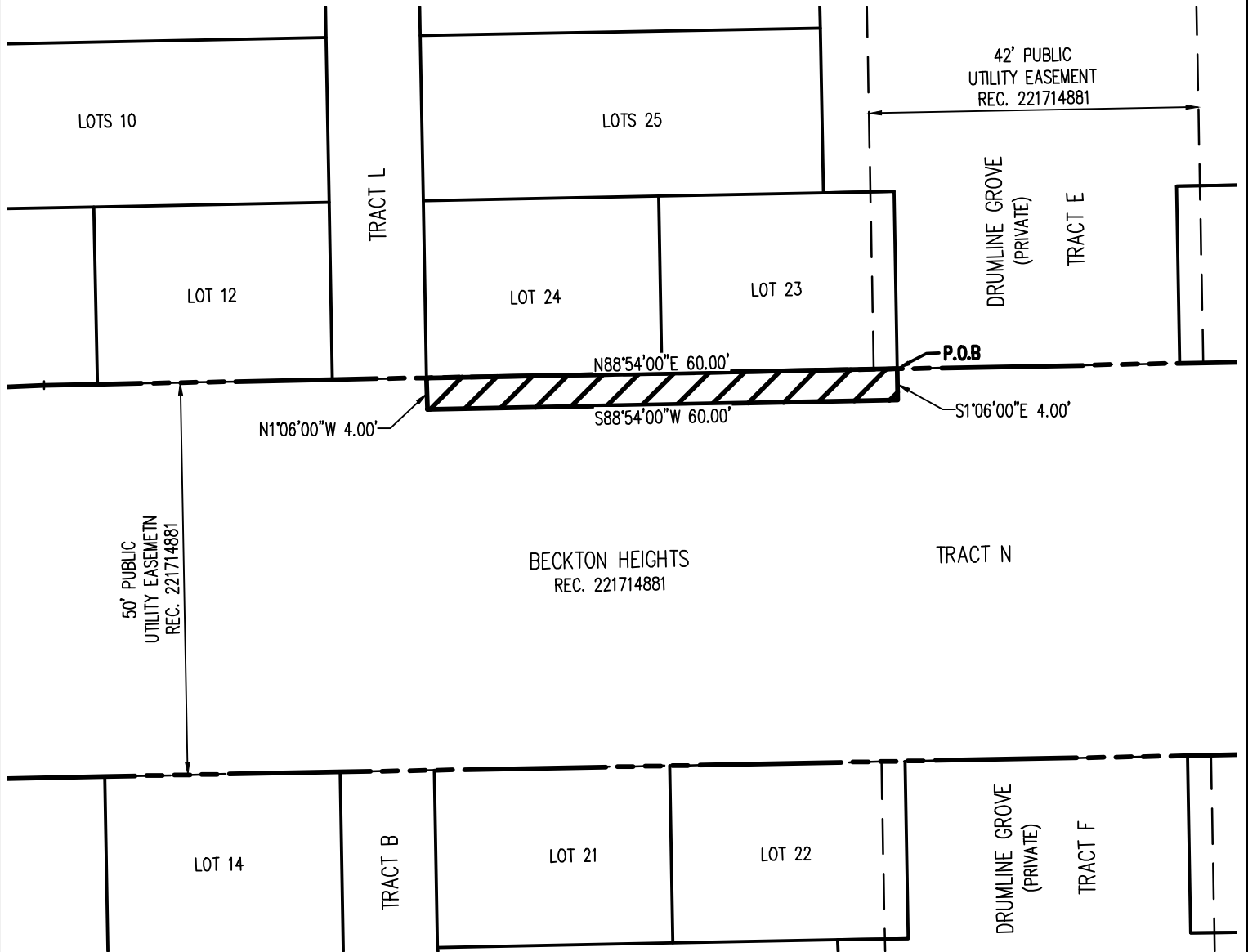
The above described parcel contains a total of 240 square feet, more or less.



Prepared by:

William Brooks, PLS
Colorado Professional Land Surveyor No. 37928
For and on behalf of Galloway & Company, Inc.
Project No.: LOKCVR16.11

EXHIBIT 'A'

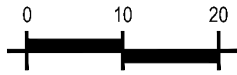


50' PUBLIC
UTILITY EASEMENT
REC. 221714881

42' PUBLIC
UTILITY EASEMENT
REC. 221714881

N1°06'00"W 4.00'
N88°54'00"E 60.00'
S88°54'00"W 60.00'
S1°06'00"E 4.00'

BECKTON HEIGHTS
REC. 221714881



SCALE: 1"=20'



NOTE:
THIS DOES NOT REPRESENT A MONUMENTED
LAND SURVEY. IT IS INTENDED ONLY TO DEPICT
THE ATTACHED LEGAL DESCRIPTION.

EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION

A PORTION OF TRACT N OF CENTENNIAL TOWNES FILING NO. 1
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

Project No: LOKCVR16.11

Drawn By: J. Hickman

Checked By: B. Brooks

Date: July 24, 2023



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

EXHIBIT A
Property Description

A parcel of land being a portion of a 50' public utility easement and a portion of Tract N, Centennial Townes Filing No. 1 as recorded under Reception No. 221714881 of the records of El Paso County, Colorado, and further being situated in the Northwest One-Quarter of Section 36, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, being more particularly described as follows:

BASIS OF BEARINGS:

All bearings referred to herein are based on the North line of the Centennial Townes Filing No. 1, City of Colorado Springs, El Paso County, Colorado, assumed herein to bear N 88°53'54" E. Said line being defined by found monuments as follows: a found 5/8" rebar with a red plastic cap stamped "PLS 36062" at the northwest corner of said Centennial Townes Filing No. 1 and a found 5/8" rebar with orange plastic cap stamped "PLS 38272" at the northeast corner of said Centennial Townes Filing No. 1."

BEGINNING at the southeast corner of Lot 34 of said Centennial Townes Filing No. 1;

Thence **S 01°06'00" E**, a distance of **4.00 feet**;

Thence **S 88°54'00" W**, a distance of **60.00 feet**;

Thence **N 01°06'00" W**, a distance of **4.00 feet** to the southwest corner of Lot 33 of said Centennial Townes Filing No. 1;

Thence **N 88°54'00" E**, coincident with the south line of said Lots 33 and 34, a distance of **60.00 feet** to the **POINT OF BEGINNING**.

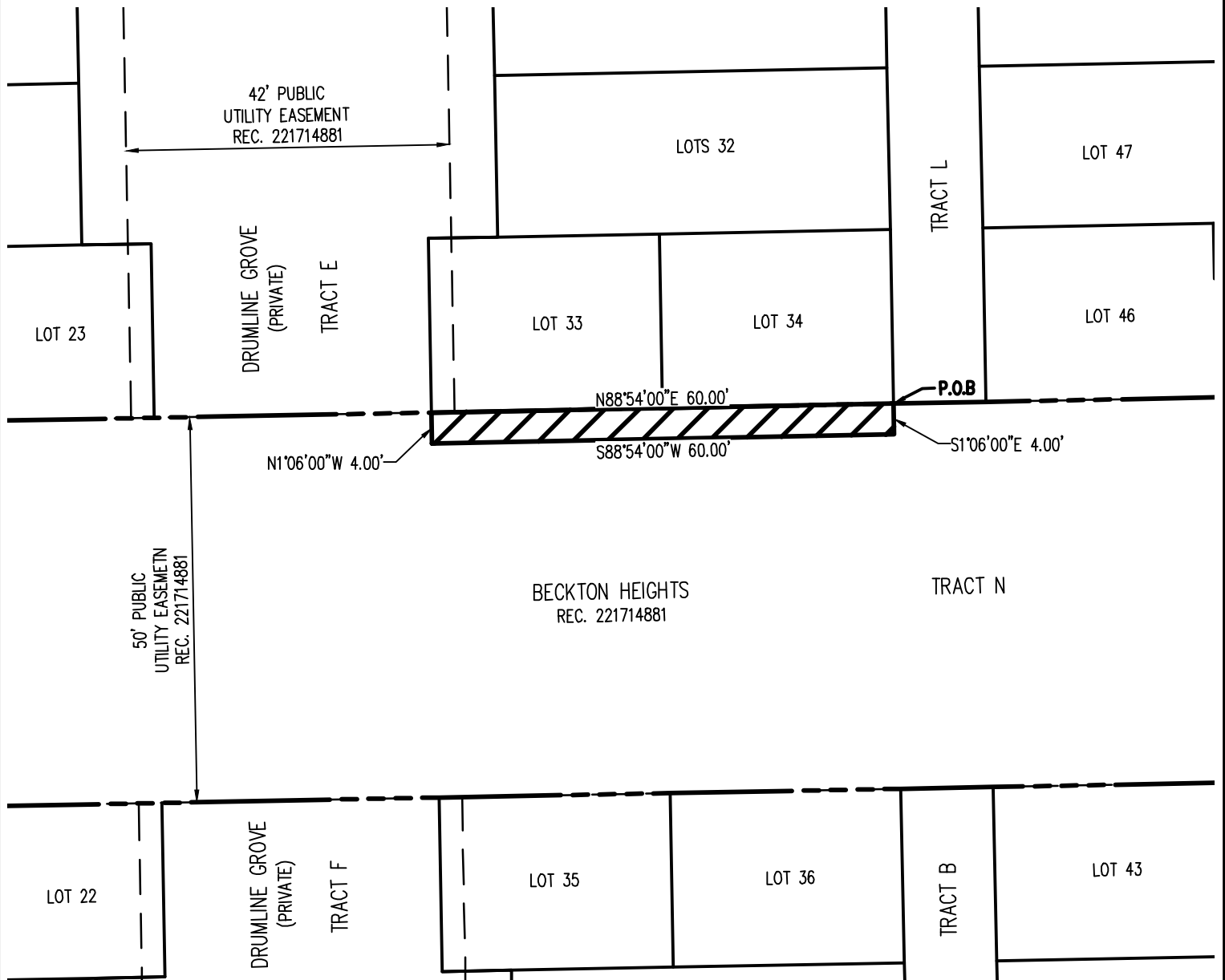
The above described parcel contains a total of 240 square feet, more or less.



Prepared by:

William Brooks, PLS
Colorado Professional Land Surveyor No. 37928
For and on behalf of Galloway & Company, Inc.
Project No.: LOKCVR16.11

EXHIBIT 'A'



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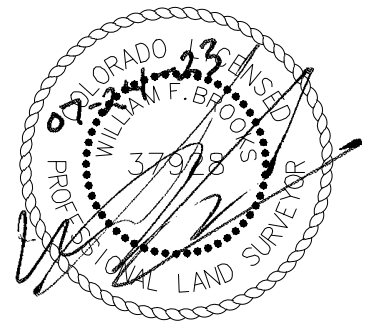
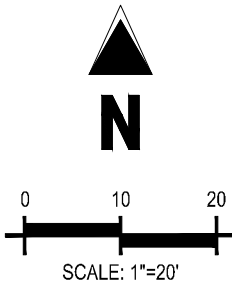


EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION

A PORTION OF TRACT N OF CENTENNIAL TOWNES FILING NO. 1
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

Project No:	LOKCVR16.11
Drawn By:	J. Hickman
Checked By:	B. Brooks
Date:	July 24, 2023



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

EXHIBIT A
Property Description

A parcel of land being a portion of a 50' public utility easement and a portion of Tract N, Centennial Townes Filing No. 1 as recorded under Reception No. 221714881 of the records of El Paso County, Colorado, and further being situated in the Northwest One-Quarter of Section 36, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, being more particularly described as follows:

BASIS OF BEARINGS:

All bearings referred to herein are based on the North line of the Centennial Townes Filing No. 1, City of Colorado Springs, El Paso County, Colorado, assumed herein to bear N 88°53'54" E. Said line being defined by found monuments as follows: a found 5/8" rebar with a red plastic cap stamped "PLS 36062" at the northwest corner of said Centennial Townes Filing No. 1 and a found 5/8" rebar with orange plastic cap stamped "PLS 38272" at the northeast corner of said Centennial Townes Filing No. 1.

BEGINNING at the northwest corner of Lot 35 of said Centennial Townes Filing No. 1;

Thence **N 01°06'00" W**, a distance of **4.00 feet**;

Thence **N 88°54'00" E**, a distance of **60.00 feet**;

Thence **S 01°06'00" E**, a distance of **4.00 feet** to the northeast corner of Lot 36 of said Centennial Townes Filing No. 1;

Thence **S 88°54'00" W**, coincident with the north line of said Lots 35 and 36, a distance of **60.00 feet** to the **POINT OF BEGINNING**.

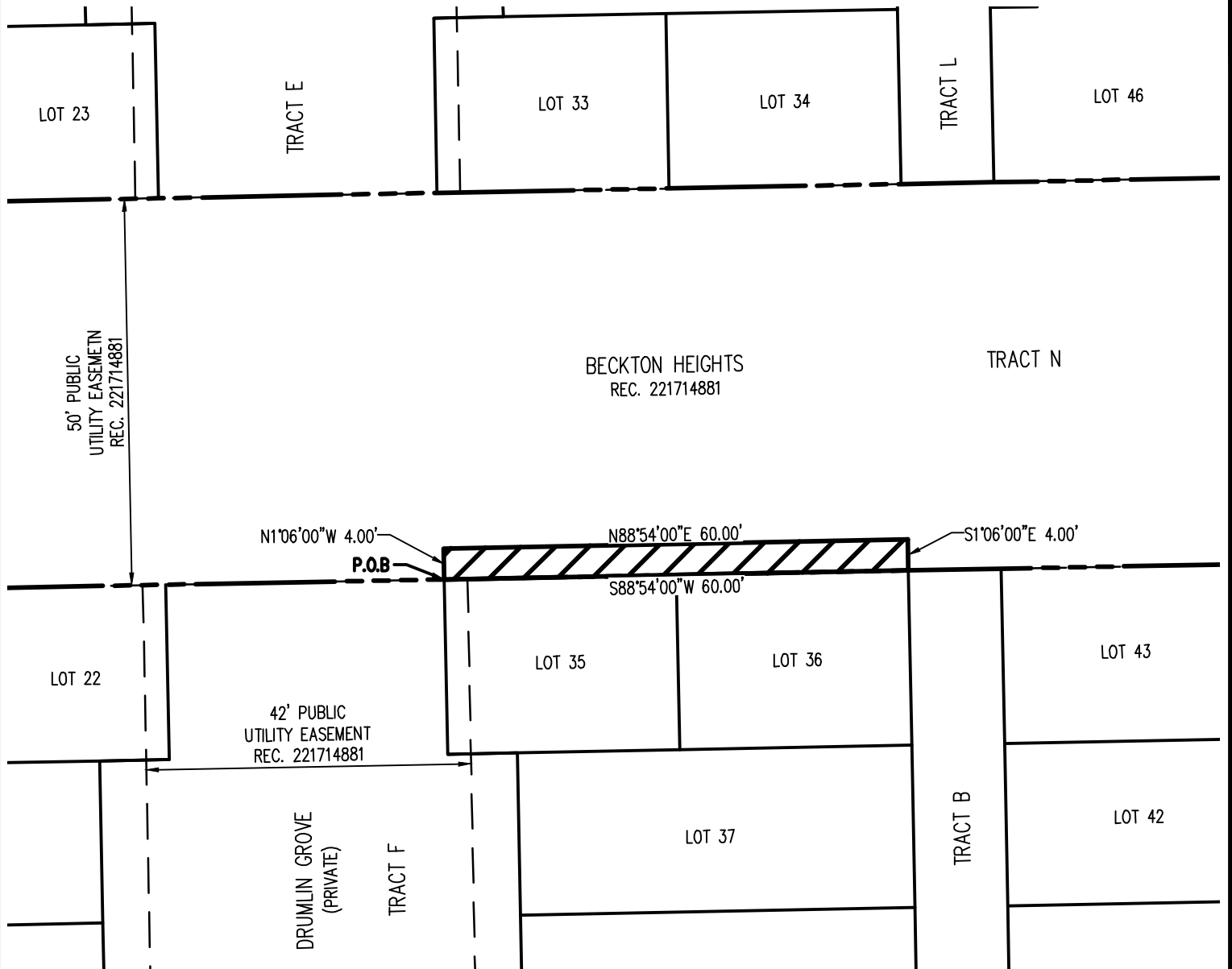
The above described parcel contains a total of 240 square feet, more or less.



Prepared by:

William Brooks, PLS
Colorado Professional Land Surveyor No. 37928
For and on behalf of Galloway & Company, Inc.
Project No.: LOKCVR16.11

EXHIBIT 'A'



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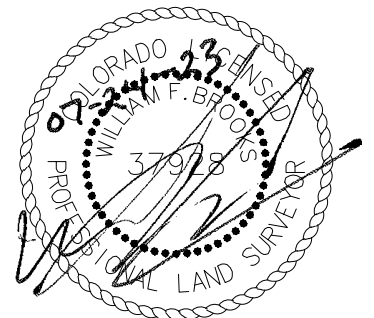
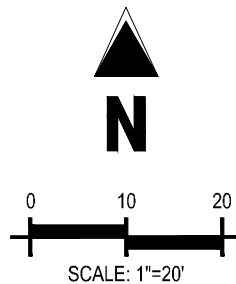


EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION

A PORTION OF TRACT N OF CENTENNIAL TOWNES FILING NO. 1
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

Project No:	LOKCVR16.11
Drawn By:	J. Hickman
Checked By:	B. Brooks
Date:	July 21, 2023



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

EXHIBIT A
Property Description

A parcel of land being a portion of a 50' public utility easement and a portion of Tract N, Centennial Townes Filing No. 1 as recorded under Reception No. 221714881 of the records of El Paso County, Colorado, and further being situated in the Northwest One-Quarter of Section 36, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, being more particularly described as follows:

BASIS OF BEARINGS:

All bearings referred to herein are based on the North line of the Centennial Townes Filing No. 1, City of Colorado Springs, El Paso County, Colorado, assumed herein to bear N 88°53'54" E. Said line being defined by found monuments as follows: a found 5/8" rebar with a red plastic cap stamped "PLS 36062" at the northwest corner of said Centennial Townes Filing No. 1 and a found 5/8" rebar with orange plastic cap stamped "PLS 38272" at the northeast corner of said Centennial Townes Filing No. 1.

BEGINNING at the northwest corner of Lot 43 of said Centennial Townes Filing No. 1;

Thence **N 01°06'00" W**, a distance of **4.00 feet**;

Thence **N 88°54'00" E**, a distance of **60.00 feet**;

Thence **S 01°06'00" E**, a distance of **4.00 feet** to the northeast corner of Lot 44 of said Centennial Townes Filing No. 1;

Thence **S 88°54'00" W**, coincident with the north line of said Lots 43 and 44, a distance of **60.00 feet** to the **POINT OF BEGINNING**.

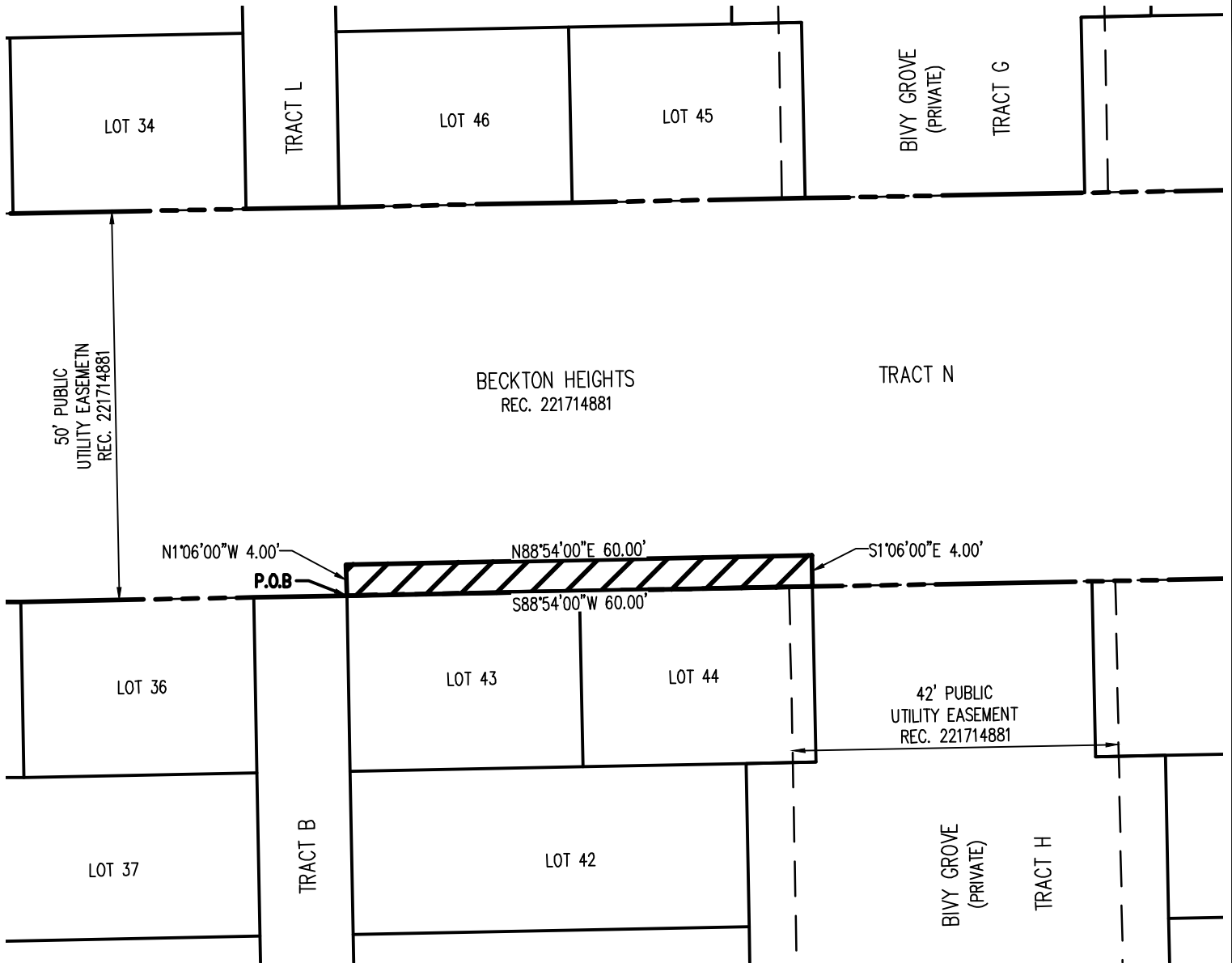
The above described parcel contains a total of 240 square feet, more or less.



Prepared by:

William Brooks, PLS
Colorado Professional Land Surveyor No. 37928
For and on behalf of Galloway & Company, Inc.
Project No.: LOKCVR16.11

EXHIBIT 'A'



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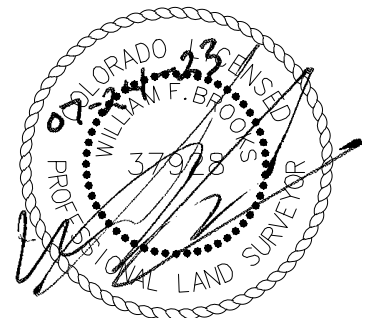
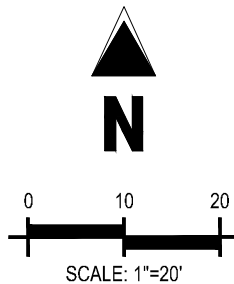


EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION

A PORTION OF TRACT N OF CENTENNIAL TOWNES FILING NO. 1
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

Project No:	LOKCVR16.11
Drawn By:	J. Hickman
Checked By:	B. Brooks
Date:	July 21, 2023



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

EXHIBIT A
Property Description

A parcel of land being a portion of a 50' public utility easement and a portion of Tract N, Centennial Townes Filing No. 1 as recorded under Reception No. 221714881 of the records of El Paso County, Colorado, and further being situated in the Northwest One-Quarter of Section 36, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, being more particularly described as follows:

BASIS OF BEARINGS:

All bearings referred to herein are based on the North line of the Centennial Townes Filing No. 1, City of Colorado Springs, El Paso County, Colorado, assumed herein to bear N 88°53'54" E. Said line being defined by found monuments as follows: a found 5/8" rebar with a red plastic cap stamped "PLS 36062" at the northwest corner of said Centennial Townes Filing No. 1 and a found 5/8" rebar with orange plastic cap stamped "PLS 38272" at the northeast corner of said Centennial Townes Filing No. 1."

BEGINNING at the southeast corner of Lot 45 of said Centennial Townes Filing No. 1;

Thence **S 01°06'00" E**, a distance of **4.00 feet**;

Thence **S 88°54'00" W**, a distance of **60.00 feet**;

Thence **N 01°06'00" W**, a distance of **4.00 feet** to the southwest corner of Lot 46 of said Centennial Townes Filing No. 1;

Thence **N 88°54'00" E**, coincident with the south line of said Lots 45 and 46, a distance of **60.00 feet** to the **POINT OF BEGINNING**.

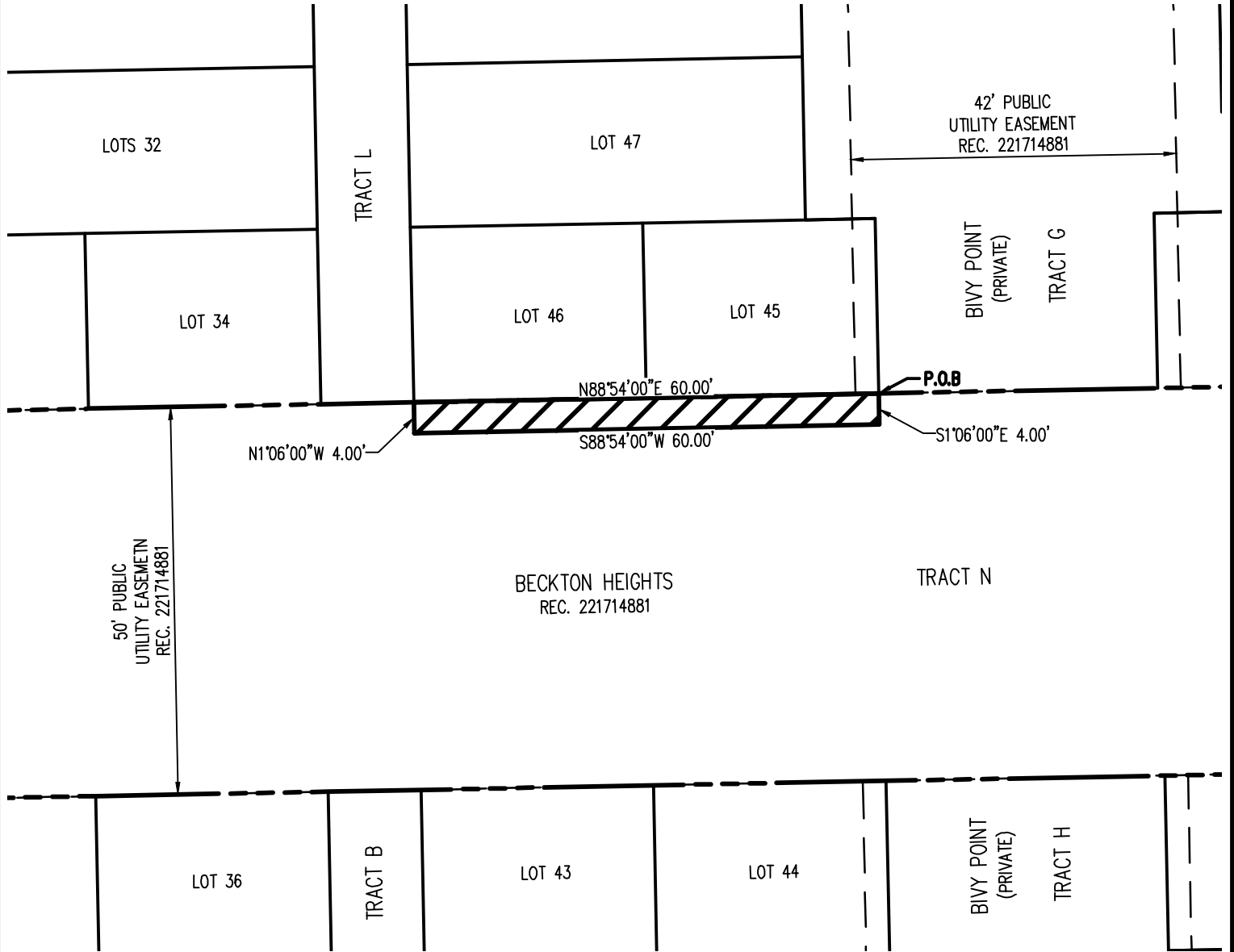
The above described parcel contains a total of 240 square feet, more or less.



Prepared by:

William Brooks, PLS
Colorado Professional Land Surveyor No. 37928
For and on behalf of Galloway & Company, Inc.
Project No.: LOKCVR16.11

EXHIBIT 'A'



50' PUBLIC
UTILITY EASEMENT
REC. 221714881

42' PUBLIC
UTILITY EASEMENT
REC. 221714881

BIVY POINT
(PRIVATE)

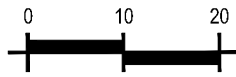
TRACT G

BECKTON HEIGHTS
REC. 221714881

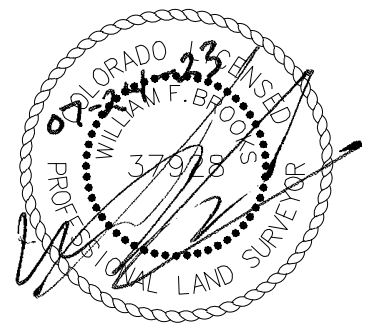
TRACT N

BIVY POINT
(PRIVATE)

TRACT H



SCALE: 1"=20'



NOTE:
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EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION

A PORTION OF TRACT N OF CENTENNIAL TOWNES FILING NO. 1
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

Project No: LOKCVR16.11

Drawn By: J. Hickman

Checked By: B. Brooks

Date: July 24, 2023



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

EXHIBIT A
Property Description

A parcel of land being a portion of a 50' public utility easement and a portion of Tract N, Centennial Townes Filing No. 1 as recorded under Reception No. 221714881 of the records of El Paso County, Colorado, and further being situated in the Northwest One-Quarter of Section 36, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, being more particularly described as follows:

BASIS OF BEARINGS:

All bearings referred to herein are based on the North line of the Centennial Townes Filing No. 1, City of Colorado Springs, El Paso County, Colorado, assumed herein to bear N 88°53'54" E. Said line being defined by found monuments as follows: a found 5/8" rebar with a red plastic cap stamped "PLS 36062" at the northwest corner of said Centennial Townes Filing No. 1 and a found 5/8" rebar with orange plastic cap stamped "PLS 38272" at the northeast corner of said Centennial Townes Filing No. 1."

BEGINNING at the southeast corner of Lot 56 of said Centennial Townes Filing No. 1;

Thence **S 01°06'00" E**, a distance of **4.00 feet**;

Thence **S 88°54'00" W**, a distance of **60.00 feet**;

Thence **N 01°06'00" W**, a distance of **4.00 feet** to the southwest corner of Lot 55 of said Centennial Townes Filing No. 1;

Thence **N 88°54'00" E**, coincident with the south line of said Lots 55 and 56, a distance of **60.00 feet** to the **POINT OF BEGINNING**.

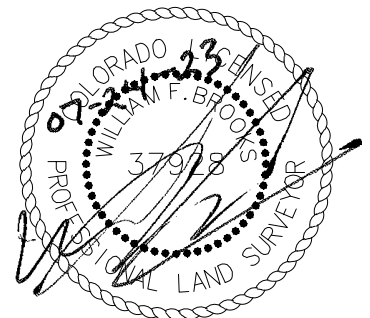
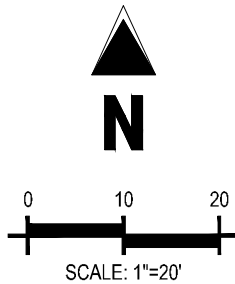
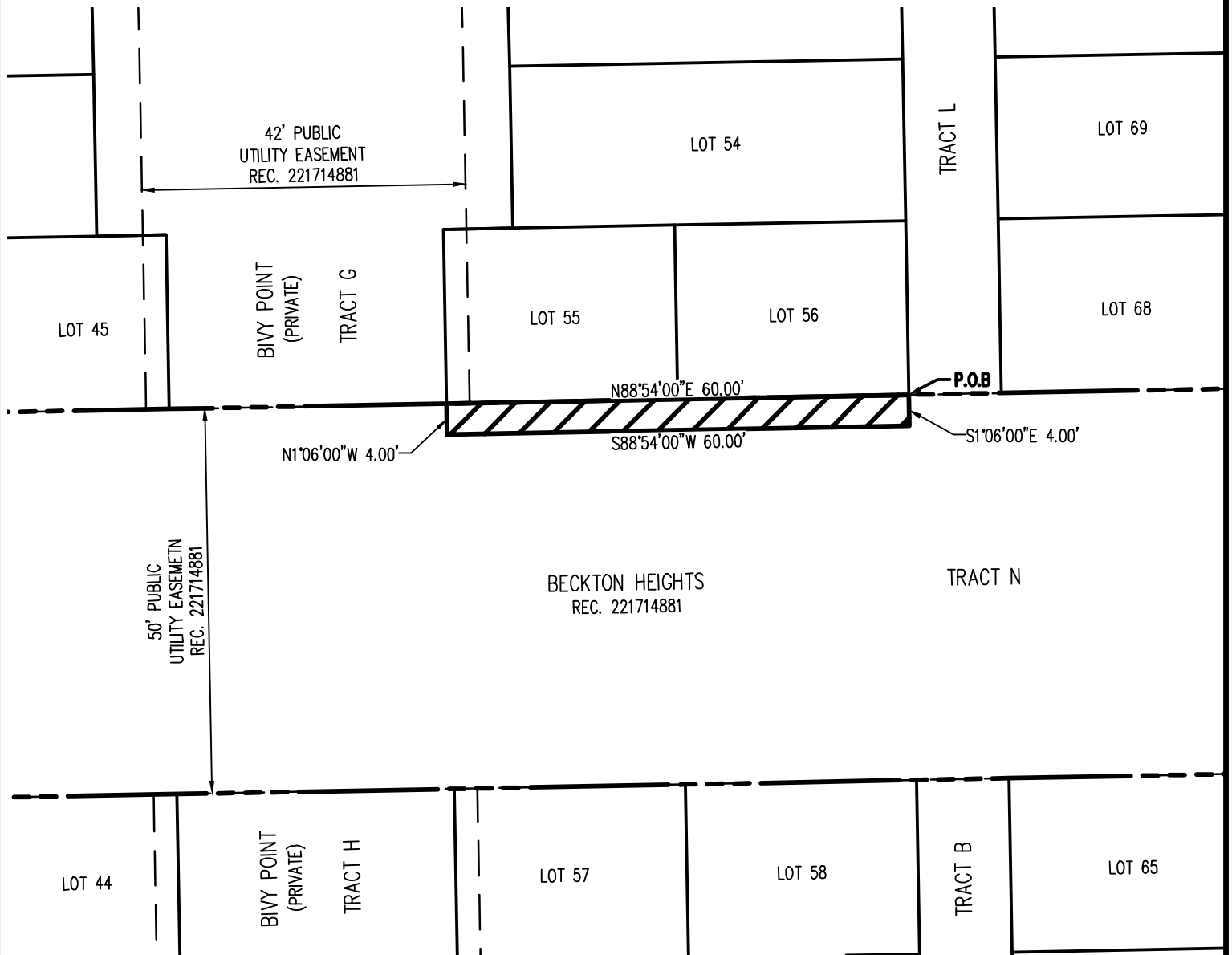
The above described parcel contains a total of 240 square feet, more or less.



Prepared by:

William Brooks, PLS
Colorado Professional Land Surveyor No. 37928
For and on behalf of Galloway & Company, Inc.
Project No.: LOKCVR16.11

EXHIBIT 'A'



NOTE:
THIS DOES NOT REPRESENT A MONUMENTED
LAND SURVEY. IT IS INTENDED ONLY TO DEPICT
THE ATTACHED LEGAL DESCRIPTION.

EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION

A PORTION OF TRACT N OF CENTENNIAL TOWNES FILING NO. 1
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

Project No:	LOKCVR16.11
Drawn By:	J. Hickman
Checked By:	B. Brooks
Date:	July 24, 2023



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

EXHIBIT A
Property Description

A parcel of land being a portion of a 50' public utility easement and a portion of Tract N, Centennial Townes Filing No. 1 as recorded under Reception No. 221714881 of the records of El Paso County, Colorado, and further being situated in the Northwest One-Quarter of Section 36, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, being more particularly described as follows:

BASIS OF BEARINGS:

All bearings referred to herein are based on the North line of the Centennial Townes Filing No. 1, City of Colorado Springs, El Paso County, Colorado, assumed herein to bear N 88°53'54" E. Said line being defined by found monuments as follows: a found 5/8" rebar with a red plastic cap stamped "PLS 36062" at the northwest corner of said Centennial Townes Filing No. 1 and a found 5/8" rebar with orange plastic cap stamped "PLS 38272" at the northeast corner of said Centennial Townes Filing No. 1.

BEGINNING at the northwest corner of Lot 57 of said Centennial Townes Filing No. 1;

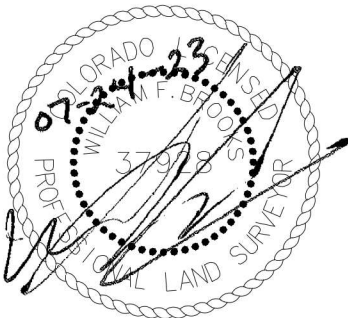
Thence **N 01°06'00" W**, a distance of **4.00 feet**;

Thence **N 88°54'00" E**, a distance of **60.00 feet**;

Thence **S 01°06'00" E**, a distance of **4.00 feet** to the northeast corner of Lot 58 of said Centennial Townes Filing No. 1;

Thence **S 88°54'00" W**, coincident with the north line of said Lots 57 and 58, a distance of **60.00 feet** to the **POINT OF BEGINNING**.

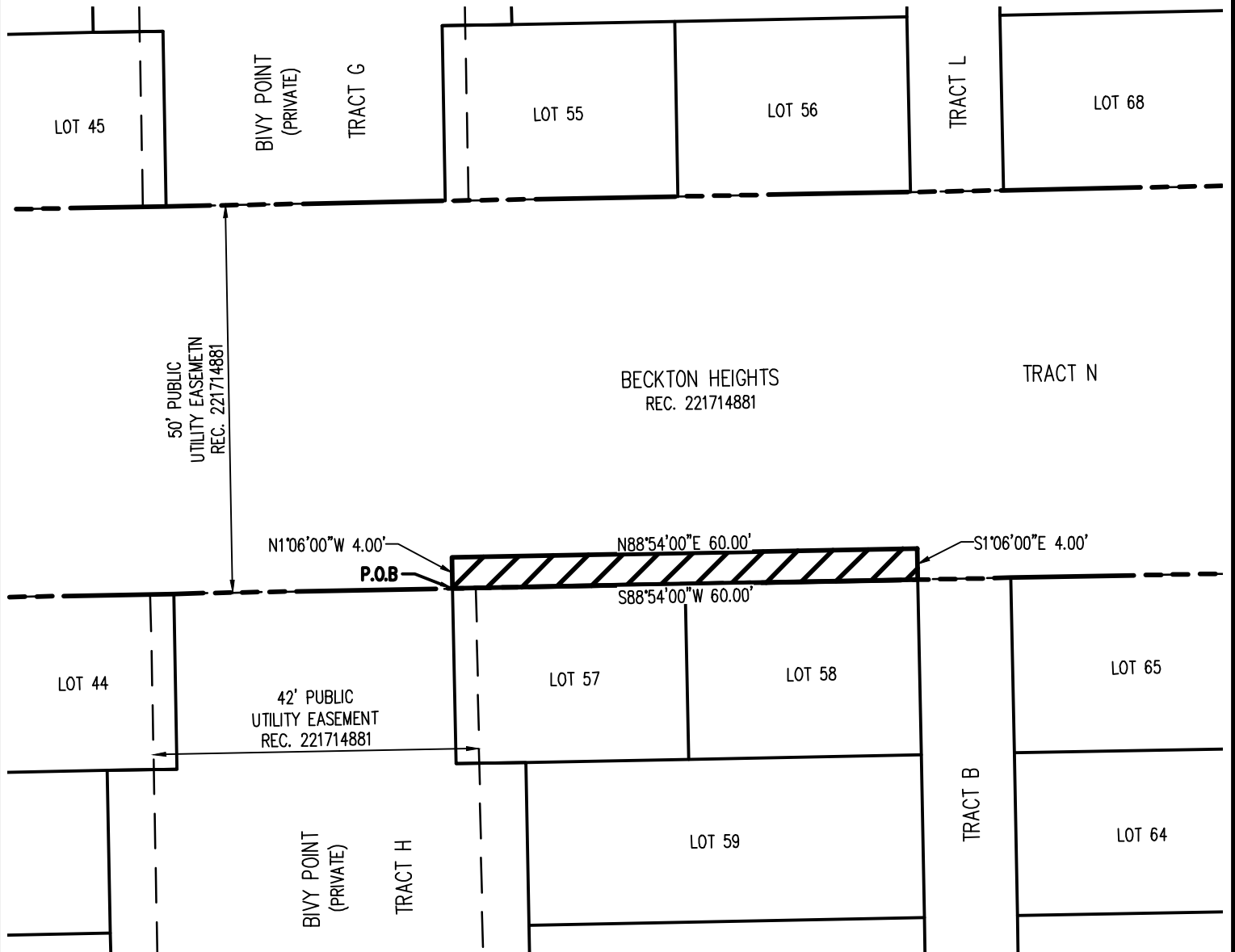
The above described parcel contains a total of 240 square feet, more or less.



Prepared by:

William Brooks, PLS
Colorado Professional Land Surveyor No. 37928
For and on behalf of Galloway & Company, Inc.
Project No.: LOKCVR16.11

EXHIBIT 'A'



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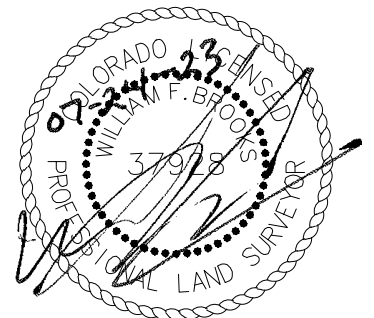
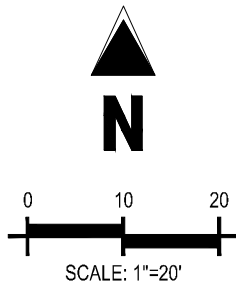


EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION

A PORTION OF TRACT N OF CENTENNIAL TOWNES FILING NO. 1
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

Project No: LOKCVR16.11

Drawn By: J. Hickman

Checked By: B. Brooks

Date: July 21, 2023



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

EXHIBIT A
Property Description

A parcel of land being a portion of a 50' public utility easement and a portion of Tract N, Centennial Townes Filing No. 1 as recorded under Reception No. 221714881 of the records of El Paso County, Colorado, and further being situated in the Northwest One-Quarter of Section 36, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, being more particularly described as follows:

BASIS OF BEARINGS:

All bearings referred to herein are based on the North line of the Centennial Townes Filing No. 1, City of Colorado Springs, El Paso County, Colorado, assumed herein to bear N 88°53'54" E. Said line being defined by found monuments as follows: a found 5/8" rebar with a red plastic cap stamped "PLS 36062" at the northwest corner of said Centennial Townes Filing No. 1 and a found 5/8" rebar with orange plastic cap stamped "PLS 38272" at the northeast corner of said Centennial Townes Filing No. 1.

BEGINNING at the northwest corner of Lot 65 of said Centennial Townes Filing No. 1;

Thence **N 01°06'00" W**, a distance of **4.00 feet**;

Thence **N 88°54'00" E**, a distance of **60.00 feet**;

Thence **S 01°06'00" E**, a distance of **4.00 feet** to the northeast corner of Lot 66 of said Centennial Townes Filing No. 1;

Thence **S 88°54'00" W**, coincident with the north line of said Lots 65 and 66, a distance of **60.00 feet** to the **POINT OF BEGINNING**.

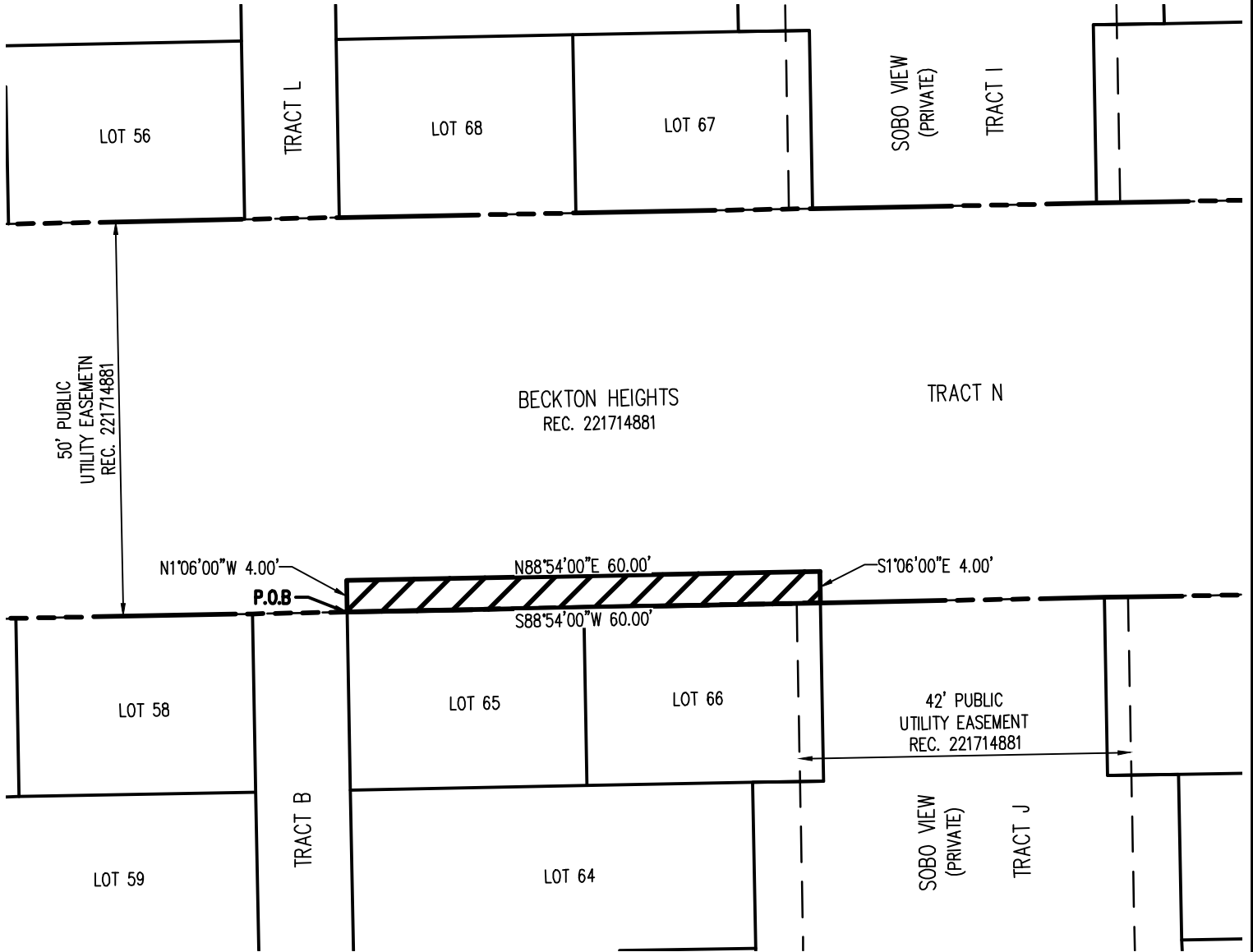
The above described parcel contains a total of 240 square feet, more or less.



Prepared by:

William Brooks, PLS
Colorado Professional Land Surveyor No. 37928
For and on behalf of Galloway & Company, Inc.
Project No.: LOKCVR16.11

EXHIBIT 'A'



NOTE:
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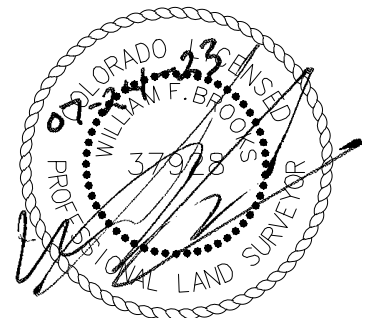
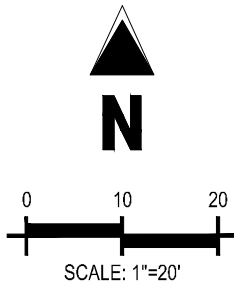


EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION

A PORTION OF TRACT N OF CENTENNIAL TOWNES FILING NO. 1
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

Project No:	LOKCVR16.11
Drawn By:	J. Hickman
Checked By:	B. Brooks
Date:	July 21, 2023



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

EXHIBIT A
Property Description

A parcel of land being a portion of a 50' public utility easement and a portion of Tract N, Centennial Townes Filing No. 1 as recorded under Reception No. 221714881 of the records of El Paso County, Colorado, and further being situated in the Northwest One-Quarter of Section 36, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, being more particularly described as follows:

BASIS OF BEARINGS:

All bearings referred to herein are based on the North line of the Centennial Townes Filing No. 1, City of Colorado Springs, El Paso County, Colorado, assumed herein to bear N 88°53'54" E. Said line being defined by found monuments as follows: a found 5/8" rebar with a red plastic cap stamped "PLS 36062" at the northwest corner of said Centennial Townes Filing No. 1 and a found 5/8" rebar with orange plastic cap stamped "PLS 38272" at the northeast corner of said Centennial Townes Filing No. 1."

BEGINNING at the southeast corner of Lot 67 of said Centennial Townes Filing No. 1;

Thence **S 01°06'00" E**, a distance of **4.00 feet**;

Thence **S 88°54'00" W**, a distance of **60.00 feet**;

Thence **N 01°06'00" W**, a distance of **4.00 feet** to the southwest corner of Lot 68 of said Centennial Townes Filing No. 1;

Thence **N 88°54'00" E**, coincident with the south line of said Lots 67 and 68, a distance of **60.00 feet** to the **POINT OF BEGINNING**.

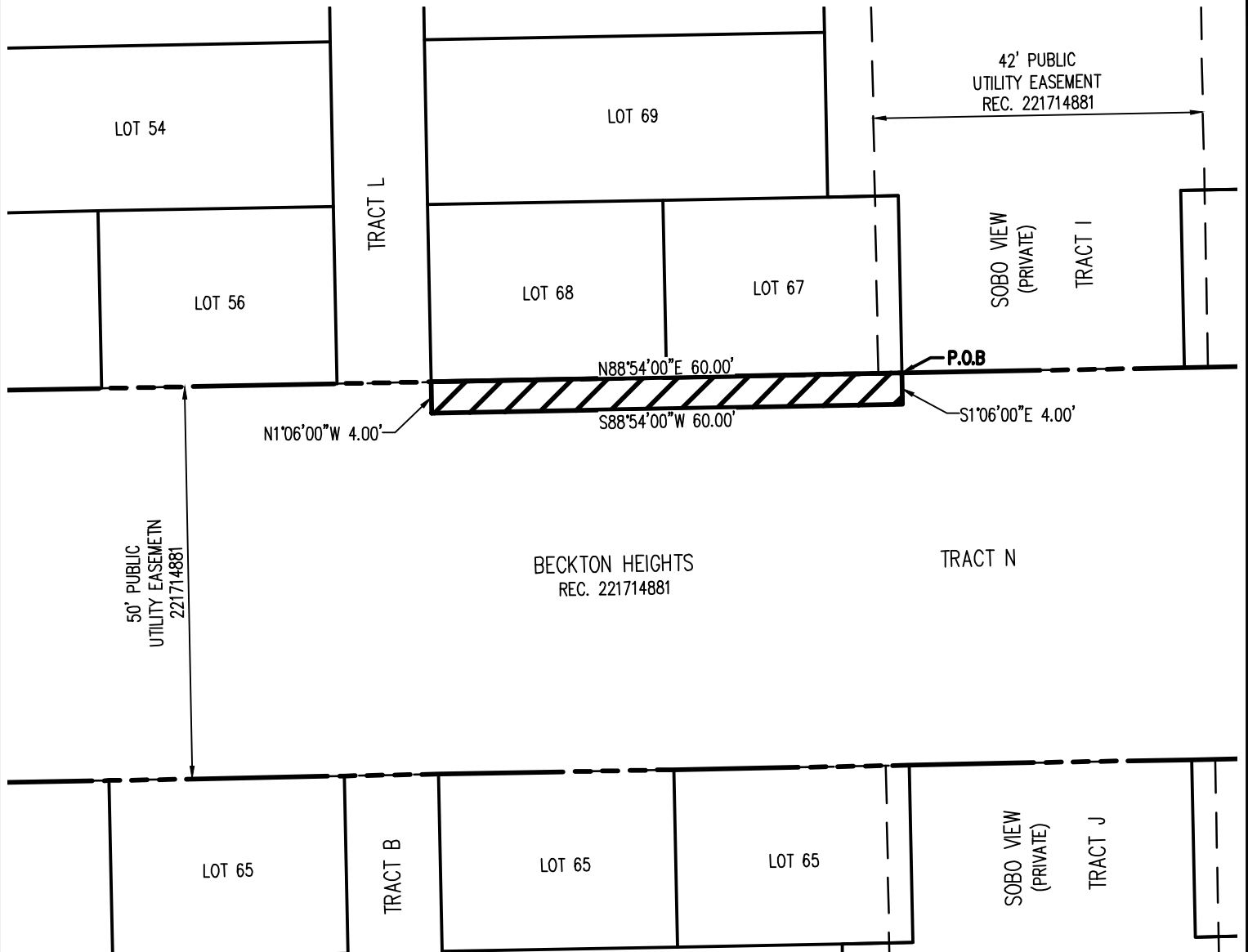
The above described parcel contains a total of 240 square feet, more or less.



Prepared by:

William Brooks, PLS
Colorado Professional Land Surveyor No. 37928
For and on behalf of Galloway & Company, Inc.
Project No.: LOKCVR16.11

EXHIBIT 'A'



NOTE:
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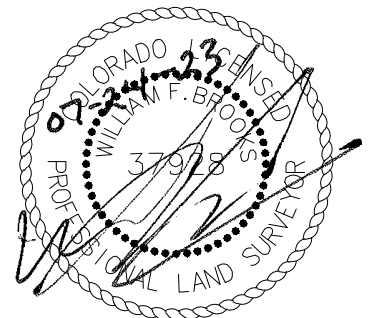
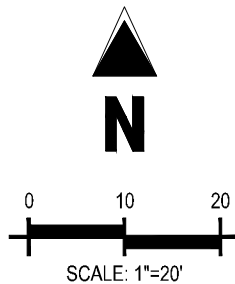


EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION

A PORTION OF TRACT N OF CENTENNIAL TOWNES FILING NO. 1
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

Project No: LOKCVR16.11

Drawn By: J. Hickman

Checked By: B. Brooks

Date: July 24, 2023



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

EXHIBIT A
Property Description

A parcel of land being a portion of a 50' public utility easement and a portion of Tract N, Centennial Townes Filing No. 1 as recorded under Reception No. 221714881 of the records of El Paso County, Colorado, and further being situated in the Northwest One-Quarter of Section 36, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, being more particularly described as follows:

BASIS OF BEARINGS:

All bearings referred to herein are based on the North line of the Centennial Townes Filing No. 1, City of Colorado Springs, El Paso County, Colorado, assumed herein to bear N 88°53'54" E. Said line being defined by found monuments as follows: a found 5/8" rebar with a red plastic cap stamped "PLS 36062" at the northwest corner of said Centennial Townes Filing No. 1 and a found 5/8" rebar with orange plastic cap stamped "PLS 38272" at the northeast corner of said Centennial Townes Filing No. 1.

BEGINNING at the southeast corner of Lot 78 of said Centennial Townes Filing No. 1;

Thence **S 01°06'00" E**, a distance of **4.00 feet**;

Thence **S 88°54'00" W**, a distance of **60.00 feet**;

Thence **N 01°06'00" W**, a distance of **4.00 feet** to the southwest corner of Lot 77 of said Centennial Townes Filing No. 1;

Thence **N 88°54'00" E**, coincident with the south line of said Lots 77 and 78, a distance of **60.00 feet** to the **POINT OF BEGINNING**.

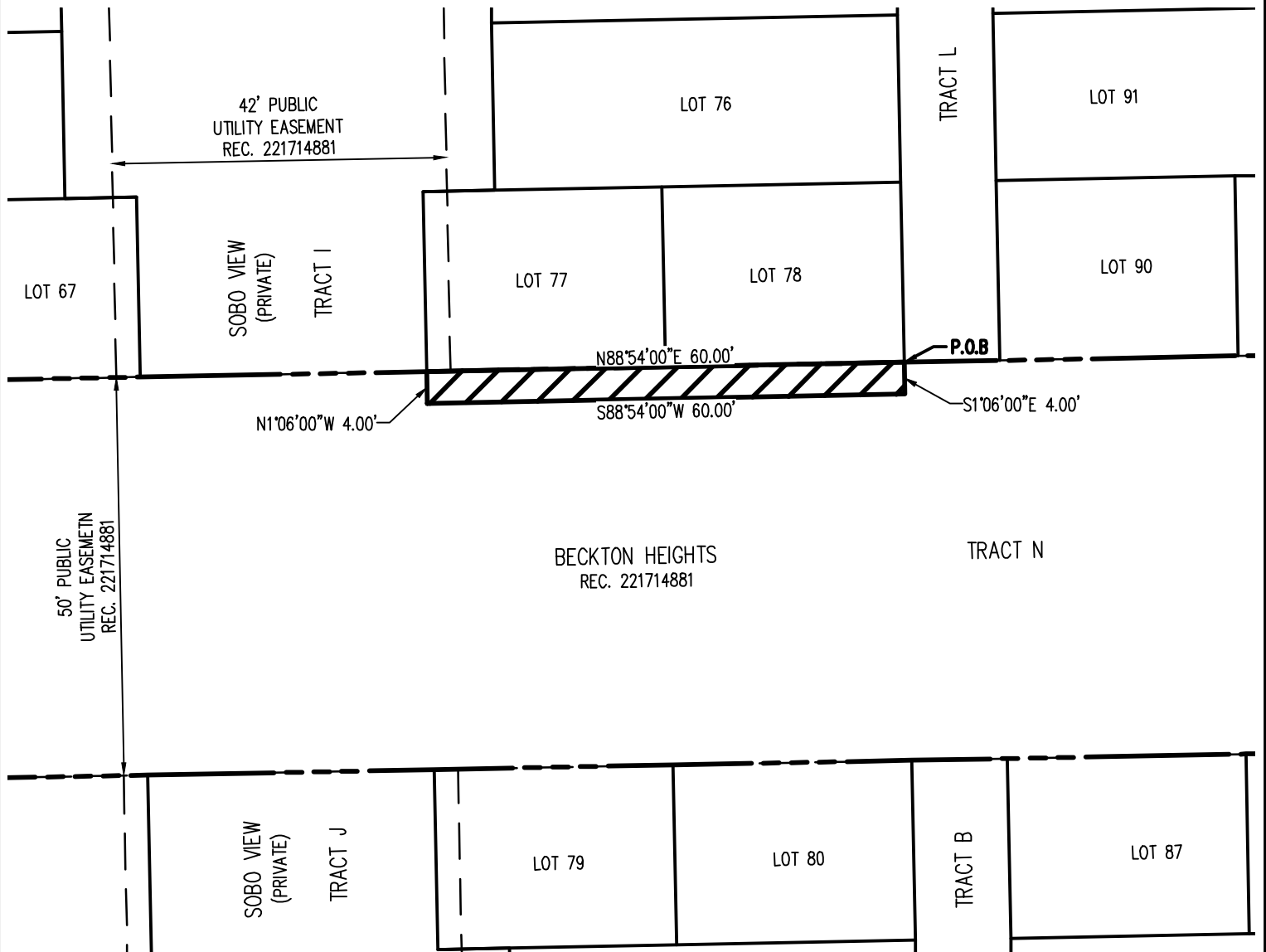
The above described parcel contains a total of 240 square feet, more or less.



Prepared by:

William Brooks, PLS
Colorado Professional Land Surveyor No. 37928
For and on behalf of Galloway & Company, Inc.
Project No.: LOKCVR16.11

EXHIBIT 'A'



NOTE:
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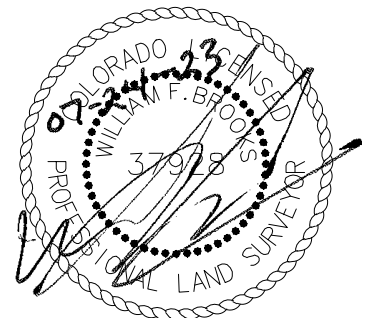
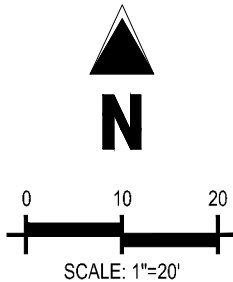


EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION

A PORTION OF TRACT N OF CENTENNIAL TOWNES FILING NO. 1
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

Project No:	LOKCVR16.11
Drawn By:	J. Hickman
Checked By:	B. Brooks
Date:	July 24, 2023



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

EXHIBIT A
Property Description

A parcel of land being a portion of a 50' public utility easement and a portion of Tract N, Centennial Townes Filing No. 1 as recorded under Reception No. 221714881 of the records of El Paso County, Colorado, and further being situated in the Northwest One-Quarter of Section 36, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, being more particularly described as follows:

BASIS OF BEARINGS:

All bearings referred to herein are based on the North line of the Centennial Townes Filing No. 1, City of Colorado Springs, El Paso County, Colorado, assumed herein to bear N 88°53'54" E. Said line being defined by found monuments as follows: a found 5/8" rebar with a red plastic cap stamped "PLS 36062" at the northwest corner of said Centennial Townes Filing No. 1 and a found 5/8" rebar with orange plastic cap stamped "PLS 38272" at the northeast corner of said Centennial Townes Filing No. 1.

BEGINNING at the northwest corner of Lot 79 of said Centennial Townes Filing No. 1;

Thence **N 01°06'00" W**, a distance of **4.00 feet**;

Thence **N 88°54'00" E**, a distance of **60.00 feet**;

Thence **S 01°06'00" E**, a distance of **4.00 feet** to the northeast corner of Lot 80 of said Centennial Townes Filing No. 1;

Thence **S 88°54'00" W**, coincident with the north line of said Lots 79 and 80, a distance of **60.00 feet** to the **POINT OF BEGINNING**.

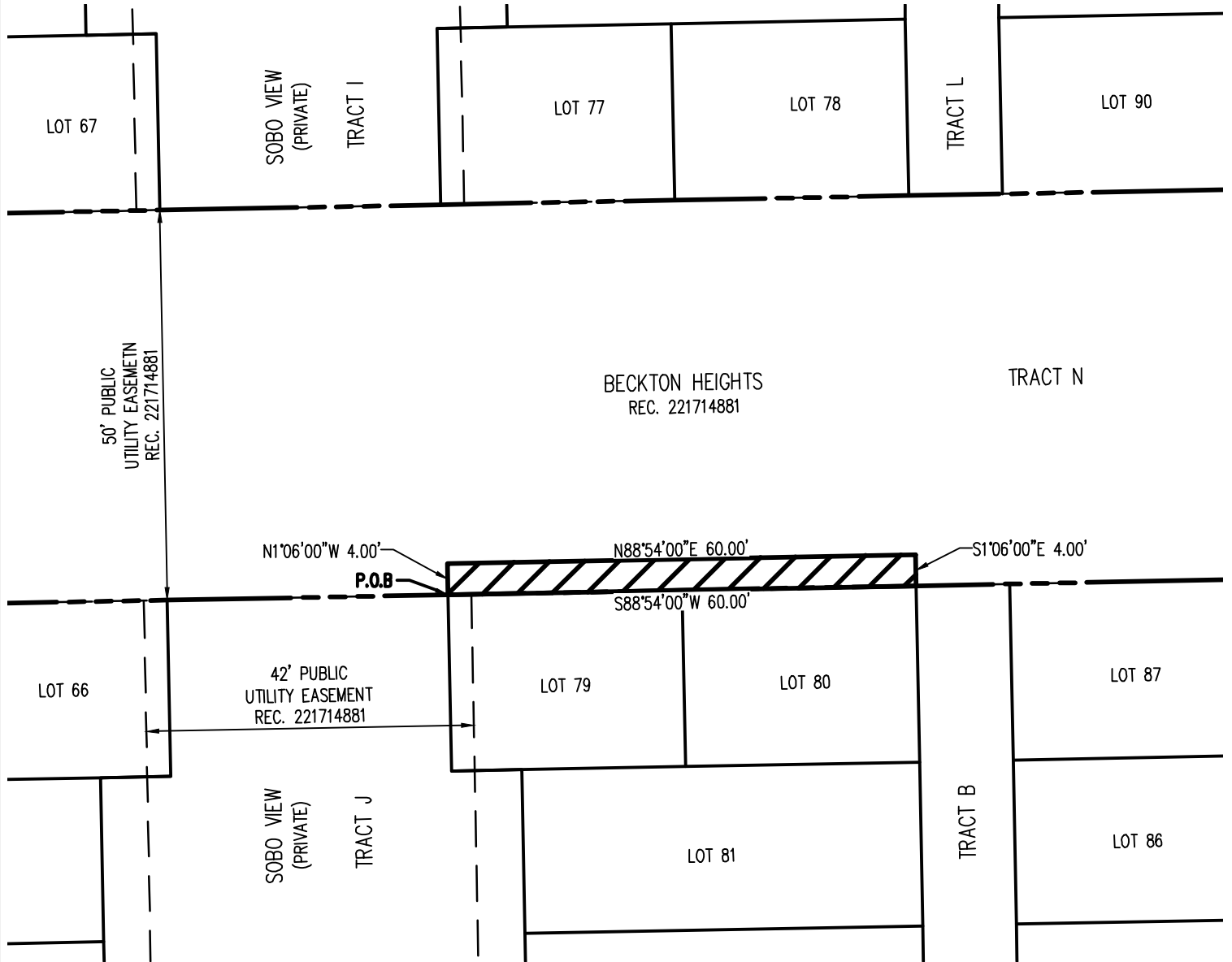
The above described parcel contains a total of 240 square feet, more or less.



Prepared by:

William Brooks, PLS
Colorado Professional Land Surveyor No. 37928
For and on behalf of Galloway & Company, Inc.
Project No.: LOKCVR16.11

EXHIBIT 'A'



N1°06'00"W 4.00'
P.O.B

N88°54'00"E 60.00'

S1°06'00"E 4.00'

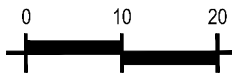
S88°54'00"W 60.00'

42' PUBLIC
UTILITY EASEMENT
REC. 221714881

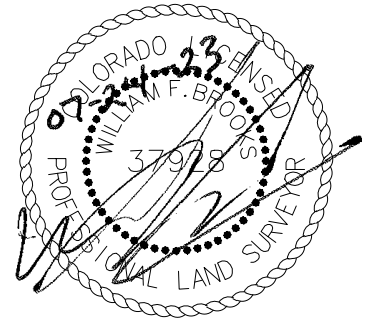
50' PUBLIC
UTILITY EASEMENT
REC. 221714881

SOBO VIEW
(PRIVATE)
TRACT J

TRACT B



SCALE: 1"=20'



NOTE:
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LAND SURVEY. IT IS INTENDED ONLY TO DEPICT
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EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION

A PORTION OF TRACT N OF CENTENNIAL TOWNES FILING NO. 1
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

Project No: LOKCVR16.11

Drawn By: J. Hickman

Checked By: B. Brooks

Date: July 21, 2023



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

EXHIBIT A
Property Description

A parcel of land being a portion of a 50' public utility easement and a portion of Tract N, Centennial Townes Filing No. 1 as recorded under Reception No. 221714881 of the records of El Paso County, Colorado, and further being situated in the Northwest One-Quarter of Section 36, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, being more particularly described as follows:

BASIS OF BEARINGS:

All bearings referred to herein are based on the North line of the Centennial Townes Filing No. 1, City of Colorado Springs, El Paso County, Colorado, assumed herein to bear N 88°53'54" E. Said line being defined by found monuments as follows: a found 5/8" rebar with a red plastic cap stamped "PLS 36062" at the northwest corner of said Centennial Townes Filing No. 1 and a found 5/8" rebar with orange plastic cap stamped "PLS 38272" at the northeast corner of said Centennial Townes Filing No. 1.

BEGINNING at the northwest corner of Lot 87 of said Centennial Townes Filing No. 1;

Thence **N 01°06'00" W**, a distance of **4.00 feet**;

Thence **N 88°54'00" E**, a distance of **56.99 feet**;

Thence **S 01°06'17" E**, a distance of **4.00 feet** to the northeast corner of Lot 88 of said Centennial Townes Filing No. 1;

Thence **S 88°54'00" W**, coincident with the north line of said Lots 87 and 88, a distance of **56.99 feet** to the **POINT OF BEGINNING**.

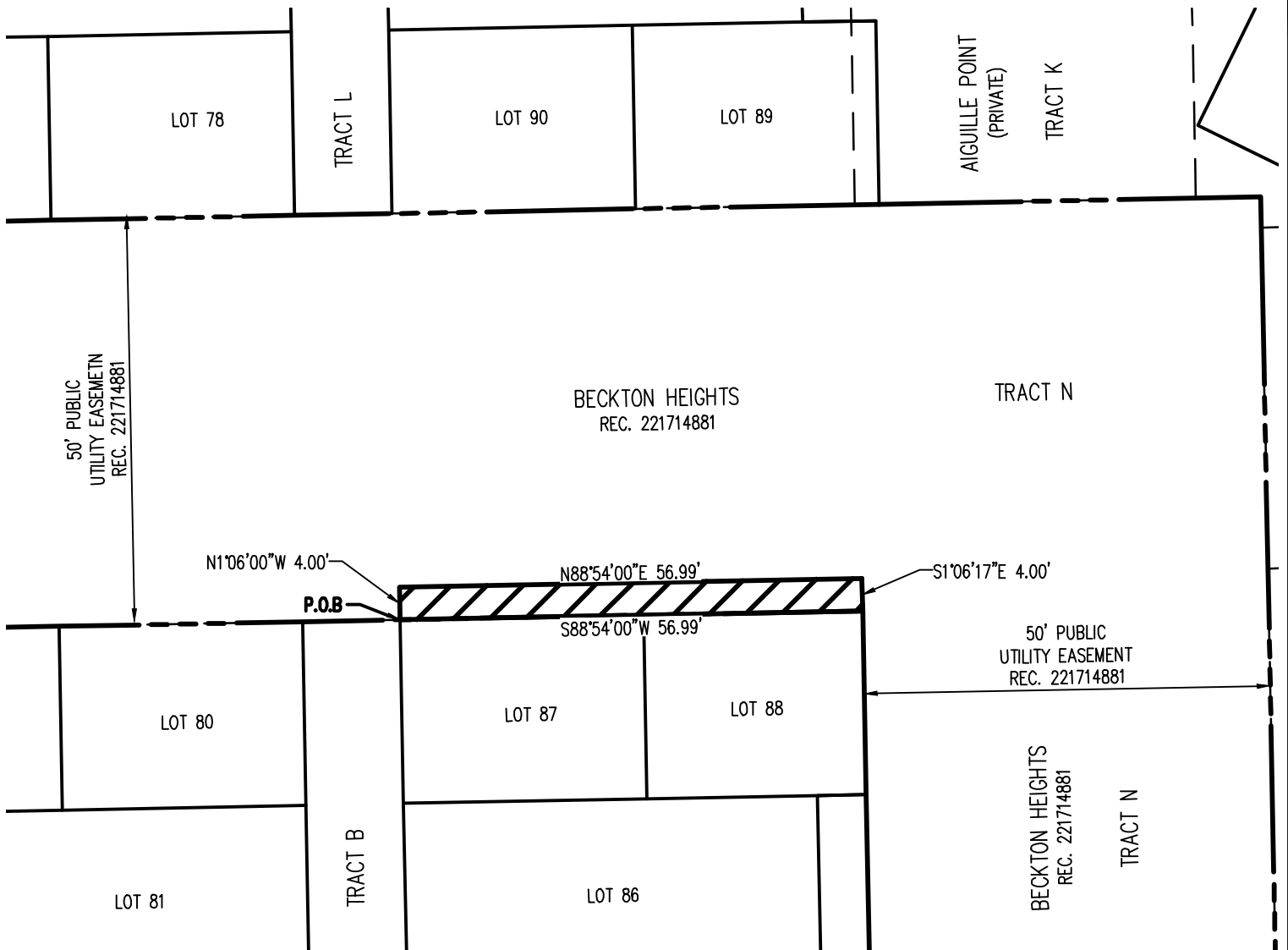
The above described parcel contains a total of 228 square feet, more or less.



Prepared by:

William Brooks, PLS
Colorado Professional Land Surveyor No. 37928
For and on behalf of Galloway & Company, Inc.
Project No.: LOKCVR16.11

EXHIBIT 'A'



50' PUBLIC
UTILITY EASEMENT
REC. 221714881

N1°06'00"W 4.00'

P.O.B

N88°54'00"E 56.99'

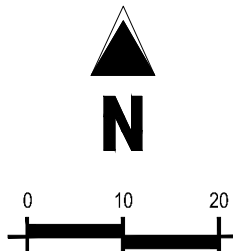
S88°54'00"W 56.99'

S1°06'17"E 4.00'

50' PUBLIC
UTILITY EASEMENT
REC. 221714881

BECKTON HEIGHTS
REC. 221714881

NOTE:
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SCALE: 1"=20'

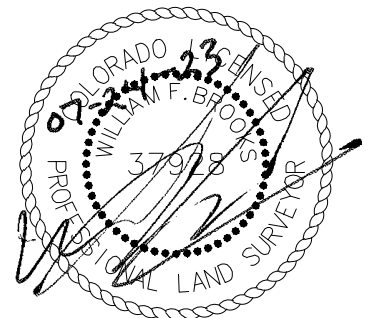


EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION

A PORTION OF TRACT N OF CENTENNIAL TOWNES FILING NO. 1
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

Project No: LOKCVR16.11

Drawn By: J. Hickman

Checked By: B. Brooks

Date: July 21, 2023



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EXHIBIT A
Property Description

A parcel of land being a portion of a 50' public utility easement and a portion of Tract N, Centennial Townes Filing No. 1 as recorded under Reception No. 221714881 of the records of El Paso County, Colorado, and further being situated in the Northwest One-Quarter of Section 36, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, being more particularly described as follows:

BASIS OF BEARINGS:

All bearings referred to herein are based on the North line of the Centennial Townes Filing No. 1, City of Colorado Springs, El Paso County, Colorado, assumed herein to bear N 88°53'54" E. Said line being defined by found monuments as follows: a found 5/8" rebar with a red plastic cap stamped "PLS 36062" at the northwest corner of said Centennial Townes Filing No. 1 and a found 5/8" rebar with orange plastic cap stamped "PLS 38272" at the northeast corner of said Centennial Townes Filing No. 1.

BEGINNING at the southeast corner of Lot 89 of said Centennial Townes Filing No. 1;

Thence **S 01°06'00" E**, a distance of **4.00 feet**;

Thence **S 88°54'00" W**, a distance of **60.00 feet**;

Thence **N 01°06'00" W**, a distance of **4.00 feet** to the southwest corner of Lot 90 of said Centennial Townes Filing No. 1;

Thence **N 88°54'00" E**, coincident with the south line of said Lots 89 and 90, a distance of **60.00 feet** to the **POINT OF BEGINNING**.

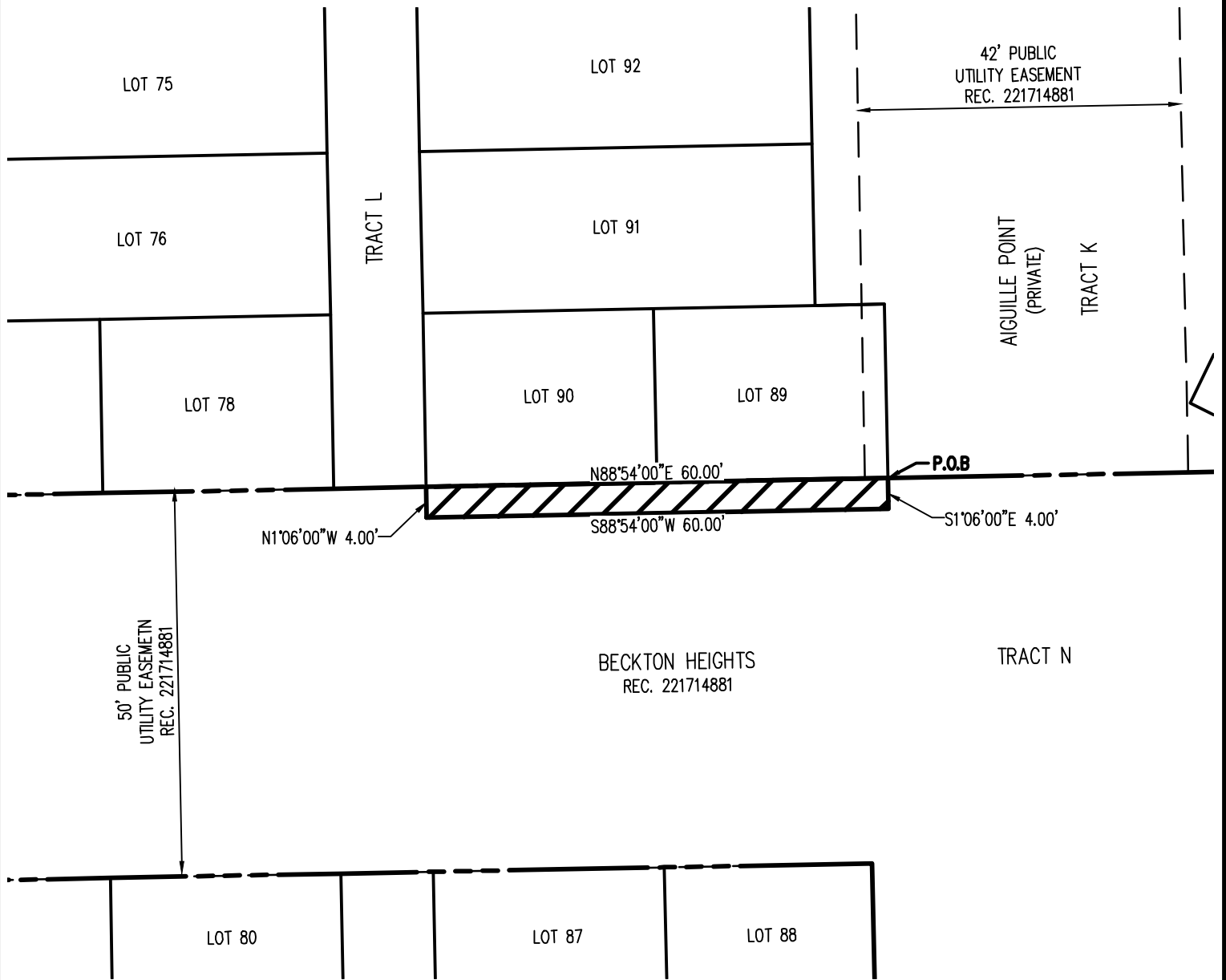
The above described parcel contains a total of 240 square feet, more or less.



Prepared by:

William Brooks, PLS
Colorado Professional Land Surveyor No. 37928
For and on behalf of Galloway & Company, Inc.
Project No.: LOKCVR16.11

EXHIBIT 'A'



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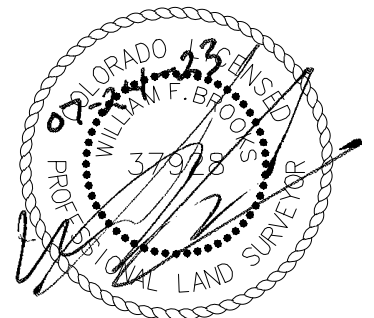
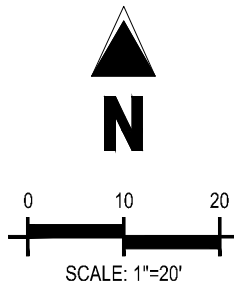


EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION

A PORTION OF TRACT N OF CENTENNIAL TOWNES FILING NO. 1
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

Project No:	LOKCVR16.11
Drawn By:	J. Hickman
Checked By:	B. Brooks
Date:	July 24, 2023



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