

## RESOLUTION AND ORDER FOR INCLUSION OF REAL PROPERTIES

### CHEROKEE METROPOLITAN DISTRICT EL PASO COUNTY, COLORADO RESOLUTION NO. 2025-02

THIS MATTER comes before the Board of Directors (the "Board") of the Cherokee Metropolitan District ("District") for the inclusion of real property, pursuant to § 32-1-401(2)(a)(II), C.R.S. (the "Inclusion").

A. The District is a quasi-municipal corporation and a political subdivision of the State of Colorado, formed pursuant to the Special District Act, §§ 32-1-101, *et seq.* C.R.S.

B. The District provides water and sanitary sewer services to the occupants and property within its jurisdiction.

C. The property described on Exhibit A, attached hereto, receives water and sanitary sewer services from the District, but is not located within the District's legal boundaries (the "Properties"). The Board desires to include the Properties into the District to align the District's legal boundaries with its water and sanitary sewer service area boundaries.

D. Notice of the public hearing to consider granting the Inclusion was mailed to all owners of the Properties on December 23, 2024 pursuant to §32-1-401(3), C.R.S., and published in the *Ranchland News* on December 26, 2024 pursuant to §32-1-401(2)(b), C.R.S.. The Affidavit of Mailing is attached hereto as Exhibit B and Affidavit of Publication is attached hereto as Exhibit C.

E. The Board held a public hearing on the Inclusion on January 21, 2025 and considered the matter before it.

F. No property owners appeared at the public hearing nor filed written objections to the Inclusion with the Board.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Cherokee Metropolitan District, El Paso County, Colorado:

1. The Board hereby grants the Inclusion and orders the Properties described on Exhibit A included within the boundaries of the District, pursuant to §32-1-401(2)(a)(II), C.R.S.

2. This Resolution and Order shall be filed with the Clerk of the District Court in and for El Paso County requesting that the Court direct the question of inclusion of the Properties be submitted to the eligible electors within the Properties in accordance with §32-1-401(2)(d), C.R.S.

3. If a majority of the votes cast at the election are in favor of inclusion and the Court determines the election was held in accordance with Article 13.5 of Title 1, C.R.S., the Court shall

enter an Order making the Properties a part of the District.

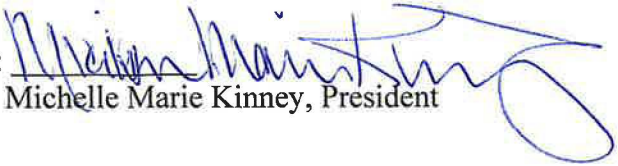
4. The effective date of the Inclusion shall be the date the Court Order approving this Inclusion is recorded in the real property records of El Paso County, in conformance with §32-1-105, C.R.S.

5. As of the effective date of this Inclusion, the Properties shall be subject to all of the taxes, charges and fees imposed by the District and the Properties shall be liable for their proportionate share of any existing bonded indebtedness of the District, but shall not be liable for taxes or charges levied by the District prior to the effective date of the Inclusion, in accordance with §32-1-402(1)(b), C.R.S.

**[Signature Page Follows]**

ADOPTED AND ORDERED this 21<sup>ST</sup> DAY OF JANUARY, 2025.

CHEROKEE METROPOLITAN DISTRICT

By:   
Michelle Marie Kinney, President

ATTEST:

By:   
Jeff Bandy, Secretary

**EXHIBIT A**  
Notice of Public Hearing

**NOTICE OF PUBLIC HEARING ON  
RESOLUTION AND ORDER FOR INCLUSION OF REAL PROPERTY INTO THE  
CHEROKEE METROPOLITAN DISTRICT**

**NOTICE is hereby given to all interested persons that the Board of Directors of the Cherokee Metropolitan District will conduct a public hearing to consider a Resolution and Order for Inclusion of Real Property pursuant to Section 32-1-401(2)(a)(II), C.R.S., on Tuesday, January 21, 2025 beginning at 5:30 p.m., or as soon thereafter as possible, at 6250 Palmer Park Blvd., Colorado Springs, Colorado 80915 and remotely via Zoom:**

**<https://zoom.us/j/96422002711?pwd=CUZedE5zq7uNb0F9n11TbSNOQsgROK.1>**

**Meeting ID: 964 2200 2711**

**Passcode: 386159**

**All persons interested shall appear at said hearing to show cause in writing why the Resolution and Order should not be finally adopted.**

The area proposed for inclusion is described as follows:

**TRACT D**

**HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, PER THE PLAT THEREOF RECORDED ON JUNE 11, 2014 AT RECEPTION NO. 214713468  
COUNTY OF EL PASO, STATE OF COLORADO**

**LOTS 1-22; LOTS 27-37; LOTS 50-55; AND TRACTS: A, B AND C  
HANNAH RIDGE AT FEATHERGRASS FILING NO. 5, PER THE PLAT THEREOF RECORDED ON MAY 26, 2021 AT RECEPTION NO. 221714748  
COUNTY OF EL PASO, STATE OF COLORADO**

**LOTS 1-33; AND TRACT A  
HANNAH RIDGE AT FEATHERGRASS FILING NO. 6, PER THE PLAT THEREOF RECORDED ON AUGUST 4, 2020 AT RECEPTION NO. 220714560  
COUNTY OF EL PASO, STATE OF COLORADO**

**LOTS 1 AND 2  
MOUNTAIN STATES PIPE & SUPPLY, PER THE PLAT THEREOF RECORDED ON AUGUST 3, 2021 AT RECEPTION NO. 221714797  
COUNTY OF EL PASO, STATE OF COLORADO**

**LOTS 10-17; LOTS 22-28; AND LOTS 72-80  
JESSICA HEIGHTS FILING NO. 1, PER THE PLAT THEREOF RECORDED ON FEBRUARY 9, 2006 AT RECEPTION NO. 206712249  
COUNTY OF EL PASO, STATE OF COLORADO**

**LOTS 1-3; LOTS 22-27; AND TRACT E  
URBAN COLLECTION AT PALMER VILLAGE, PER THE PLAT THEREOF RECORDED ON OCTOBER 8, 2021 AT RECEPTION NO. 221714832  
COUNTY OF EL PASO, STATE OF COLORADO**

**LOTS 1, 2 AND 5  
CLEARWAY, PER THE PLAT THEREOF RECORDED ON JUNE 6, 1997 AT RECEPTION NO. 097064918  
COUNTY OF EL PASO, STATE OF COLORADO**

LOTS 1-3

CLEARWAY NO. 2, PER THE PLAT THEREOF RECORDED ON MARCH 23, 1999 AT  
RECEPTION NO. 099044354  
COUNTY OF EL PASO, STATE OF COLORADO

LOT 4

CLEARWAY NO. 2, PER THE PLAT THEREOF RECORDED ON MARCH 23, 1999 AT RECEPTION  
NO. 099044354  
COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER WITH 30 FEET INGRESS/EGRESS  
EASEMENT AS DENOTED ON PLAT

LOTS 1, 3 AND 4

CLEARWAY NO. 3, PER THE PLAT THEREOF RECORDED ON APRIL 24, 2001 AT RECEPTION  
NO. 201051644  
COUNTY OF EL PASO, STATE OF COLORADO

WLY 631.22 FT OF TRACT 5

AKERS ACRES SUB NO. 1, PER THE PLAT THEREOF RECORDED ON SEPTEMBER 9, 1965 AT  
RECEPTION NO. 000432490  
COUNTY OF EL PASO, STATE OF COLORADO

THAT PT OF THE CHICAGO ROCK ISLAND & PACIFIC RAILWAY R/W LOCATED IN SECS 28,29  
& 32-13-65 & SECS 5 & 6-14-65 DESC AS FOLS: COM AT E4 COR SD SEC 34, TH N 73<40'49" W  
11,075.82 FT TO THE INTERSEC OF THE SLY LN CHICAGO ROCK ISLAND & PACIFIC  
RAILWAY & THE E R/W LN OF MARKSHEFFEL RD & POB, TH ALG ARC OF CUR TO THE L  
HAVING A RAD OF 1810.08 FT A C/A OF 24-48-28 WHICH CHORD BEARS S 64<28'17" E 783.72  
FT, TH S 00<43'15" W 553.0 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 2010.08 FT  
A C/A OF 69<00'00" WHICH CHORD BEARS N 89<16'45" W 2420.69 FT, TH S 69<43'15" W 903.09  
FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 1810.08 FT A C/A OF 60<10'10" WHICH  
CHORD BEARS S 20<16'55" E 1900.87 FT, TH S 09<33'05" W 2593.98 FT, TH ALG ARC OF CUR TO  
THE R HAVING A RAD OF 2010.08 FT A C/A OF 87<00'00" WHICH CHORD BEARS N 80<26'55"  
W 3052.18 FT, TH S 06<33'05" W 50.0 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF  
2060.08 FT A C/A OF 42<02'10" WHICH CHORD BEARS 0 06<33'05" E 1511.42 FT, TH N 89<46'11"  
E 351.97 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 1810.08 FT A C/A OF 121<40'48"  
WHICH CHORD BEARS N 41<13'53" E 3844.10 FT, TH N 09<33'05" E 2593.97 FT TH ALG ARC OF  
CUR TO THE R HAVING A RAD OF 2010.08 FT A C/A OF 60<10'10" WHICH CHORD BEARS S  
80<27'05" E 2110.90 FT, TH N 69<43'15" E 903.10 FT, TH ALG ARC OF CUR TO THE L HAVING A  
RAD OF 1810.08 FT A C/A OF 69<00'00" WHICH CHORD BEARS N 20<16'45" W 2179.84 FT, TH N  
00<43'15" E 553.0 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 2010.08 FT A C/A OF  
34<50'37" WHICH CHORD BEARS S 89<16'45" E 1222.40 FT, TH S 00<15'35" E 389.02 FT TO POB,  
EX THAT PT TO COUNTY BY REC #(210063040)

THAT PART OF LOT 2 AKERS ACRES SUB 1 AS FOLS, COM AT SE COR OF LOT, RUN N ON E  
SEC LN 221.83 FT FOR POB, CONT N ON SD LN 328.17 FT, WLY 513.64 FT TO INTSEC ELY R/W  
LN OF CRI+P RR, SWLY ON SD R/W LN AN ARC DIST OF 451.48 FT, TH ELY 822.34 FT TO POB,  
EX THAT PT CONVEYED TO COUNTY BY REC #210030753

TRACT IN NE4 SEC 5-14-65 AS FOLS, COM AT NE COR OF SD SEC, TH SLY ON E LN 1155.0 FT,  
ANG R 89<35' WLY 662.49 FT FOR POB, CONT ON LAST MENT COURSE 330.0 FT, ANG R 90<25'  
NLY 660.0 FT, ANG R 89<35' ELY 330.0 FT TH ANG R 90<25' SLY 660.0 FT TO POB

S2SE4SE4NE4 SEC 5-14-65, EX THAT PT CONV TO COUNTY FOR RD TOG W/ THAT PT DESC  
BY REC #211096236

BEING A STRIP OF LAND OF VARYING WIDTHS CONSTITUTING A LN OF R/R LY IN SW4NE4 SEC 6-14-65, EX THAT PT CONV BY REC #211004931

THAT PT OF R/W OF THE CHICAGO ROCK ISLAND & COLORADO RAILWAY CO R/W IN SW4 SEC 6-14-65 DESC AS FOLS; COM AT SW COR LOT 10 PEAKVIEW SUB, TH S27<59'46"E ALG SD R/W 632.61FT, TH CONT S27<59'46"E 347.37FT, TH SELY ALG SD R/W LN & ALG ARC OF CUR TO THE L HAVING A RAD OF 1810.08 FT A C/A OF 21<05'47" WHICH CHORD BEARS S38<33'35"E AN ARC DIST OF 666.47FT TO A PT ON THE S LN OF N2 OF SEC 6, TH S89<12'39"W 284.41FT TO A PT ON THE WLY R/W LN SD R/R, TH NWLY ALG ARC OF CUR TO THE R HAVING A RAD OF 2010.08FT A C/A OF 15<01'57" WHICH CHORD BEARS N35<31'47"W AN ARC DIST OF 527.38FT, TH N27<59'46"W 287.39FT TO A PT ON THE BDRY OF SEALY SUB NO 2, TH N61<59'50"E 77.52FT, N28<00'10"W 60.09 FT, N62<00'14"E 122.88FT TO POB

BEING A STRIP OF LAND OF VARYING WIDTHS CONSTITUTING A LN OF R/R LY IN NW4 SEC 6-14-65 & SW4 SEC 31-13-65

TRACT IN SE4 SEC 08-14-65 AS FOLS, BEG AT A PT ON N BDRY LN OF SD SE4 WHENCE THE E4 COR BEARS S 89<33' E 2023.0 FT, TH S 89<33' E 598.6 FT, S 33<35' W 508.5 FT, S 56<25' E 30.0 FT, S 37<48' W 375.0 FT, S 17<09' W 148.2 FT, N 02<16' W 417.0 FT, N 06<38' E 358.0 FT, TH N 17<04' E 15.7 FT TO POB, EX THAT PT PLATTED TO CLAREMONT BUSINESS PARK FIL NO 2, EX THAT PT CONV TO D.O.T. FOR R/W BY REC # 205077959\*\*\*PARCEL OUTED 2024 NEW NUMBERS ARE 54084-03-025 THRU 042, 048-069, 070,071,073,074 & 076 MEADOWBROOK PARK FIL NO 1 PLAT #15403

TRACT IN SW4 OF SEC 8-14-65 AS FOLS, COM ON S LN OF SD SEC 1458.40 FT E OF SW COR, TH N 0<13' W 50 FT TO N LN OF HWY 94 FOR POB, CONT NLY 253.95 FT TO INTSEC SELY R/W LN OF US HWY 24, TH SWLY ALG SD R/W LN 232.07 FT TO INTSEC A LN DRAWN NLY 129.8 FT FROM NLY LN OF HWY 94 THAT IS 231 FT WLY FROM POB, SLY 129.8 FT TO SD NLY LN, TH ELY ALG SD LN 231 FT TO POB

TRACT IN SW4 OF SEC 8-14-65 AS FOLS, COM ON S LN OF SW4 OF SD SEC 1718.4 FT E OF SW COR, TH N 0<13' W 50 FT TO N LN OF HWY 94, CONT N 0<13' W 469.3 FT TO ELY LN OF US HWY 24, TH S 54<01' W ON SD ELY LN 315.2 FT, CONT ON SD ELY HWY LN ON CUR TO R A RAD OF 1960 FT, A DIST OF 50.12 FT, CONT ON LAST MENT COURSE ON SD CUR A CHORD DIST OF 232.07 FT FOR POB, TH ANG L FROM SD CHORD 58<25' 129.8 FT TO N LN OF HWY, W ON N LN OF SD HWY 75 FT M/L, ANG N 5<05' W 93.2 FT TO SELY LN OF HWY 24, TH NELY ALG SD HWY TO POB 23

TRACT IN SW4 OF SEC 8-14-65 AS FOLS, COM AT A PT ON S SEC LN 2055.40 FT E FROM SW COR THEREOF, N 0<13' E 50.0 FT TO N LN OF ST HWY 94 FOR POB, CONT N 0<13' E 464.84 FT, S 83<13' W 224.6 FT, S 55<36' W 146.1 FT, S 0<13' W 359.3 FT TO INTSEC NLY R/W LN OF AFSD HWY, TH E 337.0 FT TO POB

BY ORDER OF THE BOARD OF DIRECTORS OF THE  
CHEROKEE METROPOLITAN DISTRICT.

By: /s/ Michelle Marie Kinney  
President of the Board of Directors



# CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd., Colorado Springs, CO 80915-1721

Telephone: (719) 597-5080 Fax: (719) 597-5145

December 23, 2024

Dear Property Owner:

You are receiving this letter because your property is part of an inclusion proceeding of the Cherokee Metropolitan District (the "District").

The purpose of the inclusion proceeding is to align the District's boundaries with its water and sanitary sewer service areas (see attached map). The District does not impose a property tax. The District's services are funded through user fees and charges.

At the District's regular Board meeting to be held on January 21, 2025 at 5:30 p.m., the Board will hold a public hearing on the inclusion and consider a Resolution and Order to Include Real Property. Please see the enclosed Notice for more information about the public hearing. We encourage you to attend the public hearing in person or remotely via Zoom.

After the public hearing and upon adoption of the Resolution and Order, eligible electors in the inclusion areas will have the opportunity to vote on the inclusion. The Board anticipates the election will be held as an independent mail ballot election on May 6, 2025. If the inclusion is approved by the voters, the District will complete the inclusion proceeding.

Following inclusion (if approved by the voters), residents and property owners within the inclusion areas will be eligible to vote in future District elections and to run for office on the Board of Directors. The District does not certify a mill levy and your property taxes will not increase as a result of your property being included in the District.

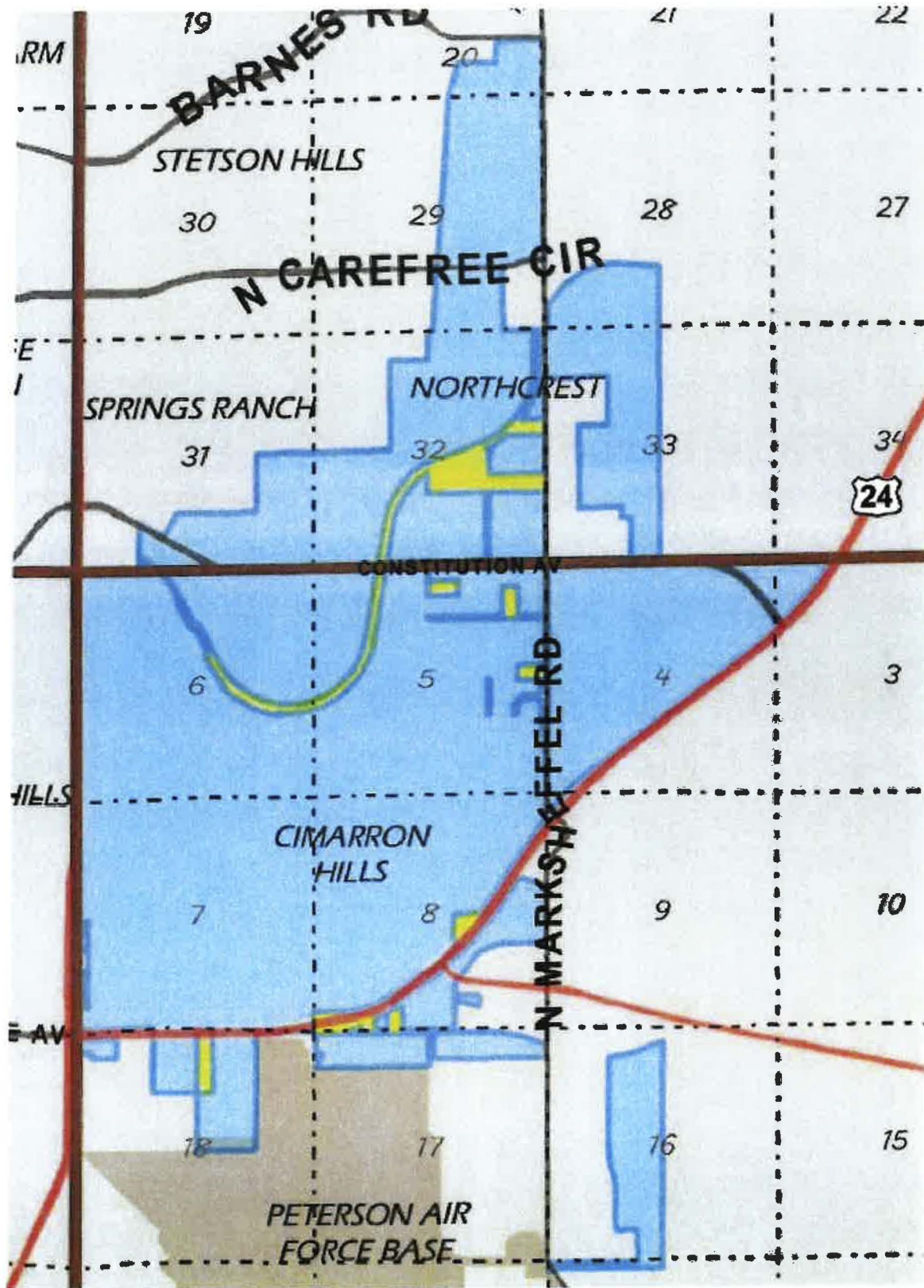
Please contact the Directors or Kevin Brown, Interim District Manager, with any questions and visit the District's website for additional information: <https://www.cherokeemetro.org/>.

Sincerely,

Board of Directors  
Cherokee Metropolitan District



Cherokee Metro District Boundaries – BLUE  
Proposed Inclusion Areas – YELLOW



PROPERTY OWNER  
9551 E ORCHARD DR  
ENGLEWOOD, CO 80111-3503

PROPERTY OWNER  
6365 DECO DR  
COLORADO SPRINGS, CO 80924-7045

PROPERTY OWNER  
2450 MAJESTIC PLAINS CT  
COLORADO SPRINGS, CO 80915-1968

PROPERTY OWNER  
2874 DAPPLES CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2886 DAPPLES COURT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2922 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2472 GREAT SKY RD  
COLORADO SPRINGS, CO 80915-1985

PROPERTY OWNER  
7599 CHENOA CT  
COLORADO SPRINGS, CO 80915-1987

PROPERTY OWNER  
2842 PONY CLUB LANE  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
7329 ELECTRONIC DR  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
7336 ELECTRONIC DR  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2952 PONY CLUB LN  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
4665 ALPGLEN CT  
COLORADO SPRINGS, CO 80906-8213

PROPERTY OWNER  
7589 CHENOA CT  
COLORADO SPRINGS, CO 80915-1987

PROPERTY OWNER  
25 N CASCADE AVE STE 400  
COLORADO SPRINGS, CO 80903-1642

PROPERTY OWNER  
2810 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
7369 ELECTRONIC DR  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2923 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2451 MAJESTIC PLAINS CT  
COLORADO SPRINGS, CO 80915-1969

PROPERTY OWNER  
2882 PONY CLUB LANE  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2992 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
1900 S FREEWAY  
PUEBLO, CO 81004

PROPERTY OWNER  
2839 DAPPLES CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2467 MAJESTIC PLAINS CT  
COLORADO SPRINGS, CO 80915-1969

PROPERTY OWNER  
7559 CHENOA CT  
COLORADO SPRINGS, CO 80915-1984

PROPERTY OWNER  
2824 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2826 DAPPLES CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2839 EQUINE CT  
COLORADO SPRINGS, CO 80922-2578

PROPERTY OWNER  
2892 PONY CLUB LN  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
7337 ELECTRONIC DR  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2852 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2862 PONY CLUB LANE  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2853 PONY CLUB LN  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2872 PONY CLUB LN  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2483 MAJESTIC PLAINS CT  
COLORADO SPRINGS, CO 80915-1969

PROPERTY OWNER  
2863 DAPPLES CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
7549 CHENOA CT  
COLORADO SPRINGS, CO 80915-1984

PROPERTY OWNER  
7569 CHENOA CT  
COLORADO SPRINGS, CO 80915-1987

PROPERTY OWNER  
7539 CHENOA CT  
COLORADO SPRINGS, CO 80915-1984

PROPERTY OWNER  
6025 LUTHER RD  
COLORADO SPRINGS, CO 80927-9622

PROPERTY OWNER  
3034 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2993 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2937 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2444 GREAT SKY RD  
COLORADO SPRINGS, CO 80915-1940

PROPERTY OWNER  
2852 PONY CLUB LN  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
7361 ELECTRONIC DR  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2811 EQUINE COURT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
7529 CHENOA CT  
COLORADO SPRINGS, CO 80915-1984

PROPERTY OWNER  
7353 ELECTRONIC DR  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2893 PONY CLUB LN  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2783 EQUINE COURT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
3546 SWANS LANDING DR  
LAND O LAKES, FL 34639-4438

PROPERTY OWNER  
7328 ELECTRONIC DR  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2932 PONY CLUB LN  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
6335 E PLATTE AVE  
COLORADO SPRINGS, CO 80915-3705

PROPERTY OWNER  
2902 PONY CLUB LN  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2922 PONY CLUB LANE  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2863 PONY CLUB LN  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
7352 ELECTRONIC DR  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2965 EQUINE COURT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2850 DAPPLES CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2853 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
8305 TIBBS RD  
PEYTON, CO 80831

PROPERTY OWNER  
643 SAGE FORREST LANE  
MONUMENT, CO 80132

PROPERTY OWNER  
2825 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2951 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2832 PONY CLUB LN  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
90 S CASCADE AVE STE 1500  
COLORADO SPRINGS, CO 80903-1639

PROPERTY OWNER  
2430 GREAT SKY RD  
COLORADO SPRINGS, CO 80915-1940

PROPERTY OWNER  
2843 PONY CLUB LANE  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2782 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2833 PONY CLUB LN  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
12990 MCCUNE RD  
ELBERT, CO 80106

PROPERTY OWNER  
7321 ELECTRONIC DR  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
7320 ELECTRONIC DR  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2435 MAJESTIC PLAINS CT  
COLORADO SPRINGS, CO 80915-1969

PROPERTY OWNER  
18070 TONTO CT  
PEYTON, CO 80831

PROPERTY OWNER  
7345 ELECTRONIC DR  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
3049 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2796 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2873 PONY CLUB LN  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2458 GREAT SKY RD  
COLORADO SPRINGS, CO 80915-1985

PROPERTY OWNER  
2445 GREAT SKY RD  
COLORADO SPRINGS, CO 80915

PROPERTY OWNER  
7344 ELECTRONIC DR  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2979 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2797 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
4560 W 33RD AVE  
DENVER, CO 80212-1802

PROPERTY OWNER  
540 ELKTON DR #202  
COLORADO SPRINGS, CO 80907-8503

PROPERTY OWNER  
2851 DAPPLES COURT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
7360 ELECTRONIC DR  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
3021 EQUINE COURT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
1555 S BAGGETT RD  
CALHAN, CO 80808-7808

PROPERTY OWNER  
120 S RIVERSIDE PLAZA STE 2000  
CHICAGO, IL 60606

PROPERTY OWNER  
2862 DAPPBLES CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2827 DAPPLES COURT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2838 DAPPLES CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2822 PONY CLUB LN  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2434 MAJESTIC PLAINS CT  
COLORADO SPRINGS, CO 80915-1968

PROPERTY OWNER  
6417 E PLATTE AVE  
COLORADO SPRINGS, CO 80915-3707

PROPERTY OWNER  
2486 GREAT SKY RD  
COLORADO SPRINGS, CO 80915-1985

PROPERTY OWNER  
128 SHADY LN  
PALMER LAKE, CO 80133

PROPERTY OWNER  
6365 E PLATTE AVE  
COLORADO SPRINGS, CO 80915-2245

PROPERTY OWNER  
3007 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
3020 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
8678 CONCORD CENTER DR STE 200  
ENGLEWOOD, CO 80112-7125

PROPERTY OWNER  
2815 DAPPLES COURT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2473 GREAT SKY RD  
COLORADO SPRINGS, CO 80915-1985

PROPERTY OWNER  
3048 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
2838 EQUINE CT  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
3630 W WADE LN  
COLORADO SPRINGS, CO 80917-5824

PROPERTY OWNER  
3775 S ENOCH RD  
COLORADO SPRINGS, CO 80930-9517

PROPERTY OWNER  
2942 PONY CLUB LN  
COLORADO SPRINGS, CO 80922

PROPERTY OWNER  
3035 EQUINE COURT  
COLORADO SPRINGS, CO 80922

CITY OF COLORADO SPRINGS  
ATTN: CITY MANAGER  
PO BOX 1575 MAIL CODE 455  
COLORADO SPRINGS, CO 80901-1575

CITY OF COLORADO SPRINGS  
ATTN: CITY MANAGER  
30 S NEVADA AVE., STE 701  
COLORADO SPRINGS, CO 80903-1802

EL PASO COUNTY  
BOARD OF COUNTY COMMISSIONERS  
200 S CASCADE AVE., STE 150  
COLORADO SPRINGS, CO 80903-2202

HANNAH RIDGE HOMEOWNERS  
ASSOCIATION INC.  
6015 LEHMAN DR STE 205  
COLORADO SPRINGS, CO 80919

RICHMOND AMERICAN  
HOMES OF COLORADO  
4350 S MONACO STREET  
DENVER, CO 80237

**EXHIBIT B**  
**Affidavit of Mailing**



STATE OF COLORADO            )  
  ) ss.  
COUNTY OF Denver        )

Subscribed and sworn to before me this 15 day of Jan, 2025, by Mandi Kirk.

My commission expires: 12/2/2028

Witness my hand and official seal.



Rosa Salas  
Notary Public



**EXHIBIT C**  
**Affidavit of Publication**

**PUBLISHER'S AFFIDAVIT**

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF ELBERT )

I, Nikki Lister, do solemnly affirm that I am the Publisher of RANCHLAND NEWS; that the same is a weekly newspaper published at Simla, County of Elbert, State of Colorado, and has a general circulation therein; that said newspaper has been continuously and uninterruptedly published in said County of Elbert for a period of at least 52 consecutive weeks next prior to the first publication of the annexed notice, that said newspaper is entered in the post office at Calhan, Colorado as second class mail matter and that said newspaper is a newspaper within the meaning of the Act of the General Assembly of the State of Colorado, approved March 30, 1923, and entitled "Legal Notices and Advertisements," with other Acts relating to the printing and publishing of legal notices and advertisements. That the annexed notice was published in the regular and entire issue of said newspaper, once each week for one successive weeks; that the first publication of said notice was in the Issue of said newspaper dated;

December 26, 2024

and the last publication of said notice was in the issue of said newspaper dated:

December 26, 2024

and that copies of each number of said paper in which said notice and/or list was published were delivered by carriers or transmitted by mail to each of the subscribers of said newspaper, Ranchland News, according to the accustomed mode of business in this office.

*Nikki Lister*

Publisher

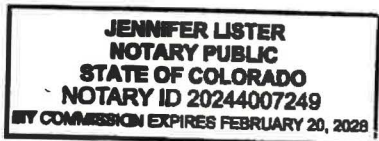
The above certificate of publication was subscribed and affirmed to before me, a Notary Public, to be the identical person described in the above certificate, on the

26 day of December, 2024

*Jenna Lister*  
Notary Public

February 20, 2028

(My Notary Public Commission Expiration Date)



**NOTICE OF PUBLIC HEARING**

ON RESOLUTION AND ORDER FOR INCLUSION OF REAL PROPERTY INTO THE CHEROKEE METROPOLITAN DISTRICT

NOTICE is hereby given to all interested persons that the Board of Directors of the Cherokee Metropolitan District will conduct a public hearing to consider a Resolution and Order for Inclusion of Real Property pursuant to Section 32-1-401(2)(a)(II), C.R.S., on Tuesday, January 21, 2025 beginning at 5:30 p.m., or as soon thereafter as possible, at 6250 Palmer Park Blvd., Colorado Springs, Colorado 80915 and remotely via Zoom: <https://zoom.us/j/96423002711?pwd=CUZcdE5qZuNh0F9n1lTbSN00qR0k.1>

Meeting ID: 964 2200 2711  
Passcode: 386159

All persons interested shall appear at said hearing to show cause in writing why the Resolution and Order should not be finally adopted.

The area proposed for inclusion is described as follows:

TRACT D

HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, PER THE PLAT THEREOF RECORDED ON JUNE 11, 2014 AT RECEPTION NO. 214713468

County of El Paso, State of Colorado

LOTS 1-22; LOTS 27-37; LOTS 50-55; AND TRACTS: A, B AND C

HANNAH RIDGE AT FEATHERGRASS FILING NO. 5, PER THE PLAT THEREOF RECORDED ON MAY 26, 2021 AT RECEPTION NO. 221714748

County of El Paso, State of Colorado

LOTS 1-33; AND TRACT A

HANNAH RIDGE AT FEATHERGRASS FILING NO. 6, PER THE PLAT THEREOF RECORDED ON AUGUST 4, 2020 AT RECEPTION NO. 220714560

County of El Paso, State of Colorado

LOTS 1 AND 2

MOUNTAIN STATES PIPE & SUPPLY, PER THE PLAT THEREOF RECORDED ON AUGUST 3, 2021 AT RECEPTION NO. 221714797

County of El Paso, State of Colorado

LOTS 10-17; LOTS 22-28; AND LOTS 72-80

JESSICA HEIGHTS FILING NO. 1, PER THE PLAT THEREOF RECORDED ON FEBRUARY 9, 2006 AT RECEPTION NO. 206712249

County of El Paso, State of Colorado

LOTS 1-3; LOTS 22-27; AND TRACT E

URBAN COLLECTION AT PALMER VILLAGE, PER THE PLAT THEREOF RECORDED ON OCTOBER 8, 2021 AT RECEPTION NO. 221714832

County of El Paso, State of Colorado

LOTS 1, 2 AND 5

CLEARWAY, PER THE PLAT THEREOF RECORDED ON JUNE 6, 1997 AT RECEPTION NO. 099064918

County of El Paso, State of Colorado

LOTS 1-3

CLEARWAY NO. 2, PER THE PLAT THEREOF RECORDED ON MARCH 23, 1999 AT RECEPTION NO. 099044354

County of El Paso, State of Colorado

LOT 4

CLEARWAY NO. 2, PER THE PLAT THEREOF RECORDED ON MARCH 23, 1999 AT RECEPTION NO. 099044354

County of El Paso, State of Colorado, together with 30 feet ingress/egress easement as denoted on plat

LOTS 1, 3 AND 4

CLEARWAY NO. 3, PER THE PLAT THEREOF RECORDED ON APRIL 24, 2001 AT RECEPTION NO. 201051644

COUNTY OF EL PASO, STATE OF COLORADO

WLY 631.22 FT OF TRACT 5

AKERS ACRES SUB NO. 1, PER THE PLAT THEREOF RECORDED ON SEPTEMBER 9, 1965 AT RECEPTION NO. 000432490

COUNTY OF EL PASO, STATE OF COLORADO

THAT PT OF THE CHICAGO ROCK ISLAND & PACIFIC RAILWAY R/W LOCATED IN SECS 28,29 & 32-13-65 & SECS 5 & 6-14-65 DESC AS FOLS: COM AT E4 COR SD SEC 34, TH N 73<40'49" W 11,075.82 FT TO THE INTERSEC OF THE SLY LN CHICAGO ROCK ISLAND & PACIFIC RAILWAY & THE E R/W LN OF MARKSHEFFEL RD & POB, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 1810.08 FT A C/A OF 24<48'28" WHICH CHORD BEARS S 64<28'17" E 783.72 FT, TH S 00<43'15" W 553.0 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 2010.08 FT A C/A OF 69<00'00" WHICH CHORD BEARS N 89<16'45" W 2420.69 FT, TH S 69<43'15" W 903.09 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 1810.08 FT A C/A OF 60<10'10" WHICH CHORD BEARS S 20<16'55" E 1900.87 FT, TH S 09<33'05" W 2593.98 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 2010.08 FT A C/A OF 87<00'00" WHICH CHORD BEARS N 80<26'55" W 3052.18 FT, TH S 06<33'05" W 50.0 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 2060.08 FT A C/A OF 42<02'10" WHICH CHORD BEARS 0 06<33'05" E 1511.42 FT, TH N 89<46'11" E 351.97 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 1810.08 FT A C/A OF 121<40'48" WHICH CHORD BEARS N 41<13'53" E 3844.10 FT, TH N 09<33'05" E 2593.97 FT TH ALG ARC OF CUR TO THE R HAVING A RAD OF 2010.08 FT A C/A OF 60<10'10" WHICH CHORD BEARS S 80<27'05" E 2110.90 FT, TH N 69<43'15" E 903.10 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 1810.08 FT A C/A OF 69<00'00" WHICH CHORD BEARS N 20<16'45" W 2179.84 FT, TH N 00<43'15" E 553.0 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 2010.08 FT A C/A OF 34<50'37" WHICH CHORD BEARS S 89<16'45" E 1222.40 FT, TH S 00<15'35" E 389.02 FT TO POB, EX THAT PT TO COUNTY BY REC #210063040

THAT PART OF LOT 2 AKERS ACRES SUB 1 AS FOLS. COM AT SE COR OF LOT, RUN N ON E SEC LN 221.83 FT FOR POB, CONT N ON SD LN 328.17 FT, WLY 513.64 FT TO INTSEC ELY R/W LN OF CR14P RR, SWLY ON SD R/W LN AN ARC DIST OF 451.48 FT, TH ELY 822.34 FT TO POB, EX THAT PT CONVEYED TO COUNTY BY REC #210030753

TRACT IN NE4 SEC 5-14-65 AS FOLS. COM AT NE COR OF SD SEC, TH SLY ON E LN 1155.0 FT, ANG R 89<35" WLY 662.49 FT FOR POB, CONT ON LAST MENT COURSE 330.0 FT, ANG R 90<25" NLY 660.0 FT, ANG R 89<35" ELY 330.0 FT TH ANG R 90<25" SLY 660.0 FT TO POB

S2SE4SE4NE4 SEC 5-14-65, EX THAT PT CONV TO COUNTY FOR RD TOG W/ THAT PT DESC BY REC #211096236

BEING A STRIP OF LAND OF VARYING WIDTHS CONSTITUTING A LN OF R/R LY IN SW4NE4 SEC 6-14-65, EX THAT PT CONV BY REC #211004931

THAT PT OF R/W OF THE CHICAGO ROCK ISLAND & COLORADO RAILWAY CO R/W IN SW4 SEC 6-14-65 DESC AS FOLS: COM AT SW COR LOT 10 PEAKVIEW SUB, TH S27<59'46" E ALG SD R/W 632.61 FT, TH CONT S27<59'46" E 347.37 FT, TH SELY ALG SD R/W LN & ALG ARC OF CUR TO THE L HAVING A RAD OF 1810.08 FT A C/A OF 21<05'47" WHICH CHORD BEARS S38<33'35" E AN ARC DIST OF 666.47 FT TO A PT ON THE S LN OF N2 OF SEC 6 TH S89<12'39" W 284.41 FT TO A PT ON THE WLY R/W LN SD R/W LN SWLY ALG ARC OF CUR TO THE R HAVING A RAD OF 2010.08 FT A C/A OF 15<01'57" WHICH CHORD BEARS N35<31'47" W AN ARC DIST OF 527.38 FT, TH N27<59'46" W 287.39 FT TO A PT ON THE BDRY OF SEALY SUB NO 2, TH

N61<59'50"E 77.52 FT, N28<00'10"W 60.09 FT, N62<00'14"E 122.88 FT TO POB  
BEING A STRIP OF LAND OF VARYING WIDTHS CONSTITUTING A LN OF R/R LY IN NW4 SEC 6-14-65 &  
SW4 SEC 31-13-65  
TRACT IN SE4 SEC 08-14-65 AS FOLS. BEG AT A PT ON N BDRY LN OF SD SE4 WHENCE THE E4 COR  
BEARS S 89<33' E 2023.0 FT, TH S 89<33' E 598.6 FT, S 33<35' W 508.5 FT, S 56<25' E 30.0 FT, S 37<48' W 375.0  
FT, S 17<09' W 148.2 FT, N 02<16' W 417.0 FT, N 06<38' E 358.0 FT, TH N 17<04' E 15.7 FT TO POB. EX THAT  
PT PLATTED TO CLAREMONT BUSINESS PARK FIL NO 2. EX THAT PT CONV TO D.O.T. FOR R/W BY REC  
# 205077959\*\*\*PARCEL OUTED 2024 NEW NUMBERS ARE 54084-03-025 THRU 042, 048-069, 070,071,073,074  
& 076 MEADOWBROOK PARK FIL NO 1 PLAT #15403  
TRACT IN SW4 OF SEC 8-14-65 AS FOLS. COM ON S LN OF SD SEC 1458.40 FT E OF SW COR, TH N 0<13'  
W 50 FT TO N LN OF HWY 94 FOR POB, CONT NLY 253.95 FT TO INTSEC SELY R/W LN OF US HWY 24, TH  
SWLY ALG SD R/W LN 232.07 FT TO INTSEC A LN DRAWN NLY 129.8 FT FROM NLY LN OF HWY 94 THAT  
IS 231 FT WLY FROM POB, SLY 129.8 FT TO SD NLY LN, TH ELY ALG SD LN 231 FT TO POB  
TRACT IN SW4 OF SEC 8-14-65 AS FOLS. COM ON S LN OF SW4 OF SD SEC 1718.4 FT E OF SW COR, TH N  
0<13' W 50 FT TO N LN OF HWY 94, CONT N 0<13' W 469.3 FT TO ELY LN OF US HWY 24, TH S 54<01' W ON  
SD ELY LN 315.2 FT, CONT ON SD ELY HWY LN ON CUR TO R A RAD OF 1960 FT, A DIST OF 50.12 FT, CONT  
ON LAST MENT COURSE ON SD CUR A CHORD DIST OF 232.07 FT FOR POB, TH ANG L FROM SD CHORD  
58<25' 129.8 FT TO N LN OF HWY. W ON N LN OF SD HWY 75 FT M/L, ANG N 5<05' W 93.2 FT TO SELY LN  
OF HWY 24, TH NELY ALG SD HWY TO POB 23  
TRACT IN SW4 OF SEC 8-14-65 AS FOLS. COM AT A PT ON S SEC LN 2055.40 FT E FROM SW COR THEREOF,  
N 0<13' E 50.0 FT TO N LN OF ST HWY 94 FOR POB, CONT N 0<13' E 464.84 FT, S 83<13' W 224.6 FT, S 55<36'  
W 146.1 FT, S 0<13' W 359.3 FT TO INTSEC NLY R/W LN OF AFSD HWY, TH E 337.0 FT TO POB  
BY ORDER OF THE BOARD OF DIRECTORS OF THE CHEROKEE METROPOLITAN DISTRICT.

By: Michelle Marie Kinney  
President of the Board of Directors  
Published December 26, 2024  
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Legal No. 407