

TRINITY RANCH  
Project No. 21006  
June 12, 2025  
Sheet 1 of 2

**EXHIBIT "A"**

**LEGAL DESCRIPTION: 35-ACRE PARCEL BREAKOUT (ZONE CHANGE)**

A parcel of land being a portion of the Southeast Quarter of Section 9, Township 14 South, Range 63 West of the 6th P.M., also being a portion of that tract described by document (Reception No. 224041723, El Paso County, Colorado records), situate in El Paso County, Colorado, described as follows:

Beginning at the Southeast corner of said Section 9 (all bearings in this description are relative to a line between the Northwestern corner of Lot 2, Block 2, ANTELOPE PARK RANCHETTES (Plat Book Y-2, Page 51, said El Paso County records) and the Northwestern corner of Lot 71, VIEWPOINT ESTATES (Reception No. 099189220, said records), said line also being considered the East line of said Section 9, said line between them assumed to bear  $S01^{\circ}10'40''E$ , a distance of 2935.36 feet); thence  $S89^{\circ}47'17''W$  along the South line of said Section 9, said line also being considered the centerline of Colorado State Highway 94 (100' r.o.w.), 2320.00 feet; thence  $N01^{\circ}10'40''W$ , parallel with said Section 9's East line, 707.25 feet; thence  $N89^{\circ}47'17''E$ , parallel with said Section 9's South line, 2320.00 feet to a point on said Section 9's East line, said point also being on the Westerly boundary line of said VIEWPOINT ESTATES; thence  $S01^{\circ}10'40''E$  along said Section 9's East line and coincident VIEWPOINT ESTATES' Westerly line, 707.25 feet to the Point of Beginning and the terminus point of this description;

Containing 37.663 acres (1,640,587 square feet), more or less.

**SURVEYOR'S STATEMENT:** I, David V. Hostetler, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION and EXHIBIT were prepared under my direct responsibility, supervision, and checking, and on the basis of my knowledge, information and belief, are correct.

David V. Hostetler, Professional Land Surveyor  
Colorado P.L.S. No. 20681  
For and on behalf of LDC, Inc.

File: 21006 35 Ac Lgl.doc  
DVH/kr



# "TRINITY RANCH" - LEGAL DESCRIPTION EXHIBIT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9,  
TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

Owner: 20165 HOWLE STREET LLC  
c/o John Raptis  
jraptis77@gmail.com



SCALE: 1" = 300'

UNPLATTED

EPC APN 34000-00-488  
Owner: M-D INC  
Use: Residential  
Zone: RR-2.5

EPC APN 34000-00-027  
Owner: STATE OF COLORADO, STATE BOARD OF LAND COMMISSIONERS  
Use: Residential  
Zone: RR-2.5

EPC APN 34000-00-455  
Owner: TRINITY RANCH 210 LLC  
Use: Residential  
Zone: RR-2.5

EPC APN 34000-00-455  
Owner: TRINITY RANCH 210 LLC  
Existing Use: Residential  
Existing Zone: RR-2.5  
Proposed Use: Commercial  
Proposed Zone: Commercial Services CS

ANTELOPE PARK RANCHETTES  
(Plat Book Y-2, Page 51)

NWLY CORNER  
L-2, B-2

Block 2  
Lot 7  
Lot 8

Lot 52  
EPC APN 34100-03-019  
Owner: Dillon, Serena Pleinis  
Use: Residential  
Zone: RR-2.5

Lot 51  
EPC APN 34100-03-018  
Owner: Nehemiah, Jessica Eby  
Use: Residential  
Zone: RR-2.5

GOLDENEAGLE DRIVE (60' PUBLIC R.O.W.)

VIEWPOINT ESTATES  
(Reception No. 099189220)

Lot 53  
EPC APN 34100-07-001  
Owner: Joseph, Shirley Skidmore  
Use: Residential  
Zone: RR-2.5

Lot 54  
EPC APN 34100-07-002  
Owner: Yasel, Jessica Rodriguez  
Use: Residential  
Zone: RR-2.5

Lot 70  
EPC APN 34100-07-010  
Owner: Lee, Conrad Cathcart  
Use: Residential  
Zone: RR-2.5

Lot 69  
EPC APN 34100-07-009  
Owner: Renee, Bruce Banks  
Use: Residential  
Zone: RR-2.5

CHESLEY DRIVE (60' PUBLIC R.O.W.)

Lot 71

EPC APN 34100-10-001  
Owner: VIEWPOINT ESTATES LLC  
Use: Residential  
Zone: RR-2.5

P.O.B.  
CALCULATED POSITION OF  
SOUTHEAST CORNER  
SECTION 9, T14S, R63W

N01°10'40"W 2640.00'

N01°10'40"W 707.25'

N89°47'17"E 2320.00'

PARCEL BREAKOUT  
37.663 Acres  
(1,640,587 Square Feet)

S89°47'17"W 2320.00'

S89°47'17"W 2320.00'

COLORADO STATE HIGHWAY 94 (100' PUBLIC R.O.W.)  
50' PUBLIC RIGHT OF WAY "EXCEPTION"

UNPLATTED

UNPLATTED (Reception No. 224041723)

224041723

"BEARING BASIS"  
(2935.36')

2640.00'  
S01°10'40"E  
707.25'

EXHIBIT "B"  
SHEET 2 OF 2



PLANNING • SURVEYING

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### REVISIONS

NO.	DESCRIPTION	DATE	BY

NOTE: This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.

## PARCEL BREAKOUT (ZONE CHANGE)

Reception No. 224041723

PROJECT NO. 21006

DRAWN BY: HFW  
CHECKED BY: DVH

DATE: 06/12/25  
SHEET 2 OF 2