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RESOLUTION NO. 22-404

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

APPROVAL OF SKETCH PLAN SKP-22-003
FLYING HORSE NORTH

WHEREAS, PRI #2, LLC, c/o Elite Properties of America, and Flying Horse Country Club, LLC, did file an application with the El Paso County Planning and Community Development Department, for the approval of a sketch plan for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

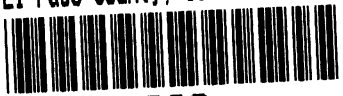
WHEREAS, a public hearing was held by the El Paso County Planning Commission on November 3, 2022, upon which date the Planning Commission made no formal recommendation for the subject sketch plan; and

WHEREAS, a public hearing was held by this Board on November 15, 2022; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the County, recommendations of the El Paso County Planning Commission, comments of the El Paso County Planning and Community Development Department, comments of public officials and agencies, and comments from all interested persons, this Board finds as follows:

1. The application was property submitted for consideration by the Board of County Commissioners.
2. Proper posting, publication, and public notice was provided as required by law for the hearings before the Planning Commission and Board of County Commissioners.
3. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons were heard at that hearing.
4. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
5. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.

Chuck Broerman
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El Paso County, CO

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6. The proposed subdivision is in conformance with the requirements of the Land Development Code.
7. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area.
8. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies.
9. Services are or will be available to meet the needs of the subdivision including roads, police and fire protection, schools, recreation facilities, and utility service facilities.
10. The soil is suitable for the subdivision.
11. Geologic hazards do not prohibit the subdivision, or can be mitigated.
12. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§34-1-302(1), et seq.].
13. The design of the subdivision protects the natural resources or unique landforms.
14. The proposed methods for fire protection are adequate to serve the subdivision.
15. The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.
16. For the above-stated and other reasons, the proposed sketch plan is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the sketch plan as submitted by PRI #2, LLC, c/o Elite Properties of America, and Flying Horse Country Club, LLC, for property in the unincorporated area of El Paso County as described in Exhibit A.

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Development of the property within the amended sketch plan, including, but not limited to, zoning, preliminary plan, and final plats shall be in general or substantial conformance with the approved Flying Horse North Sketch Plan (SKP-22-003). Amendments to the sketch plan may only be made subject to the limitations contained in the El Paso County Land Development Code (2022), as amended.

2. If the applicant intends to petition for annexation of any portion of the property within this Sketch Plan into the City of Colorado Springs, the applicant shall enter into a project-specific annexation intergovernmental agreement with the City and the County concurrently with review and approval of any preliminary plan containing such property proposed to be annexed.

NOTATIONS

1. Applicable park, school, transportation, drainage, bridge, and traffic fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any final plat.
2. Access locations and roadway classifications are conceptual only and will be determined at the time of preliminary plan review. Final locations and classifications of roadways will be subject more detailed land use design and subdivision review.

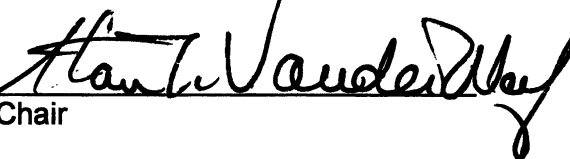
AND BE IT FURTHER RESOLVED the record of the El Paso County Planning Commission be adopted, except as otherwise modified herein.

DONE THIS 15th day of November 2022, at Colorado Springs, Colorado.

ATTEST:



BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: 
Chair

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

**EXHIBIT A
SCHEDULE A**

LEGAL DESCRIPTION

(5) FIVE PARCELS OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND SECTIONS 30 AND 31 TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE EAST ONE SIXTEENTH CORNER BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND AT THE NORTHEAST CORNER OF SECTION 36 BY A 2" ALUMINUM SURVEYORS CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E, A DISTANCE OF 1,332.09 FEET.

PARCEL 1A

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE EAST ONE SIXTEENTH CORNER BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND AT THE NORTHEAST CORNER OF SECTION 36 BY A 2" ALUMINUM SURVEYORS CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E, A DISTANCE OF 1,332.09 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 28, AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S22°30'12"W, A DISTANCE OF 2,025.18 FEET TO THE SOUTHERLY INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF ALLEN RANCH ROAD AND THE WESTERLY BOUNDARY LINE OF TRACT L, AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE WESTERLY BOUNDARY LINE OF SAID TRACT L THE FOLLOWING (8) EIGHT COURSES:

1. N88°03'35"E, A DISTANCE OF 162.46 FEET;
2. S27°57'38"W, A DISTANCE OF 123.86 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S55°48'13"E, HAVING A DELTA

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

- OF 79°31'17", A RADIUS OF 60.00 FEET AND A DISTANCE OF 83.27 FEET TO A POINT OF TANGENT;
4. S45°19'30"E, A DISTANCE OF 529.41 FEET;
 5. N43°38'05"E, A DISTANCE OF 217.42 FEET;
 6. S47°25'19"E, A DISTANCE OF 125.23 FEET;
 7. S12°39'47"W, A DISTANCE OF 431.89 FEET TO A POINT ON CURVE;
 8. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S78°44'16"E, HAVING A DELTA OF 101°02'05", A RADIUS OF 180.00 FEET AND A DISTANCE OF 317.41 FEET TO A POINT ON CURVE;

THENCE S87°38'36"W, A DISTANCE OF 684.34 FEET TO A POINT ON THE EASTERLY LINE OF TRACT K, AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1;

THENCE ON THE BOUNDARY LINE OF SAID TRACT K THE FOLLOWING (16) SIXTEEN COURSES:

1. N04°16'45"E, A DISTANCE OF 365.36 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 180°00'00", A RADIUS OF 180.00 FEET AND A DISTANCE OF 565.49 FEET TO A POINT OF TANGENT;
3. S04°16'45"W, A DISTANCE OF 284.57 FEET;
4. S89°20'23"W, A DISTANCE OF 87.77 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S66°09'28"W, HAVING A DELTA OF 68°09'39", A RADIUS OF 180.00 FEET AND A DISTANCE OF 214.13 FEET TO A POINT OF TANGENT;
6. S87°59'49"W, A DISTANCE OF 527.00 FEET;
7. N66°21'10"W, A DISTANCE OF 348.91 FEET;
8. N00°25'40"E, A DISTANCE OF 36.95 FEET TO A POINT ON CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N09°45'03"E, HAVING A DELTA OF 37°48'36", A RADIUS OF 180.00 FEET AND A DISTANCE OF 118.78 FEET TO A POINT OF TANGENT;
10. N61°56'28"E, A DISTANCE OF 430.63 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°31'13", A RADIUS OF 180.00 FEET AND A DISTANCE OF 86.46 FEET TO A POINT OF TANGENT;
12. N34°25'15"E, A DISTANCE OF 478.77 FEET;
13. N46°07'49"E, A DISTANCE OF 163.89 FEET;
14. S38°16'53"E, A DISTANCE OF 216.74 FEET TO A POINT ON CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S38°16'53"E, HAVING A DELTA OF 23°16'53", A RADIUS OF 330.00 FEET AND A DISTANCE OF 134.09 FEET TO A POINT OF TANGENT;
16. N75°00'00"E, A DISTANCE OF 81.52 FEET TO THE SOUTHWESTERLY CORNER OF SAID ALLEN RANCH ROAD;

THENCE ON THE SOUTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ALLEN RANCH ROAD THE FOLLOWING (2) TWO COURSES:

1. N78°14'42"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°14'42"E, HAVING A DELTA OF 07°44'47", A RADIUS OF 470.00 FEET AND A DISTANCE OF 63.54 FEET TO THE POINT OF BEGINNING.

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

PARCEL 1B

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE EAST ONE SIXTEENTH CORNER BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND AT THE NORTHEAST CORNER OF SECTION 36 BY A 2" ALUMINUM SURVEYORS CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E, A DISTANCE OF 1,332.09 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 28, AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N77°13'32"E, A DISTANCE OF 3,768.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF OLD STAGECOACH ROAD, AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N23°49'22"W, A DISTANCE OF 466.54 FEET;
THENCE N49°51'44"E, A DISTANCE OF 276.31 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N49°49'12"E, HAVING A DELTA OF 16° 15'55", A RADIUS OF 830.00 FEET AND A DISTANCE OF 235.62 FEET TO A POINT ON CURVE;
THENCE N33°33'17"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N33°33'17"E, HAVING A DELTA OF 16° 26'15", A RADIUS OF 770.00 FEET AND A DISTANCE OF 220.90 FEET TO A POINT ON CURVE;
THENCE N33°08'48"E, A DISTANCE OF 456.36 FEET;
THENCE S75°52'00"E, A DISTANCE OF 225.75 FEET;
THENCE N30°20'00"E, A DISTANCE OF 832.21 FEET;
THENCE N75°47'00"E, A DISTANCE OF 720.92 FEET;
THENCE N06°28'14"E, A DISTANCE OF 277.18 FEET;
THENCE S89°54'39"E, A DISTANCE OF 534.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BLACK FOREST ROAD, SAID POINT BEING ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE ON THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE S00°00'48"W ON SAID WESTERLY RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 225.39 FEET;
THENCE S00°00'53"W ON SAID WESTERLY RIGHT OF WAY LINE AND ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE ON THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,111.32 FEET;
THENCE N89°59'31"W, A DISTANCE OF 286.03 FEET;
THENCE S00°00'59"W, A DISTANCE OF 409.14 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1;

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THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 1
THE FOLLOWING (9) NINE COURSES:

1. N89°59'04"W, A DISTANCE OF 216.30 FEET;
2. N82°41'19"W, A DISTANCE OF 492.47 FEET;
3. S06°27'11"W, A DISTANCE OF 236.35 FEET;
4. N80°16'16"W, A DISTANCE OF 554.19 FEET;
5. N56°06'05"W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S56°06'05"E, HAVING A DELTA OF 24°24'59", A RADIUS OF 530.00 FEET AND A DISTANCE OF 225.86 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S12°54'16"E, HAVING A DELTA OF 52°02'48", A RADIUS OF 100.00 FEET AND A DISTANCE OF 90.84 FEET TO A POINT ON CURVE;
8. N88°31'45"W, A DISTANCE OF 8.27 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 25°17'37", A RADIUS OF 1,040.00 FEET AND A DISTANCE OF 459.11 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 28, AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S69°04'15"E, A DISTANCE OF 1036.82 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID OLD STAGECOACH ROAD THE FOLLOWING (3) THREE COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S01°51'31"W, HAVING A DELTA OF 13°40'23", A RADIUS OF 1560.00 FEET AND A DISTANCE OF 372.28 FEET TO A POINT OF TANGENT;
2. S74°28'06"E, A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 35°50'54", A RADIUS OF 840.00 FEET AND A DISTANCE OF 525.56 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218129431;

THENCE ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218129431 THE FOLLOWING (5) FIVE COURSES:

1. S20°19'00"E, A DISTANCE OF 403.41 FEET;
2. S40°29'00"E, A DISTANCE OF 357.92 FEET;
3. S57°58'00"E, A DISTANCE OF 578.28 FEET;
4. N89°12'00"E, A DISTANCE OF 300.78 FEET;
5. S00°48'00"E, A DISTANCE OF 1197.86 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65

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STEWART TITLE GUARANTY COMPANY

WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S89°11'00"W, ON SAID SOUTH LINE, A DISTANCE OF 1230.52 FEET TO THE CENTER-WEST 1/16TH CORNER OF SAID SECTION 31;
THENCE S00°00'34"W, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 231.57 FEET;
THENCE S80°52'01"W, A DISTANCE OF 403.57 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S81°25'02"W, HAVING A DELTA OF 07°20'21", A RADIUS OF 530.00 FEET AND A DISTANCE OF 67.89 FEET TO A POINT ON CURVE;
THENCE S74°04'41"W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S74°04'41"W, HAVING A DELTA OF 05°04'30", A RADIUS OF 470.00 FEET AND A DISTANCE OF 41.63 FEET TO A POINT ON CURVE;
THENCE N89°59'26"W, A DISTANCE OF 422.08 FEET;
THENCE N03°50'28"E, A DISTANCE OF 377.84 FEET;
THENCE N82°04'12"W, A DISTANCE OF 299.85 FEET;
THENCE N81°21'45"W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N81°21'45"W, HAVING A DELTA OF 00°51'56", A RADIUS OF 2370.00 FEET AND A DISTANCE OF 35.81 FEET TO A POINT ON CURVE;
THENCE N79°13'00"W, A DISTANCE OF 456.73 FEET TO THE EASTERLY BOUNDARY OF TRACT L AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1;

THENCE ON THE EASTERLY BOUNDARY OF SAID TRACT L THE FOLLOWING (8) EIGHT COURSES:

1. N11°15'44"E, A DISTANCE OF 73.05 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 19°27'35", A RADIUS OF 180.00 FEET AND A DISTANCE OF 61.13 FEET TO A POINT OF TANGENT;
3. N30°43'19"E, A DISTANCE OF 748.70 FEET;
4. N83°30'56"E, A DISTANCE OF 43.73 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S78°35'26"E, HAVING A DELTA OF 54°21'11", A RADIUS OF 330.00 FEET AND A DISTANCE OF 313.05 FEET TO A POINT OF TANGENT;
6. N65°45'45"E, A DISTANCE OF 64.75 FEET;
7. N56°12'59"W, A DISTANCE OF 96.82 FEET;
8. N02°34'45"E, A DISTANCE OF 964.84 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM TRACT M AS PLATTED IN FLYING HORSE NORTH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714238 RECORDS OF EL PASO COUNTY, COLORADO.

PARCEL 3A

THAT PORTION OF THE FOLLOWING PROPERTY DESCRIBED AS PARCEL 2 IN QUITCLAIM DEED RECORDED SEPTEMBER 27, 2019 AT RECEPTION NO. RECORDED 219118987:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 28, AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

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THENCE N77°13'32"E, A DISTANCE OF 3,768.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF OLD STAGECOACH ROAD, AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N23°49'22"W, A DISTANCE OF 466.54 FEET;
THENCE N49°51'44"E, A DISTANCE OF 276.31 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N49°49'12"E, HAVING A DELTA OF 16°15'55", A RADIUS OF 830.00 FEET AND A DISTANCE OF 235.62 FEET TO A POINT ON CURVE;
THENCE N33°33'17"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N33°33'17"E, HAVING A DELTA OF 16°26'15", A RADIUS OF 770.00 FEET AND A DISTANCE OF 220.90 FEET TO A POINT ON CURVE;
THENCE N33°08'48"E, A DISTANCE OF 456.36 FEET;
THENCE S75°52'00"E, A DISTANCE OF 225.75 FEET;
THENCE N30°20'00"E, A DISTANCE OF 832.21 FEET;
THENCE N75°47'00"E, A DISTANCE OF 720.92 FEET;
THENCE N06°28'14"E, A DISTANCE OF 277.18 FEET;
THENCE S89°54'39"E, A DISTANCE OF 534.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BLACK FOREST ROAD, SAID POINT BEING ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE ON THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE S00°00'48"W, ON SAID WESTERLY RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 225.39 FEET;
THENCE S00°00'53"W ON SAID WESTERLY RIGHT OF WAY LINE AND ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE ON THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,520.49 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1;
THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING (9) NINE COURSES:

1. N89°59'04"W, A DISTANCE OF 502.35 FEET;
2. N82°41'19"W, A DISTANCE OF 492.47 FEET;
3. S06°27'11"W, A DISTANCE OF 236.35 FEET;
4. N80°16'16"W, A DISTANCE OF 554.19 FEET;
5. N56°06'05"W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S56°06'05"E, HAVING A DELTA OF 24°24'59", A RADIUS OF 530.00 FEET AND A DISTANCE OF 225.86 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S12°54'16"E, HAVING A DELTA OF 52°02'48", A RADIUS OF 100.00 FEET AND A DISTANCE OF 90.84 FEET TO A POINT ON CURVE;
8. N88°31'45"W, A DISTANCE OF 8.27 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 25°17'37", A RADIUS OF 1,040.00 FEET AND A DISTANCE OF 459.11 FEET TO THE POINT OF BEGINNING.

PARCEL 3B

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 28, AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N77°13'32"E, A DISTANCE OF 3,768.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

OLD STAGECOACH ROAD, AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N23°49'22"W, A DISTANCE OF 466.54 FEET;
THENCE N49°51'44"E, A DISTANCE OF 276.31 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N49°49'12"E, HAVING A DELTA OF 16° 15'55", A RADIUS OF 830.00 FEET AND A DISTANCE OF 235.62 FEET TO A POINT ON CURVE;
THENCE N33°33'17"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N33°33'17"E, HAVING A DELTA OF 16° 26'15", A RADIUS OF 770.00 FEET AND A DISTANCE OF 220.90 FEET TO A POINT ON CURVE;
THENCE N33°08'48"E, A DISTANCE OF 456.36 FEET;
THENCE S75°52'00"E, A DISTANCE OF 225.75 FEET;
THENCE N30°20'00"E, A DISTANCE OF 832.21 FEET;
THENCE N75°47'00"E, A DISTANCE OF 720.92 FEET;
THENCE N06°28'14"E, A DISTANCE OF 277.18 FEET;
THENCE S89°54'39"E, A DISTANCE OF 534.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BLACK FOREST ROAD, SAID POINT BEING ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE ON THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE S00°00'48"W, ON SAID WESTERLY RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 225.39 FEET;
THENCE S00°00'53"W ON SAID WESTERLY RIGHT OF WAY LINE AND ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE ON THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,520.49 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1;
THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING (9) NINE COURSES:

1. N89°59'04"W, A DISTANCE OF 502.35 FEET;
2. N82°41'19"W, A DISTANCE OF 492.47 FEET;
3. S06°27'11"W, A DISTANCE OF 236.35 FEET;
4. N80°16'16"W, A DISTANCE OF 554.19 FEET;
5. N56°06'05"W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S56°06'05"E, HAVING A DELTA OF 24°24'59", A RADIUS OF 530.00 FEET AND A DISTANCE OF 225.86 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S12°54'16"E, HAVING A DELTA OF 52°02'48", A RADIUS OF 100.00 FEET AND A DISTANCE OF 90.84 FEET TO A POINT ON CURVE;
8. N88°31'45"W, A DISTANCE OF 8.27 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 25°17'37", A RADIUS OF 1,040.00 FEET AND A DISTANCE OF 459.11 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS PARCEL 2 IN QUITCLAIM DEED RECORDED SEPTEMBER 27, 2019 AT RECEPTION NO. RECORDED 219118987.

PARCEL 4

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 28, AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

PASO COUNTY, COLORADO;

THENCE N82°27'41"E, A DISTANCE OF 4,219.27 FEET TO THE SOUTHWESTERLY CORNER OF THE RIGHT OF WAY LINE OF RUBBLE DRIVE, AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S89°25'32"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID RUBBLE DRIVE, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1;

THENCE ON THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING (2) TWO COURSES:

1. N89°59'56"E, A DISTANCE OF 505.80 FEET;
2. S00°00'00"E, A DISTANCE OF 477.97 FEET;

THENCE S89°04'37"W, A DISTANCE OF 144.28 FEET;
THENCE N48°50'02"W, A DISTANCE OF 67.75 FEET;
THENCE S89°05'39"W, A DISTANCE OF 306.55 FEET;
THENCE N00°40'38"W, A DISTANCE OF 301.73 FEET;
THENCE S89°05'39"W, A DISTANCE OF 60.00 FEET;
THENCE N00°40'38"W, A DISTANCE OF 30.50 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 01°15'06", A RADIUS OF 5,030.00 FEET AND A DISTANCE OF 109.88 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THE SOUTHWEST QUATER OF THE SOUTHWEST QUATER OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLOADO, EXCEPT THAT PORTION AS DISCLOSED IN BOUNDARY LINE AGREEMENT RECORDED NOVEMBER 15, 2004 AT RECEPTION NO. 204188565.

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