

PLANNING & COMMUNITY DEVELOPMENT

To: El Paso County Board of County Commissioners

From: Ryan Howser, AICP, Principal Planner
Jeff Rice, PE, Interim Professional Standards Engineer
Meggan Herington, AICP, Executive Director

Date: November 14, 2024

Subject: Request for a two-year extension to record the first Final Plat of the Eagle Rising Preliminary Plan (PCD File No. SP205)

Summary: A request by Casas Limited Partnership #4 and IQ Investors, LLC for approval of the third two-year extension to record the first Final Plat within the Eagle Rising Preliminary Plan boundary (PCD File No. SP205). The 70.97-acre property is zoned RR-2.5 (Residential Rural) and is located approximately one-half (1/2) mile east of Black Forest Road and immediately north of the anticipated Briargate Parkway eastern extension. If approved, the extension would move the expiration date of the Preliminary Plan from November 15, 2024, to November 14, 2026.

Background:

A Preliminary Plan for the Eagle Rising Subdivision, consisting of 70.97 acres, proposed for residential development consisting of 17 lots, was heard and approved by the Board of County Commissioners on September 24, 2013 (PCD file no. SP12006, BoCC Resolution 13-407). The 2013 Preliminary Plan approval included five (5) conditions of approval and three (3) notations. Notation number two (2) states:

Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

A Final Plat was submitted in 2015, however, it was never completed or scheduled for a public hearing before the Planning Commission or the Board of County Commissioners due to staff review comments not being addressed by the applicant with a resubmittal. The 2015 project was subsequently closed due to inactivity and the Preliminary Plan was therefore deemed expired. The applicant submitted another Final Plat application in 2018. Again, due to the project being inactive for over one year, the Final Plat application was closed. No Final Plat has been approved to date. The

applicant requested that the Preliminary Plan be reconsidered on September 11, 2020, to allow the approval to be reactivated and extended for two years; this request was approved by the BoCC, creating a new expiration date of December 8, 2022 (BoCC Resolution No. 20-423).

BoCC Resolution No. 20-423 included a condition of approval requiring that all documents associated with the Preliminary Plan be brought up to all current standards, due to updates to the Land Development Code and Engineering Criteria Manual since the 2013 approval (see Condition No. 6). BoCC Resolution No. 20-423 also authorized the PCD Director to approve minor modifications to the layout administratively.

The applicant did not provide the documents to satisfy Condition No. 6 of BoCC Resolution No. 20-423. On January 17, 2022, the project was closed due to being inactive for over one year. The applicant requested that the Preliminary Plan be reopened and again reconsidered to allow the approval to be reactivated and extended for two years, creating a new expiration date of November 15, 2024. The same conditions of approval were applied to the Preliminary Plan extension request in order to satisfy the conditions of approval placed on BoCC Resolution No. 20-423. The BoCC approved the request on November 15, 2022 (BoCC Resolution No. 22-402). The applicant subsequently provided the documents to satisfy Condition No. 6 of BoCC Resolution No. 20-423 and Staff determined the BoCC's condition to have been met on April 16, 2024.

The applicant submitted a Final Plat application for Eagle Rising Filing No. 1 on July 29, 2022, which is currently under review by Staff (PCD File No. SF2225).

The BoCC approved a request to establish a water sufficiency finding for the Preliminary Plan and authorize administrative Final Plats on August 8, 2024 (BoCC Resolution No. 24-307).

Current Request:

The applicant is now requesting the BoCC approve the third two-year extension to record the first Final Plat for the Preliminary Plan for Eagle Rising. All previous conditions and notations associated with the Eagle Rising Preliminary Plan, Resolution No. 13-407, Resolution No. 20-423, Resolution No. 22-402, and Resolution No. 24-307 shall remain valid and in full effect.

Staff recommends one additional condition to be placed upon the Eagle Rising Preliminary Plan:

To assure compliance with note 4 on the Preliminary Plan, each Final Plat that includes property shown as right-of-way for the cul-de-sac extension of Kurie Road (the "Kurie Road Extension") shall dedicate such right-of-way to El Paso County for public road purposes at the time of platting.

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

Analysis:

The above condition is being proposed by Staff to ensure that the appropriate land for the cul-de-sac is dedicated to El Paso County and to ensure compliance with Sections 7.2.1.D.3.f and 8.5.4.A.1 of the El Paso County Land Development Code for the appropriate Final Plats within the boundary of the Preliminary Plan.

Staff provided initial comments for the Eagle Rising Filing No. 1 Final Plat on September 1, 2022, identifying the need for the depiction of property for right-of-way for the cul-de-sac extension of Kurie Road (the "Kurie Road Extension") on the Final Plat in order to ensure conformance with the Preliminary Plan. Staff most recently provided review comments on October 3, 2024, with the Kurie Road extension remaining an outstanding issue; a resubmittal has not yet been received to address these comments.

Land Development Code Section 7.2.1.D.3.f consists of the review criteria for a Final Plat; specifically, the following criterion may not be met by the Final Plats if the land allocated for the Kurie Road extension is not appropriately depicted:

The subdivision is in substantial conformance with the approved preliminary plan.

Staff has determined that the proposed Final Plat which subdivides property over the approved cul-de-sac configuration is not in substantial conformance with the approved Preliminary Plan.

Code Section 8.5.4.A.1 states the following:

The owner shall dedicate the entire right-of-way for roads, trails, and other public improvements associated with the division of land in accordance with standards in this Code, the ECM, and the MTCP. Dedications shall be shown on the plat and meet the general dedication requirements of this Code. The County requirements regarding Roadway Functional Classification, Roadway Design Criteria, and Access Criteria are included in Chapter 2 of the ECM.

Staff has determined that this Code section cannot be met by the Final Plat without the depiction of and dedication of the appropriate land area for the necessary right-of-way, and the proposed condition of approval will ensure compliance with this Section of the Land Development Code.

Additionally, the requirement to dedicate land for the Kurie Road extension will ensure compliance with Section 2.3.8.C.1 of the Engineering Criteria Manual (ECM). Kurie Road currently terminates at



the northerly property boundary of the Eagle Rising Preliminary Plan with Eagle Wing Drive terminating at the Preliminary Plan's westerly boundary. The existing section of Kurie Road is a public right-of-way and was planned to provide access to and possibly through the 70.9-acre site to include a potential connection to Eagle Wing Drive, also a public right-of-way. Temporary easements were provided at the terminus of both public roads to accommodate the development of Eagle Rising. Pursuant to the ECM, temporary easements for road termini are intended as turnarounds for emergency response and are used when the adjacent site is anticipated to continue the roadway at a future date; no direct access shall be allowed off the anticipated cul-de-sac unless the cul-de-sac is designed to be permanent. When the road is extended, at some future time, the responsibility for conversion of the cul-de-sac to the typical road cross section and site restoration shall be the owner/developer requiring the street extension.

Attachments:

1. BoCC Resolution No. 13-407
2. BoCC Resolution No. 20-423
3. BoCC Resolution No. 22-402
4. BoCC Resolution No. 24-307
5. Eagle Rising Preliminary Plan
6. Proposed Eagle Rising Filing No. 1 Final Plat
7. Draft BOCC Resolution





WAYNE W. WILLIAMS El Paso County, CO
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RESOLUTION NO. 13- 407

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVE PRELIMINARY PLAN REQUEST FOR (EAGLE RISING) (SP-12-006)

WHEREAS, Casa Limited Partnership #4 and IQ Investors, LLC did file an application with the Development Services Department of El Paso County for the approval of a Preliminary Plan for Subdivision for the herein described property in the unincorporated area of El Paso County; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on August 20, 2013, upon which date the Planning Commission did by formal resolution recommend approval of the subject application with conditions and notations; and

WHEREAS, a public hearing was held by this Board on September 24, 2013; 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 Development Services Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That proper posting, publication and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.
2. That 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 parties were heard at those hearings.
3. That the proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
4. That the subdivision is consistent with the purposes of the El Paso County Land Development Code.
5. That the subdivision is in conformance with the subdivision design standards and any approved Sketch Plan.
6. That a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance

- with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code.
7. That a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Land Development Code.
 8. That all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.W. §30-28-133(6)(c)].
 9. That adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
 10. That the proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encouraging a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefor, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.
 11. That necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.
 12. That the subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
 13. That the proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
 14. That 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.

15. That the proposed subdivision of land conforms to the El Paso County Zoning Resolutions.
16. That for the above-stated and other reasons, the proposed subdivision 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 that the Board of County Commissioners of El Paso County, Colorado, hereby approves the request by Casa Limited Partnership #4 and IQ Investors, LLC for Preliminary Plan of Eagle Rising Subdivision for property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference.

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

RECOMMENDED CONDITIONS OF APPROVAL

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
2. No additional building permits for single-family residences shall be issued prior to approval and recordation of subsequent final plat(s) to create additional lots within the preliminary plan area.
3. Applicable park, school, drainage, bridge and road impact fees shall be paid to the El Paso County Development Services Department at the time of recording any final plat.
4. A driveway access permit will be required from the El Paso County Development Services Department for any access to a county-maintained roadway.
5. A floodplain certification letter shall be provided by a professional engineer with every final plat for the approved preliminary plan area.

NOTATIONS

1. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.

2. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.
3. The property is subject to the County Road Impact Fee Program. At the time of final plat, the Subdivider(s) will be required to pay traffic impact fees in accordance with the County Road Impact Fee Program (Resolution 12-382), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 24th day of August 2013 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST

By:

County Clerk & Recorder

By:

Chair

Exhibit A

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF PARK FOREST ESTATES FILING NO 2 (PLAT BOOK B-2 AT PAGE 52); THENCE S 00° 13'40"E ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 1413.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 00° 13'40"W, 1413.98 FEET; THENCE N89° 14' 16"E, ON THE SOUTHERLY BOUNDARY OF SAID PARK FOREST ESTATES, A DISTANCE OF 375.32 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 18 OF SAID PARK FOREST ESTATES; THENCE N89°13'46"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF KURIE ROAD; THENCE N89°33' 1.7"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 237.50 FEET; THENCE N89°20'43"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 149.96 FEET; THENCE S00°39'26"E, DEPARTING SAID SOUTHERLY BOUNDARY OF PARK FOREST ESTATES, A DISTANCE OF 231.57 FEET; THENCE S43°12'03"E, A DISTANCE OF 433.08 FEET; THENCE S43°12'03"E, A DISTANCE OF 56.61 FEET; THENCE N88°33'24"E, A DISTANCE OF 0.10 FEET TO THE NORTHWEST CORNER OF LOT 1 POCO SUBDIVISION ACCORDING TO THE TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL PASO COUNTY, COLORADO, AS RECEPTION N'O. 2406425; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:

S16°04'20"E, 158.01 FEET;
S02°43'41"W, 265.73 FEET;
N84°46'48"W, 71.67 FEET;
S00° 11'34"W, 147.46 FEET;
N88°32'26"E, 150.00 FEET;
S01 °27'34"E, 275.63 FEET;
THENCE S89°45'28"W DEPARTING SAID WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 766.08 FEET; THENCE N00°14'32"W, 100.00 FEET; THENCE S89°45'28"W, 152.00 FEET; THENCE S00°14'32"E, 200.00 FEET; THENCE S89°45'28"W, 152.00 FEET; THENCE N00°14'32"W, 1.00.00 FEET; THENCE S89°45'28"W, 201.18 FEET TO A POINT ON SAID WEST LINE OF THE EAST HALF OF SAID SECTION 29, SAID POINT BEING THE TRUE PONT OF BEGINNING.

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, SAID PONT BEING ON THE SOUTHERLY BOUNDARY OF PARK FOREST ESTATES FILING NO. 2 (PLAT BOOK B-2 AT PAGE 52), THENCE N89° 14' 16"E, ON THE SOUTHERLY BOUNDARY OF SAID PARK FOREST ESTATES, A DISTANCE OF 375.32 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 18 OF SAID PARK FOREST ESTATES; THENCE N89°13'46"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF KURIE ROAD; THENCE N89°33' 17"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 237.50 FEET; THENCE N89°20'43"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE

OF 149.96 FEET; THENCE S00°39'26"E, DEPARTING SAID SOUTHERLY BOUNDARY OF PARK FOREST ESTATES, A DISTANCE OF 231.57 FEET; THENCE S43°12'03"E, A DISTANCE OF 433.08 FEET; THENCE S43°12'03"E, A DISTANCE OF 56.61 FEET; THENCE N88°33'24"E, A DISTANCE OF 0.10 FEET TO THE NORTHWEST CORNER OF LOT 1 POCO SUBDIVISION ACCORDING TO THE TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL PASO COUNTY, COLORADO, AS RECEPTION NO. 2406425; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:
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S00°11'34"W, 147.46 FEET;
N88°32'26"E, 150.00 FEET;
S01 °27'34"E, A DISTANCE OF 275.63 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S01 °27'34"E, A DISTANCE OF 178.87 FEET; THENCE S34°54'56"W, A DISTANCE OF 563.22 FEET; THENCE S00°00'00"E, A DISTANCE OF 344.55 FEET; THENCE N90°00'00"E, A DISTANCE OF 87.56 FEET; THENCE S00°00'00"E, A DISTANCE OF 459.65 FEET; THENCE S89°59'26"W, A DISTANCE OF 1035.05 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 29; THENCE N00°13'40"W, ALONG SAID WEST LINE, A DISTANCE OF 1439.98 FEET TO A POINT WHICH IS DRAWN S 89° 45'28" W FROM THE POINT OF BEGINNING; THENCE N 89°45'28"E, A DISTANCE OF 201.18 FEET; THENCE S00°14'32"E, 100.00 FEET; THENCE N89°45'28"E, 152.00 FEET; THENCE N00°14'32"W, 200.00 FEET; THENCE N89°45'28"E, 152.00 FEET; THENCE S00°14'32"E, 100.00 FEET; THENCE N89°45'28"E, 766.08 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

BOCC

RESOLUTION NO. 20-423

**BOARD OF COUNTY COMMISSIONERS
 COUNTY OF EL PASO, STATE OF COLORADO**

**RECONSIDERATION OF A PRELIMINARY PLAN TO APPROVE A TWO YEAR TIME
 EXTENSION TO RECORD THE FIRST FINAL PLAT FOR EAGLE RISING
 PRELIMINARY PLAN**

**WHEREAS, the Board of County Commissioners of El Paso County, Colorado
 ("Board"), previously adopted Resolution No. 13-407, approving the Preliminary Plan for
 Eagle Rising;**

**NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El
 Paso County, Colorado, hereby approves the extension of time of two years in which to
 have the first final plat filing recorded for Eagle Rising Preliminary Plan request as
 submitted, for the unincorporated area of El Paso County as described in Exhibit A,
 which is attached hereto and incorporated by reference;**

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

- 1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.**
- 2. No additional building permits for single-family residences shall be issued prior to approval and recordation of subsequent final plat(s) to create lots within the preliminary plan area.**
- 3. Applicable park, school, drainage, bridge and road impact fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any final plat.**
- 4. A driveway access permit will be required from the El Paso County Planning and Community Development Department for any access to a County-maintained roadway.**

5. Authority is given to the PCD Director to administratively approve minor amendment(s) to the preliminary plan. The Director shall have the authority to determine whether any proposed future amendment to the plan constitutes a major or minor amendment to the plan. All major amendments to the plan shall be processed as such, including hearings before the Planning Commission and Board of County Commissioners.

6. The preliminary plan, including all supporting documents, shall be in accordance with the current standards of the Land Development Code and Engineering Criteria Manual. The applicant shall revise, pursuant to the current standards, and submit at a minimum the following documentation and reports for approval:
 - a. Natural Feature Report
 - b. Wetland Analysis
 - c. Clearance Letter from the US Fish and Wildlife Service
 - d. Soils and Geology Report
 - e. Preliminary Drainage Report
 - f. Grading and Erosion Control Plan
 - g. Traffic Impact Study

7. The applicant will be required to obtain a water sufficiency finding from the Board of County Commissioners with all future final plat(s) applications.

DONE THIS 8th day of December 2020, at Colorado Springs, Colorado.

ATTEST

By: _____



BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____

Chair

Resolution No. _____
EXHIBIT A

NORTH PORTION – (10195 KURIE ROAD)

LEGAL DESCRIPTION:

THAT PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF PARK FOREST ESTATES FILING NO 2 (PLAT BOOK B-2 AT PAGE 52); THENCE S 00° 13'40"E ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 1413.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 00° 13'40"W, 1413.98 FEET; THENCE N89°14'16"E, ON THE SOUTHERLY BOUNDARY OF SAID PARK FOREST ESTATES, A DISTANCE OF 375.32 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 18 OF SAID PARK FOREST ESTATES; THENCE N89°13'46"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF KURIE ROAD; THENCE N89°33'17"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 237.50 FEET; THENCE N89°20'43"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 149.96 FEET; THENCE S00°39'26"E, DEPARTING SAID SOUTHERLY BOUNDARY OF PARK FOREST ESTATES, A DISTANCE OF 231.57 FEET; THENCE S43°12'03"E, A DISTANCE OF 433.08 FEET; THENCE S43°12'03"E, A DISTANCE OF 56.61 FEET; THENCE N88°33'24"E, A DISTANCE OF 0.10 FEET TO THE NORTHWEST CORNER OF LOT 1 POCO SUBDIVISION ACCORDING TO THE TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL PASO COUNTY, COLORADO, AS RECEPTION NO. 2406425; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:

S16°04'20"E, 158.01 FEET;
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DESCRIPTION PREPARED BY:

M & S CIVIL CONSULTANTS, INC.
102 EAST PIKES PEAK AVE. STE.306
COLORADO SPRINGS, COLORADO

SOUTH PORTION –(10115 KURIE ROAD)

LEGAL DESCRIPTION:

THAT PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTHERLY

BOUNDARY OF PARK FOREST ESTATES FILING NO. 2 (PLAT BOOK B-2 AT PAGE 52), THENCE N89°14'16"E, ON THE SOUTHERLY BOUNDARY OF SAID PARK FOREST ESTATES, A DISTANCE OF 375.32 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 18 OF SAID PARK FOREST ESTATES; THENCE N89°13'46"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF KURIE ROAD; THENCE N89°33'17"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 237.50 FEET; THENCE N89°20'43"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 149.96 FEET; THENCE S00°39'26"E, DEPARTING SAID SOUTHERLY BOUNDARY OF PARK FOREST ESTATES, A DISTANCE OF 231.57 FEET; THENCE S43°12'03"E, A DISTANCE OF 433.08 FEET; THENCE S43°12'03"E, A DISTANCE OF 56.61 FEET; THENCE N88°33'24"E, A DISTANCE OF 0.10 FEET TO THE NORTHWEST CORNER OF LOT 1 POCO SUBDIVISION ACCORDING TO THE TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL PASO COUNTY, COLORADO, AS RECEPTION NO. 2406425; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:

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DESCRIPTION PREPARED BY:
M & S CIVIL CONSULTANTS, INC.
102 EAST PIKES PEAK AVE. STE 306
COLORADO SPRINGS, COLORADO
80903

BOCC

Chuck Broerman
11/16/2022 11:33:07 AM
Doc \$0.00 4
Rec \$0.00 Pages

El Paso County, CO

222141806

RESOLUTION NO. 22-402

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

**RECONSIDERATION OF A PRELIMINARY PLAN TO APPROVE A TWO-YEAR TIME
EXTENSION TO RECORD THE FIRST FINAL PLAT FOR
EAGLE RISING PRELIMINARY PLAN**

WHEREAS, the Board of County Commissioners of El Paso County, Colorado ("Board"), previously adopted Resolution No. 13-407, approving the Preliminary Plan for Eagle Rising;

WHEREAS, the Board of County Commissioners of El Paso County, Colorado ("Board"), previously adopted Resolution No. 20-423, approving a two-year time extension to record the first final plat for the Preliminary Plan for Eagle Rising;

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the extension of time of two years in which to have the first final plat filing recorded for Eagle Rising Preliminary Plan request as submitted, for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference;

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

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
2. No additional building permits for single-family residences shall be issued prior to approval and recordation of subsequent final plat(s) to create lots within the preliminary plan area.
3. Applicable park, school, drainage, bridge and road impact fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any final plat.
4. A driveway access permit will be required from the El Paso County Planning and Community Development Department for any access to a County-maintained roadway.

5. Authority is given to the PCD Director to administratively approve minor amendment(s) to the preliminary plan. The Director shall have the authority to determine whether any proposed future amendment to the plan constitutes a major or minor amendment to the plan. All major amendments to the plan shall be processed as such, including hearings before the Planning Commission and Board of County Commissioners.
6. The preliminary plan, including all supporting documents, shall be in accordance with the current standards of the Land Development Code and Engineering Criteria Manual. The applicant shall revise, pursuant to the current standards, and submit at a minimum the following documentation and reports for approval:
 - a. Natural Feature Report
 - b. Wetland Analysis
 - c. Clearance Letter from the US Fish and Wildlife Service
 - d. Soils and Geology Report
 - e. Preliminary Drainage Report
 - f. Grading and Erosion Control Plan
 - g. Traffic Impact Study
7. The applicant will be required to obtain a water sufficiency finding from the Board of County Commissioners with all future final plat(s) applications.

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

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By:

County Clerk & Recorder



By:

Chair

Stan L. VanderWeef

Resolution No. 22-402
EXHIBIT A

NORTH PORTION – (10195 KURIE ROAD)

LEGAL DESCRIPTION:

THAT PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF PARK FOREST ESTATES FILING NO 2 (PLAT BOOK B-2 AT PAGE 52); THENCE S 00° 13'40"E ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 1413.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 00° 13'40"W, 1413.98 FEET; THENCE N89°14'16"E, ON THE SOUTHERLY BOUNDARY OF SAID PARK FOREST ESTATES, A DISTANCE OF 375.32 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 18 OF SAID PARK FOREST ESTATES; THENCE N89°13'46"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF KURIE ROAD; THENCE N89°33'17"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 237.50 FEET; THENCE N89°20'43"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 149.96 FEET; THENCE S00°39'26"E, DEPARTING SAID SOUTHERLY BOUNDARY OF PARK FOREST ESTATES, A DISTANCE OF 231.57 FEET; THENCE S43°12'03"E, A DISTANCE OF 433.08 FEET; THENCE S43°12'03"E, A DISTANCE OF 56.61 FEET; THENCE N88°33'24"E, A DISTANCE OF 0.10 FEET TO THE NORTHWEST CORNER OF LOT 1 POCO SUBDIVISION ACCORDING TO THE TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL PASO COUNTY, COLORADO, AS RECEPTION NO. 2406425; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:

S16°04'20"E, 158.01 FEET;
S02°43'41"W, 265.73 FEET;
N84°46'48"W, 71.67 FEET;
S00°11'34"W, 147.46 FEET;
N88°32'26"E, 150.00 FEET;
S01°27'34"E, 275.63 FEET;
THENCE S89°45'28"W DEPARTING SAID WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 766.08 FEET; THENCE N00°14'32"W, 100.00 FEET; THENCE S89°45'28"W, 152.00 FEET; THENCE S00°14'32"E, 200.00 FEET; THENCE S89°45'28"W, 152.00 FEET; THENCE N00°14'32"W, 100.00 FEET; THENCE S89°45'28"W, 201.18 FEET TO A POINT ON SAID WEST LINE OF THE EAST HALF OF SAID SECTION 29, SAID POINT BEING THE TRUE POINT OF BEGINNING.

DESCRIPTION PREPARED BY:
M & S CIVIL CONSULTANTS, INC.
102 EAST PIKES PEAK AVE. STE.306
COLORADO SPRINGS, COLORADO

SOUTH PORTION –(10115 KURIE ROAD)

LEGAL DESCRIPTION:

THAT PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF PARK FOREST ESTATES FILING NO. 2 (PLAT BOOK B-2 AT PAGE 52), THENCE N89°14'16"E, ON THE SOUTHERLY BOUNDARY OF SAID PARK FOREST ESTATES, A DISTANCE OF 375.32 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 18 OF SAID PARK FOREST ESTATES; THENCE N89°13'46"E ALONG

SAID SOUTHERLY BOUNDARY, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF KURIE ROAD; THENCE N89°33'17"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 237.50 FEET; THENCE N89°20'43"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 149.96 FEET; THENCE S00°39'26"E, DEPARTING SAID SOUTHERLY BOUNDARY OF PARK FOREST ESTATES, A DISTANCE OF 231.57 FEET; THENCE S43°12'03"E, A DISTANCE OF 433.08 FEET; THENCE S43°12'03"E, A DISTANCE OF 56.61 FEET; THENCE N88°33'24"E, A DISTANCE OF 0.10 FEET TO THE NORTHWEST CORNER OF LOT 1 POCO SUBDIVISION ACCORDING TO THE TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL PASO COUNTY, COLORADO, AS RECEPTION NO. 2406425; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:

S16°04'20"E, 158.01 FEET;
S02°43'41"W, 265.73 FEET;
N84°46'48"W, 71.67 FEET;
S00°11'34"W, 147.46 FEET;
N88°32'26"E, 150.00 FEET;
S01°27'34"E, A DISTANCE OF 275.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE S01°27'34"E, A DISTANCE OF 178.87 FEET; THENCE S34°54'56"W, A DISTANCE OF 563.22 FEET; THENCE S00°00'00"E, A DISTANCE OF 344.55 FEET; THENCE N90°00'00"E, A DISTANCE OF 87.56 FEET; THENCE S00°00'00"E, A DISTANCE OF 459.65 FEET; THENCE S89°59'26"W, A DISTANCE OF 1035.05 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 29; THENCE N00°13'40"W, ALONG SAID WEST LINE, A DISTANCE OF 1439.98 FEET TO A POINT WHICH IS DRAWN S 89° 45'28" W FROM THE POINT OF BEGINNING; THENCE N 89°45'28"E, A DISTANCE OF 201.18 FEET; THENCE S00°14'32"E, 100.00 FEET; THENCE N89°45'28"E, 152.00 FEET; THENCE N00°14'32"W, 200.00 FEET; THENCE N89°45'28"E, 152.00 FEET; THENCE S00°14'32"E, 100.00 FEET; THENCE N89°45'28"E, 766.08 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

DESCRIPTION PREPARED BY:
M & S CIVIL CONSULTANTS, INC.
102 EAST PIKES PEAK AVE. STE 306
COLORADO SPRINGS, COLORADO
80903

BOCC

RESOLUTION NO. 24-307

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

REQUEST TO AMEND THE EAGLE RISING PRELIMINARY PLAN TO INCLUDE A FINDING OF
 SUFFICIENCY WITH REGARDS TO WATER QUALITY, QUANTITY, AND DEPENDABILITY
 (PCD FILE NO. SP242)

WHEREAS, the Board of County Commissioners of El Paso County, Colorado ("Board"), previously adopted Resolution No. 13-407, approving the Preliminary Plan for Eagle Rising;

WHEREAS, the Board of County Commissioners of El Paso County, Colorado ("Board"), previously adopted Resolution No. 20-423, approving a two-year time extension to record the first Final Plat for the Preliminary Plan for Eagle Rising;

WHEREAS, the Board of County Commissioners of El Paso County, Colorado ("Board"), previously adopted Resolution No. 22-402, approving a two-year time extension to record the first Final Plat for the Preliminary Plan for Eagle Rising;

WHEREAS, the approval included a finding of water sufficiency with regards to water quality, quantity, and dependability from the County Attorney's Office;

WHEREAS, the aforementioned finding of water sufficiency with regards to water quality, quantity, and dependability from the County Attorney's Office has been rendered invalid due to the expiration of documentation;

WHEREAS, the applicant has since obtained an updated finding of water sufficiency with regards to water quality, quantity, and dependability from the County Attorney's Office;

WHEREAS, the applicant is requesting the BoCC authorize administrative approval for all subsequent Final Plats within the Preliminary Plan area; and

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, authorize administrative approval for all subsequent Final Plats within the Preliminary Plan area; and

BE IT FURTHER RESOLVED that all conditions of approval associated with the original approval of the Eagle Rising Preliminary Plan shall remain valid and in full effect; and

BE IT FURTHER RESOLVED that all requirements contained in the Water Supply Review and Recommendations, dated July 15, 2024, as provided by the County Attorney's Office shall be adhered to.

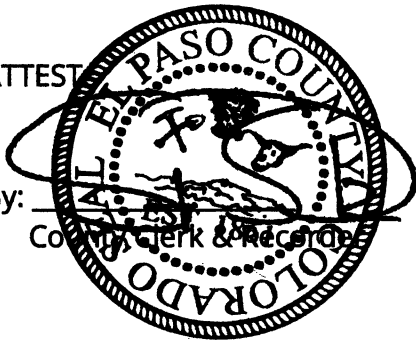
DONE THIS 8th day of August 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST

By: _____

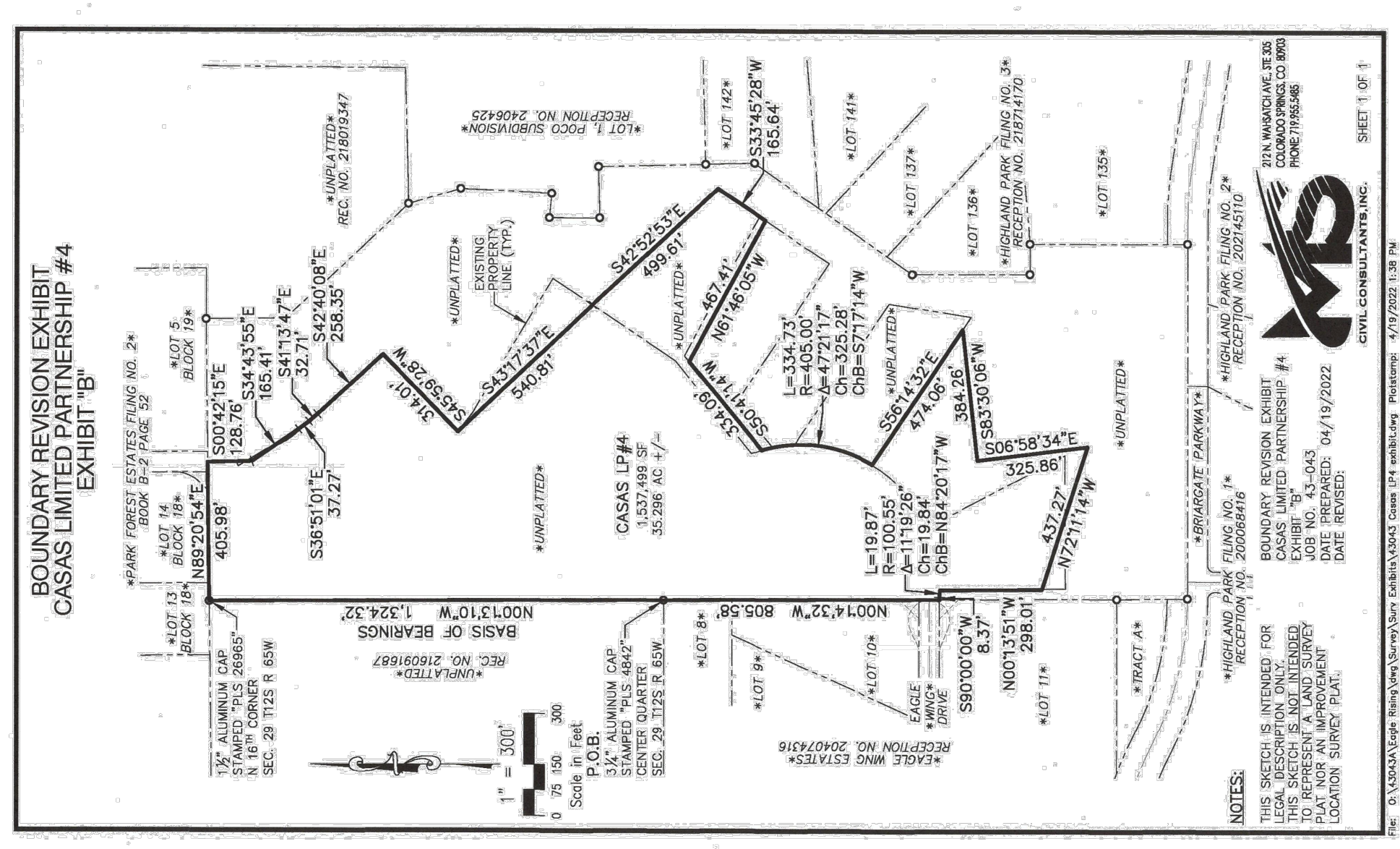
County Clerk & Recorder



By: Cami Bruner
Chair

PRELIMINARY PLAN EAGLE RISING

A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



CASAS LIMITED PARTNERSHIP #4 LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) SECTION 29, T12S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED BY WARRANTY DEED RECORDED UNDER RECEPTION NO. 216091687 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N07°13'10"W ALONG THE EAST LINE THEREOF, 1,324.32 FEET TO THE SOUTH LINE OF "PARK FOREST ESTATES FILING NO. 2" AS RECORDED IN BOOK B-2 AT PAGE 52 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N89°20'54"E ALONG THE SOUTH LINE THEREOF, 405.98 FEET;

THENCE S50°42'15"E A DISTANCE OF 128.76 FEET;

THENCE S54°49'35"E A DISTANCE OF 165.41 FEET;

THENCE S13°13'47"E A DISTANCE OF 37.27 FEET;

THENCE S42°40'08"E A DISTANCE OF 32.71 FEET;

THENCE S45°59'28"W A DISTANCE OF 34.01 FEET;

THENCE S45°27'37"E A DISTANCE OF 340.81 FEET;

THENCE S37°45'35"E A DISTANCE OF 459.81 FEET;

THENCE S37°45'35"E A DISTANCE OF 165.64 FEET;

THENCE S50°41'14"W A DISTANCE OF 84.09 FEET;

THENCE S84°73' FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 47°21'17", THE CHORD OF 195.32 FEET WHICH BEARS S07°17'14"W TO A POINT OF BEGINNING;

THENCE S67°58'24"E A DISTANCE OF 325.86 FEET;

THENCE N07°11'14"W A DISTANCE OF 437.27 FEET;

THENCE 19.87 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.55 FEET, A CENTRAL ANGLE OF 11°19'26", THE CHORD OF 19.84 FEET WHICH BEARS N87°20'17"W TO A POINT OF BEGINNING;

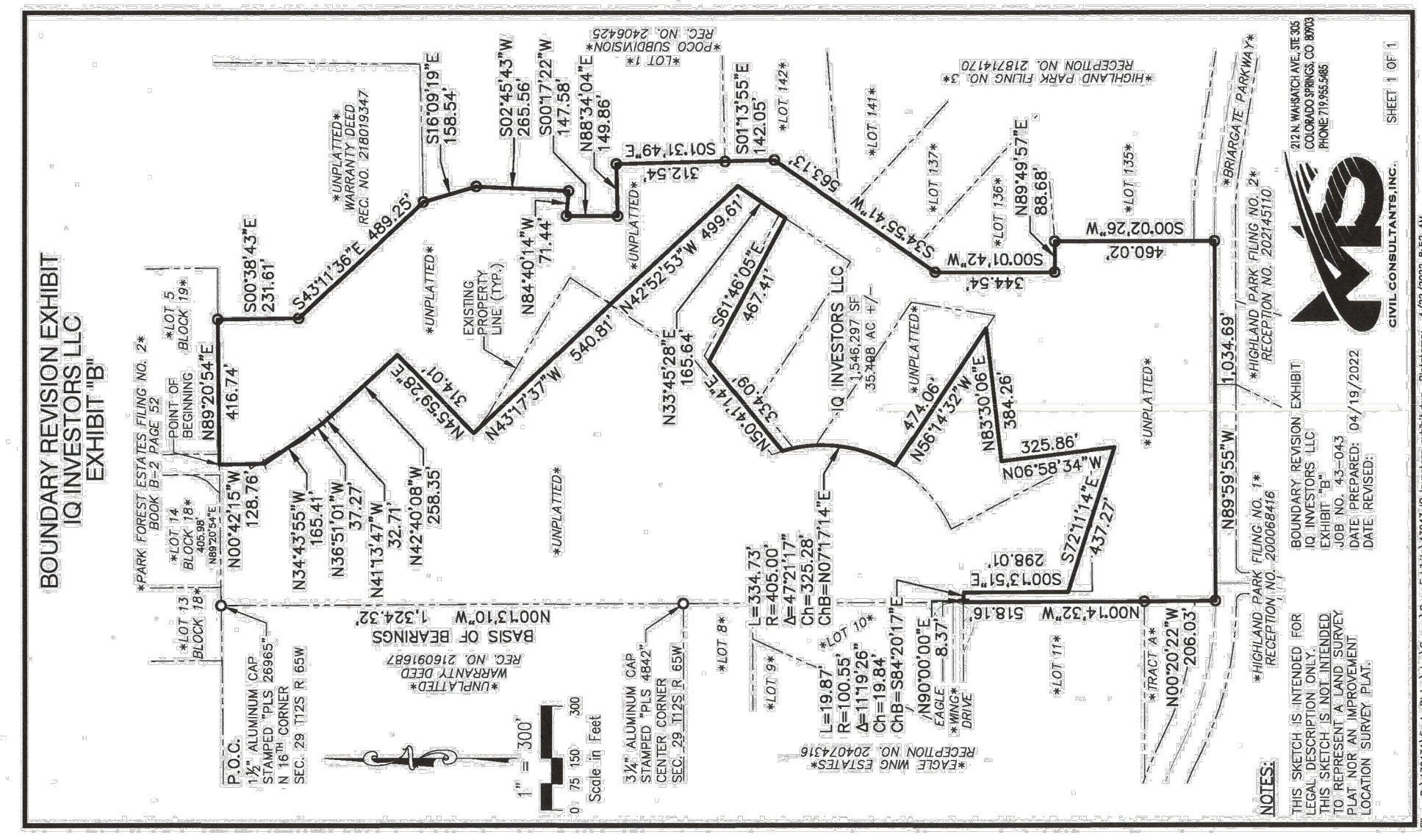
THENCE S90°00'00"W A DISTANCE OF 43.77 FEET TO THE EAST LINE OF "EAGLE WING ESTATES" AS RECORDED UNDER RECEPTION NO. 204074316 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N07°14'32"W ALONG SAID EAST LINE, 805.58 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,537,499 SQUARE FEET (35.26 ACRES, MORE OR LESS).

BASIS OF BEARINGS:

THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) SECTION 29, T12S, R65W, 6TH P.M., EL PASO COUNTY, COLORADO, BEING MONUMENTED ON THE SOUTH BY A FOUND 3 1/4" ALUMINUM CAP STAMPED "PLS 4842" AND ON THE NORTH BY A 1 1/2" ALUMINUM CAP STAMPED "PLS 26965", AND IS ASSUMED TO BEAR N00°13'10"W, A DISTANCE OF 1,324.32 FEET.



IQ INVESTORS LLC LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) SECTION 29, T12S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED BY WARRANTY DEED RECORDED UNDER RECEPTION NO. 216091687 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S07°13'10"W ALONG THE SOUTH LINE THEREOF, 405.98 FEET;

THENCE S50°42'15"E A DISTANCE OF 128.76 FEET;

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THENCE S84°73' FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 47°21'17", THE CHORD OF 195.32 FEET WHICH BEARS S07°17'14"W TO A POINT OF BEGINNING;

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THENCE N07°11'14"W A DISTANCE OF 437.27 FEET;

THENCE 19.87 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.55 FEET, A CENTRAL ANGLE OF 11°19'26", THE CHORD OF 19.84 FEET WHICH BEARS N87°20'17"W TO A POINT OF BEGINNING;

THENCE S90°00'00"W A DISTANCE OF 43.77 FEET TO THE EAST LINE OF "EAGLE WING ESTATES" AS RECORDED UNDER RECEPTION NO. 204074316 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

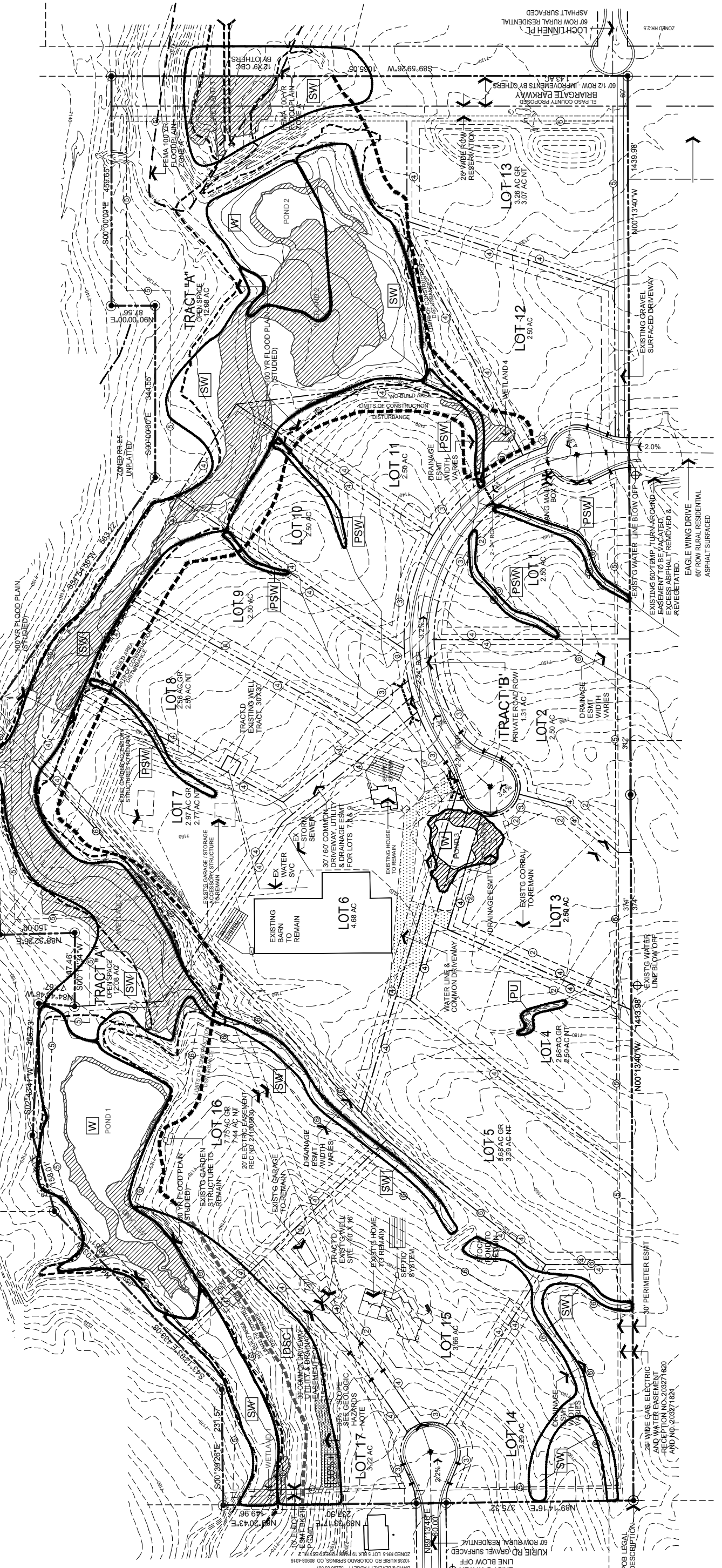
THENCE N07°14'32"W ALONG SAID EAST LINE, 805.58 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,546,297 SQUARE FEET (35.498 ACRES, MORE OR LESS).

BASIS OF BEARINGS:

THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) SECTION 29, T12S, R65W, 6TH P.M., EL PASO COUNTY, COLORADO, BEING MONUMENTED ON THE SOUTH BY A FOUND 3 1/4" ALUMINUM CAP STAMPED "PLS 4842" AND ON THE NORTH BY A 1 1/2" ALUMINUM CAP STAMPED "PLS 26965", AND IS ASSUMED TO BEAR N00°13'10"W, A DISTANCE OF 1,324.32 FEET.

NATURAL FEATURES, SOILS & GEOLOGIC HAZARDS PLAN



TYPICAL LINE SCHEDULE

①	20' MIN. LOT WIDTH
②	25' BUILDING SETBACK
③	15' FRONT UTILITY & DRAINAGE EASEMENT
④	10' SIDE AND REAR UTILITY & DRAINAGE EASEMENT
⑤	30' PERMETER UTILITY & DRAINAGE EASEMENT
⑥	WIDTH VARIES

GEOLOGIC HAZARDS NOTE:

PORTIONS OF THE FOLLOWING LOTS AND TRACTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. SPECIFIC MITIGATION MEASURES, IF ANY, AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE SOILS, GEOLOGY, HAZARDS AND WASTE WATER STUDY FOR THE EAGLE RISING SUBDIVISION BY ENTECH ENGINEERING DATED 04/20/22 AND 04/27/22 AND REVISIONS DATED 05/11/22 LOCATED IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT FILES.

① POTENTIAL UNSTABLE SLOPE - PORTIONS OF LOT 17

② 30% PLUS SLOPE - PORTIONS OF LOTS 3, 4, 5, 6, 16 & TRACT A

③ SEASONAL SHALLOW GROUNDWATER - PORTIONS OF LOTS 14, 15, 16, 17 & TRACT A

④ POTENTIALLY SEASONAL SHALLOW GROUNDWATER - PORTIONS OF LOTS 1, 7, 8, 9, 10, 11 & TRACT B

⑤ POTENTIAL UNSTABLE SLOPE - PORTIONS OF LOTS 16 & 17 WITH DSC AREAS REQUIRE AN ENGINEERED SITE PLAN IF THESE AREAS ARE DISTURBED

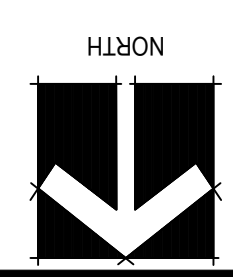
⑥ POTENTIAL UNSTABLE SLOPE - PORTIONS OF LOT 4

⑦ AREAS WHERE SHALLOW BEDROCK MAY REQUIRE ENGINEERED SEPTIC SYSTEMS - PORTIONS OF LOTS 3, 5, 8, 12 & 14

⑧ AREAS WHERE SEPTIC SYSTEMS ARE NOT RECOMMENDED - PORTIONS OF LOTS 3, 6, 7, 8, 9, 10, 11, 14, 15, 16, & 17

LRA
LAND RESOURCE ASSOCIATES

6926 MOUNTAIN RD.
CHERTA PARK, CO 80809
719-684-2298



PARCEL NOS 5229 00 034 & 5229 00 035
PLAN SCALE 1"=200'
CONT. INT. # 2

ISSUED FOR:	COUNTY REINSTATEMENT
PROJECT NUMBER	200
COMPUTER FILE	
ISSUE DATE	September 05, 2023
DRAWN BY	DJF
CHECKED AND REVISIONS BY	DRG and WMT
REVISIONS	DECEMBER 18, 2023 V1.5

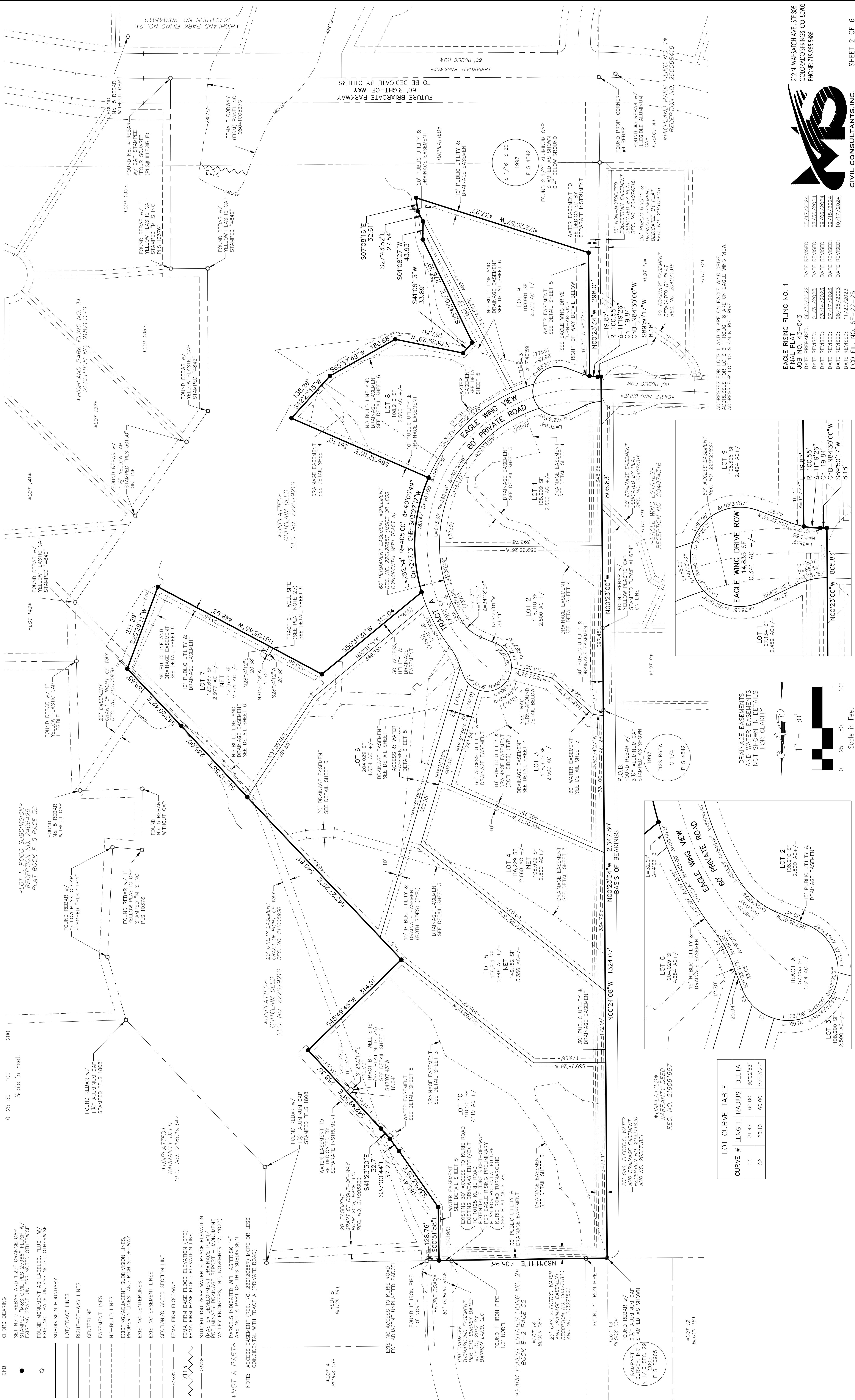
SHEET NUMBER	2 of two
PCD PROJECT NUMBER	SP205

LEGEND:

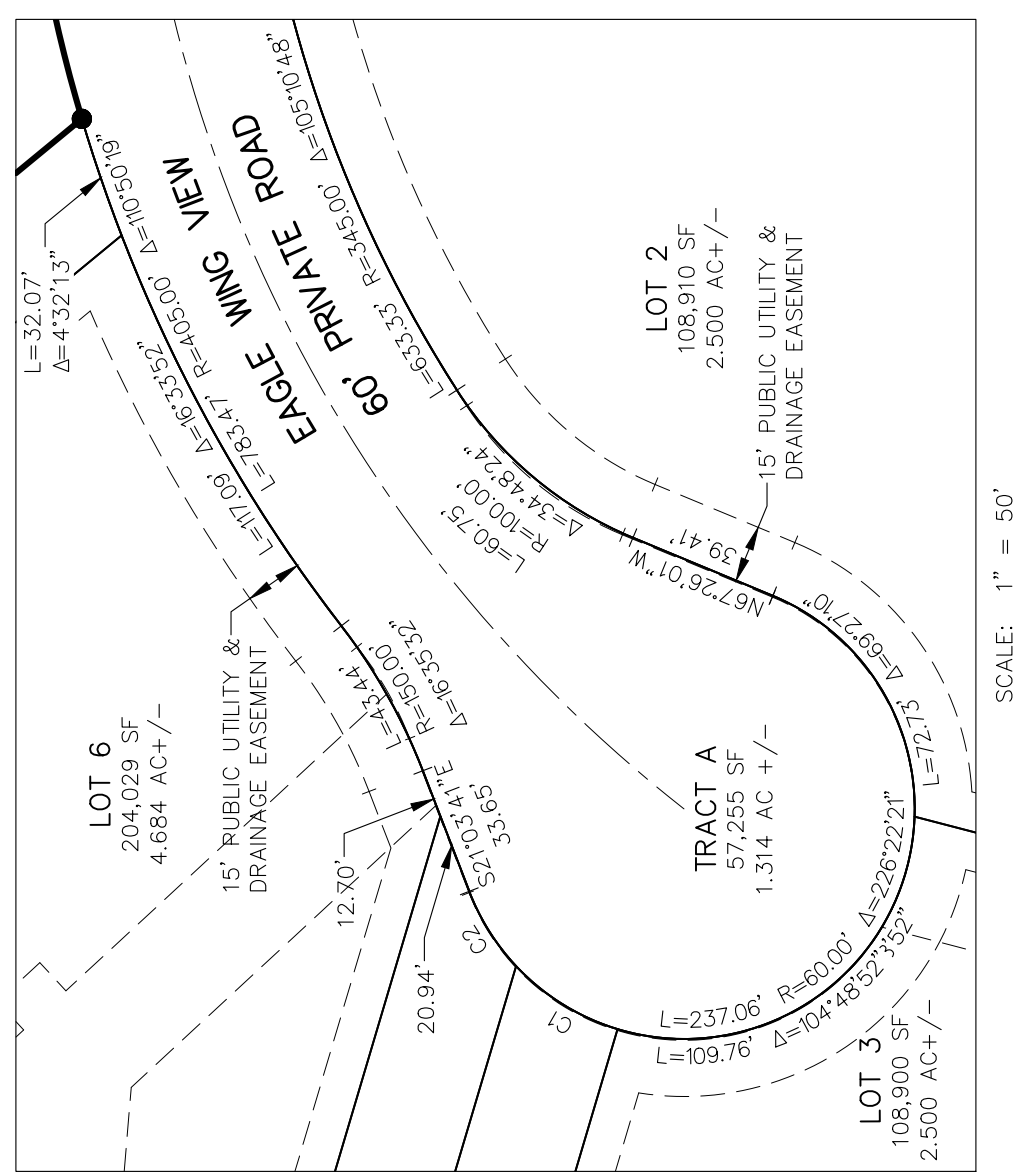
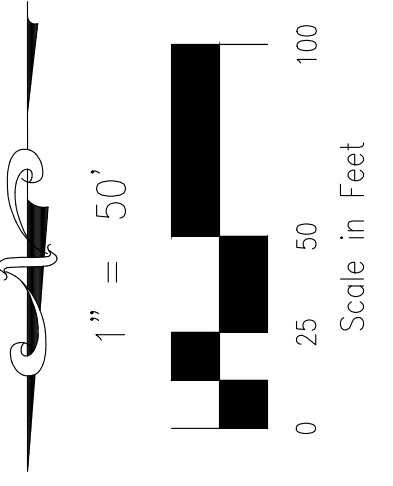
- SF SQUARE FEET
- (R) RADIAL BEARING
- (0000) ADDRESS
- Ch CHORD
- Ch-B CHORD BEARING
- SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25986" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- SUBDIVISION BOUNDARY
- LOT/TRACT LINES
- RIGHT-OF-WAY LINES
- CENTERLINE
- EASEMENT LINES
- NO-BUILD LINES
- EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
- EXISTING CENTERLINES
- EXISTING EASEMENT LINES
- SECTION/QUARTER SECTION LINE
- FEMA FIRM FLOODWAY
- FEMA FIRM FLOOD ELEVATION (BFE)
- FEMA FIRM BASE FLOOD ELEVATION LINE
- STUDIED 100 YEAR WATER SURFACE ELEVATION (MASTER DEVELOPMENT DRAINAGE PLAN/ PRELIMINARY DRAINAGE REPORT— MONUMENT VALLEY ENGINEERS, INC. NOVEMBER 17, 2023)
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS CONCORDANT WITH TRACT A (PRIVATE ROAD)



EAGLE RISING FILING NO. 1
 A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LOT CURVE TABLE		
CURVE #	LENGTH	RADIUS
C1	31.47	60.00
C2	23.10	60.00
		DELTA
		2703.53
		2703.56



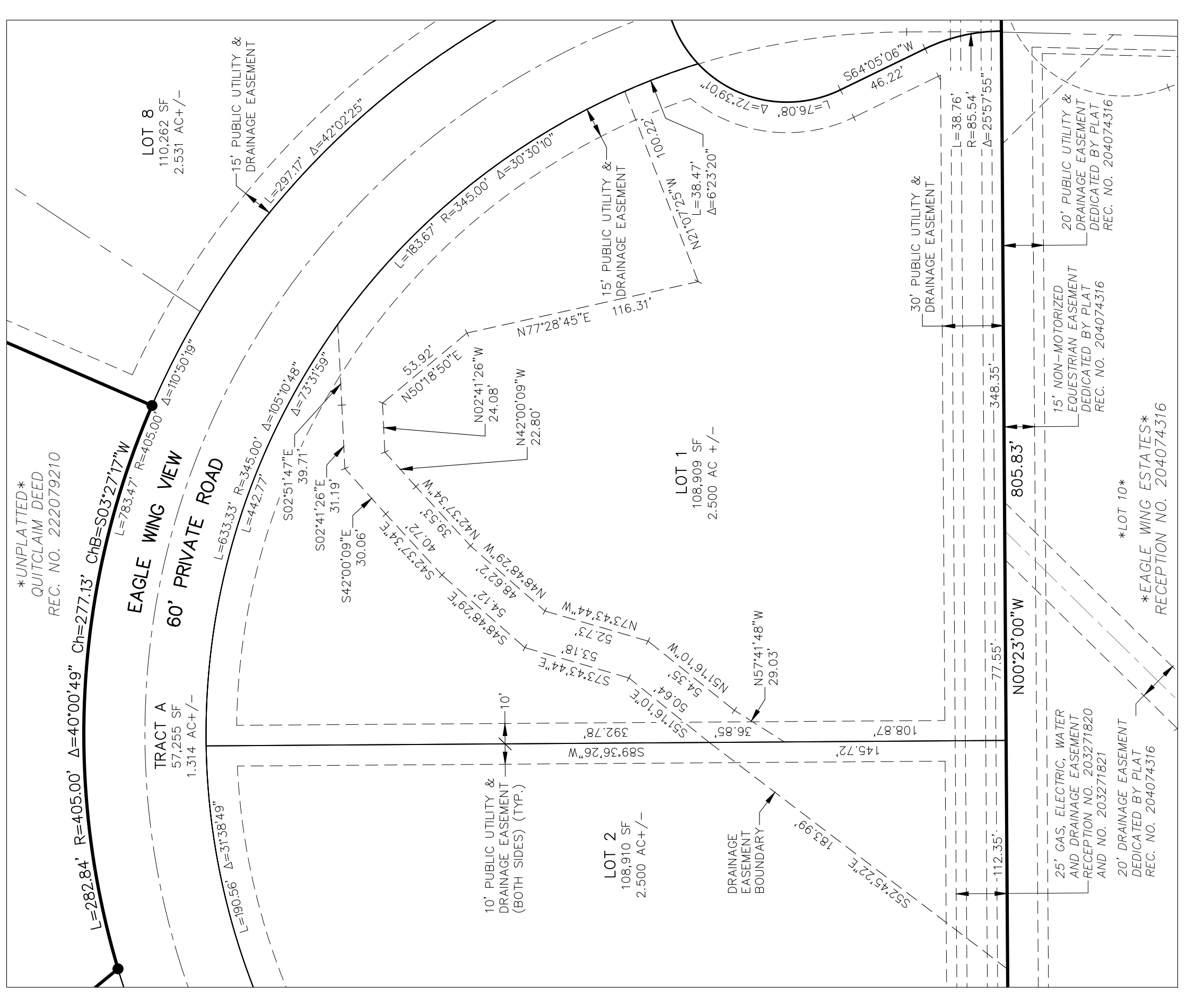
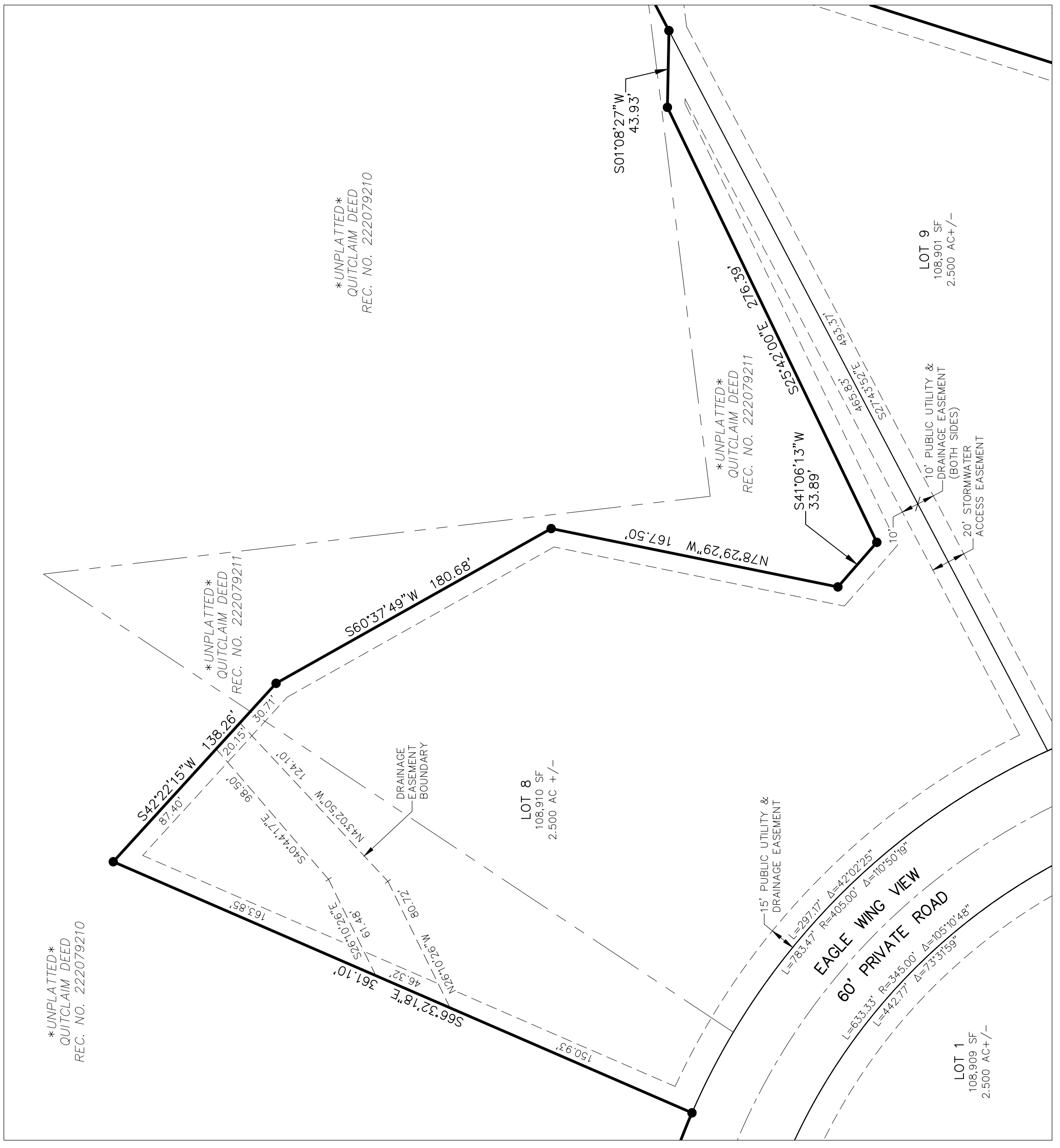
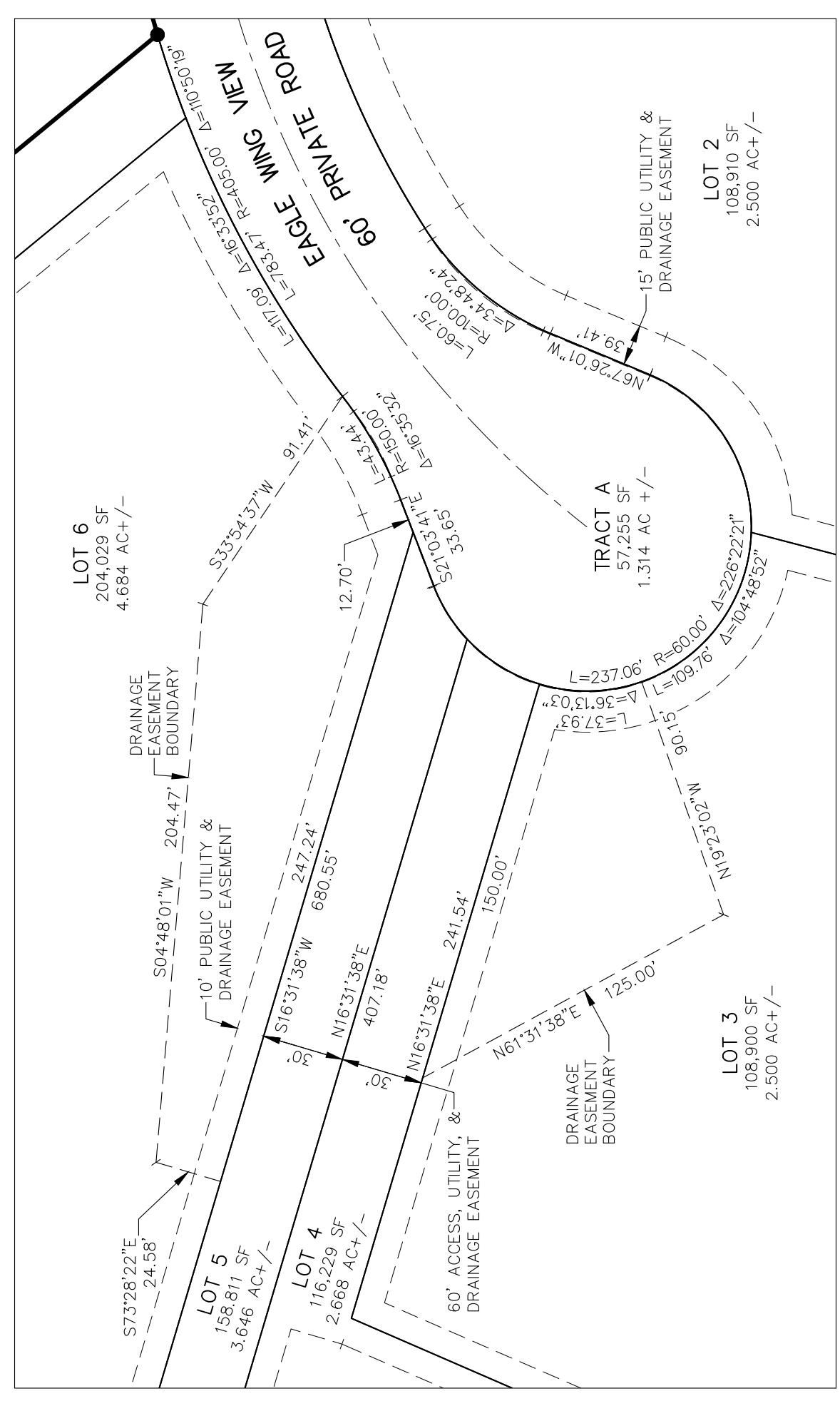
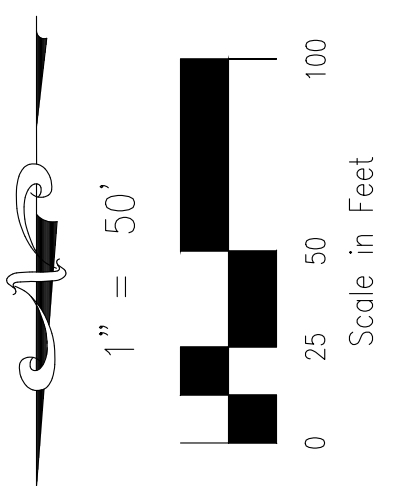
EAGLE RISING FILING NO. 1
 FINAL PLAN
 JOB NO. 43-043
 DATE PREPARED: 06/20/2022
 DATE REVISION: 07/30/2022
 DATE REVISION: 02/13/2023
 DATE REVISION: 02/17/2023
 DATE REVISION: 08/28/2023
 DATE REVISION: 11/20/2023

212 N. WASHCATCH AVE., STE 305
 COORADO SPRINGS, CO 80903
 PHONE: 719.555.5485
CIVIL CONSULTANTS, INC.
 SHEET 2 OF 6

ADDRESSES FOR LOTS 1 AND 9 ARE ON EAGLE WING DRIVE.
 ADDRESSES FOR LOTS 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14 ARE ON KURIE DRIVE.
 ADDRESS FOR LOT 10 IS ON KURIE DRIVE.

EAGLE RISING FILING NO. 1
 A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
DRAINAGE EASEMENTS DETAILS
 WATER EASEMENTS (SEE SHEET 5) AND NO-BUILD LINES (SEE SHEET 6)
 NOT SHOWN FOR CLARITY

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (0000) ADDRESS
 - Ch CHORD
 - ChB CHORD BEARING
 - SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL'S 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND MONUMENT AS LABELED; FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - SUBDIVISION BOUNDARY
 - LOT/TRACT LINES
 - RIGHT-OF-WAY LINES
 - CENTERLINE
 - EASEMENT LINES
 - EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
 - EXISTING CENTERLINES
 - EXISTING EASEMENT LINES
 - SECTION/QUARTER SECTION LINE
 - PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
 - NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS CONCORDANT WITH TRACT A (PRIVATE ROAD)



EAGLE RISING FILING NO. 1
 FINAL PLAN
 JOB NO. 43-043
 DATE PREPARED: 06/20/2022
 DATE REVISION: 07/31/2023
 DATE REVISION: 03/14/2023
 DATE REVISION: 02/17/2023
 DATE REVISION: 08/28/2023
 DATE REVISION: 11/20/2023
 PCD FIL. NO. SF-22-25

05/17/2024
 DATE REVISION: 07/30/2024
 DATE REVISION: 09/06/2024
 DATE REVISION: 09/18/2024
 DATE REVISION: 10/17/2024

212 N. WASHCATCH AVE., STE. 305
 COORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

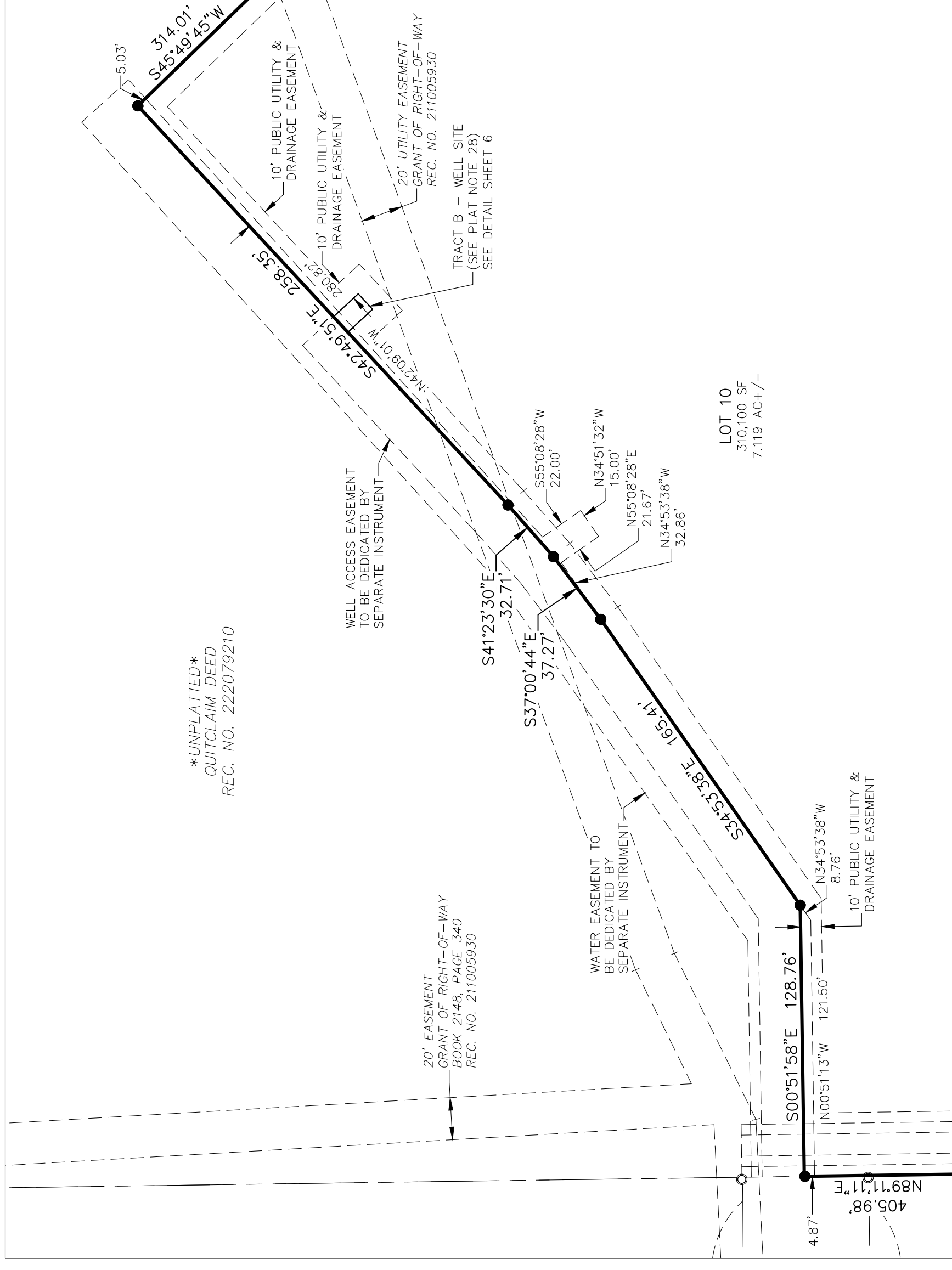
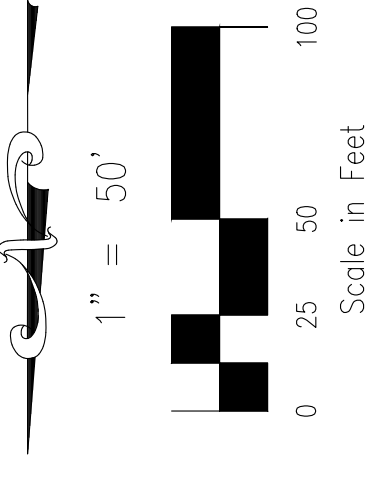
CIVIL CONSULTANTS, INC.
 SHEET 4 OF 6

EAGLE RISING FILING NO. 1
 A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
WATER EASEMENTS DETAILS
 DRAINAGE EASEMENTS (SEE SHEETS 3 & 4) AND NO-BUILD LINES (SEE SHEET 6)
 NOT SHOWN FOR CLARITY

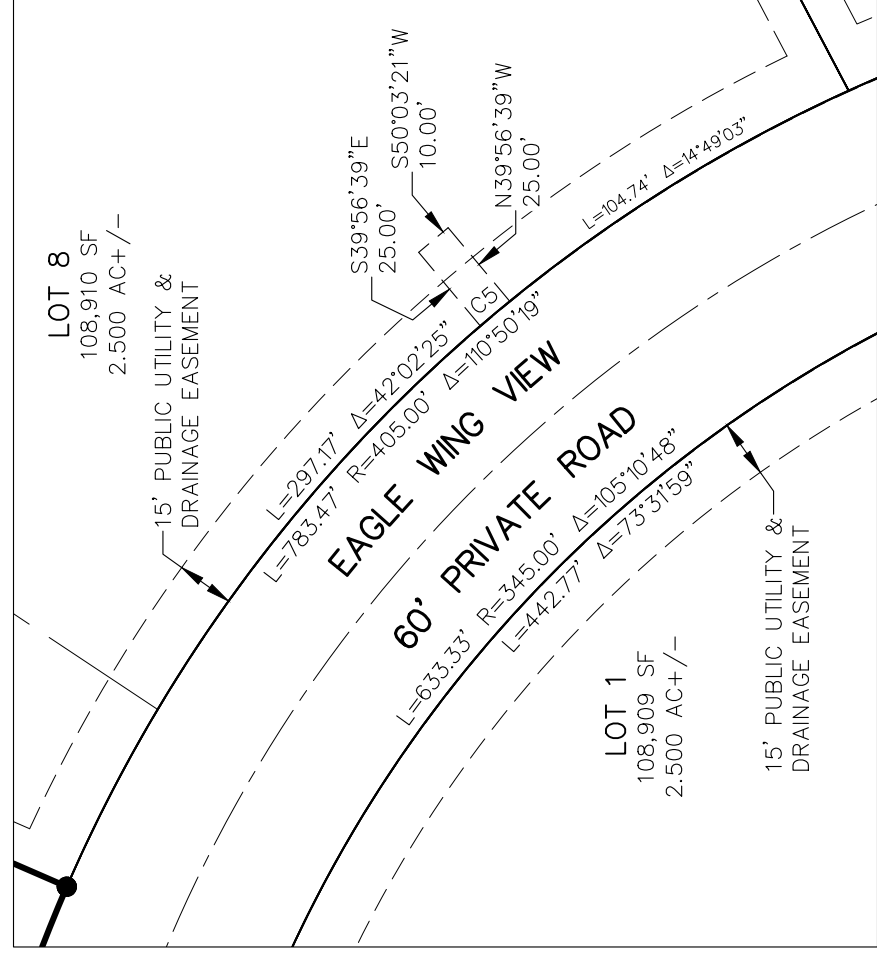
LEGEND:

- SQUARE FEET
- (R) RADIAL BEARING
- (0000) ADDRESS
- CH CHORD
- CHB CHORD BEARING
- SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 20866" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS LABELED; FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- SUBDIVISION BOUNDARY
- LOT/TRACT LINES
- RIGHT-OF-WAY LINES
- CENTERLINE
- EASEMENT LINES
- EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
- EXISTING CENTERLINES
- EXISTING EASEMENT LINES
- SECTION/QUARTER SECTION LINE

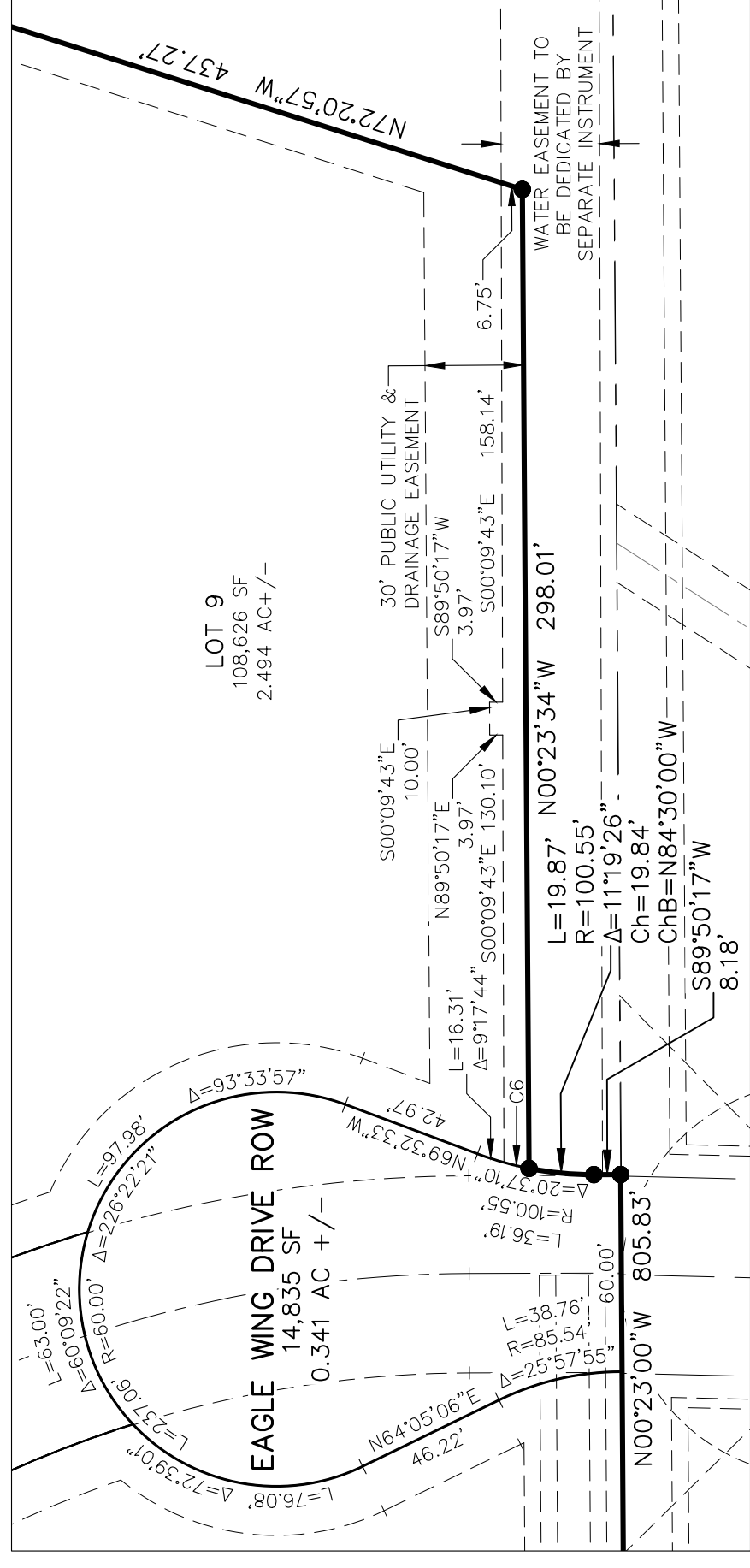
PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
 NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS COINCIDENTAL WITH TRACT A (PRIVATE ROAD)



WATER EASEMENT DETAILS
 LOT 10
 SCALE: 1" = 50'

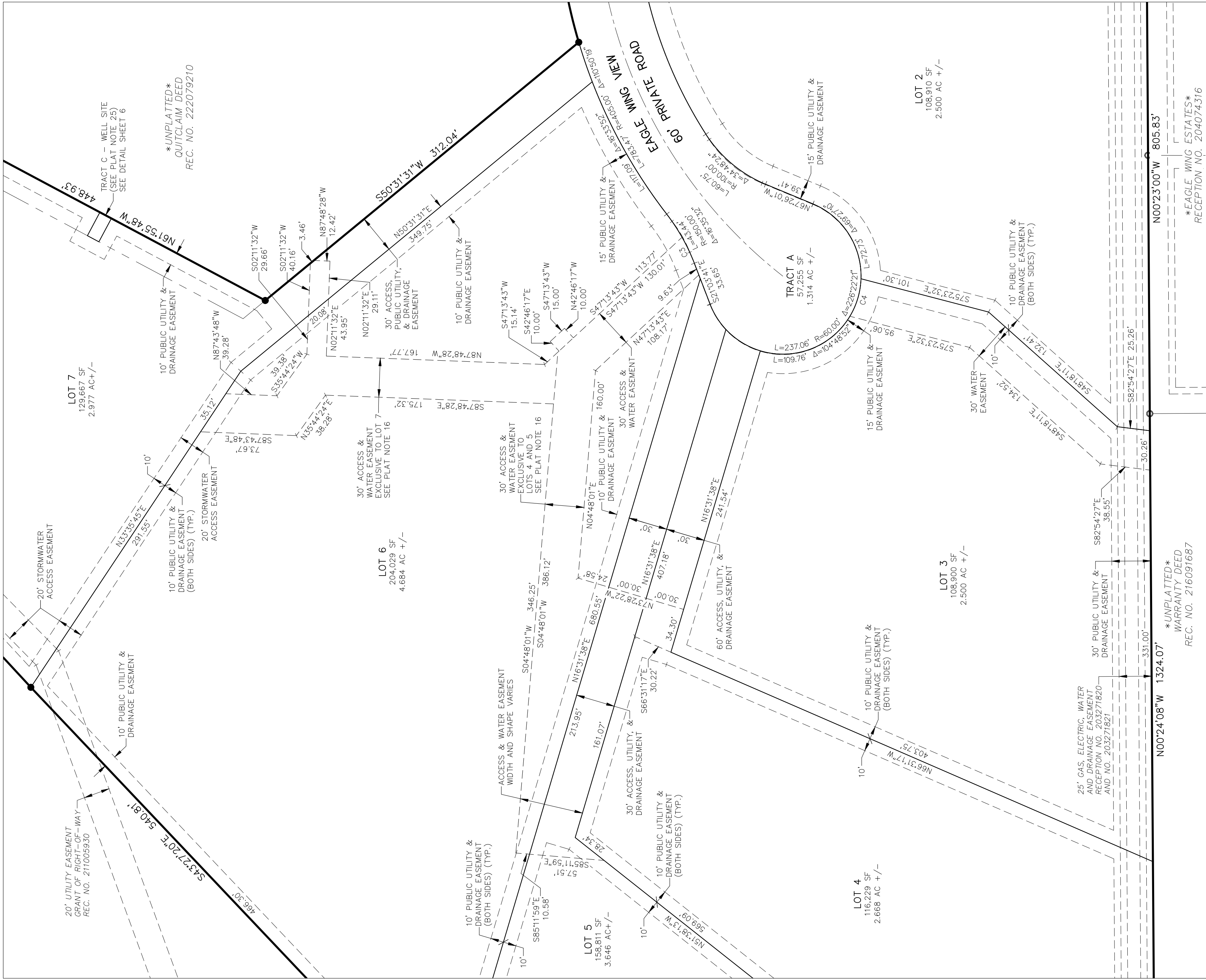


WATER EASEMENT DETAIL
 LOT 8
 SCALE: 1" = 50'



WATER EASEMENT DETAIL
 LOT 9
 SCALE: 1" = 50'

EASEMENT CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C3	22.09	150.00	8°26'15"	22.07	N25°16'48"W
C4	30.34	59.50	29°15'14"	30.02	S16°30'17"W
C5	10.00	405.00	1°24'53"	10.00	N50°03'21"E
C6	7.85	100.55	4°28'27"	7.85	S76°36'04"E



ACCESS & WATER EASEMENT DETAILS
 LOTS 3, 5, 6 & 7
 SCALE: 1" = 50'

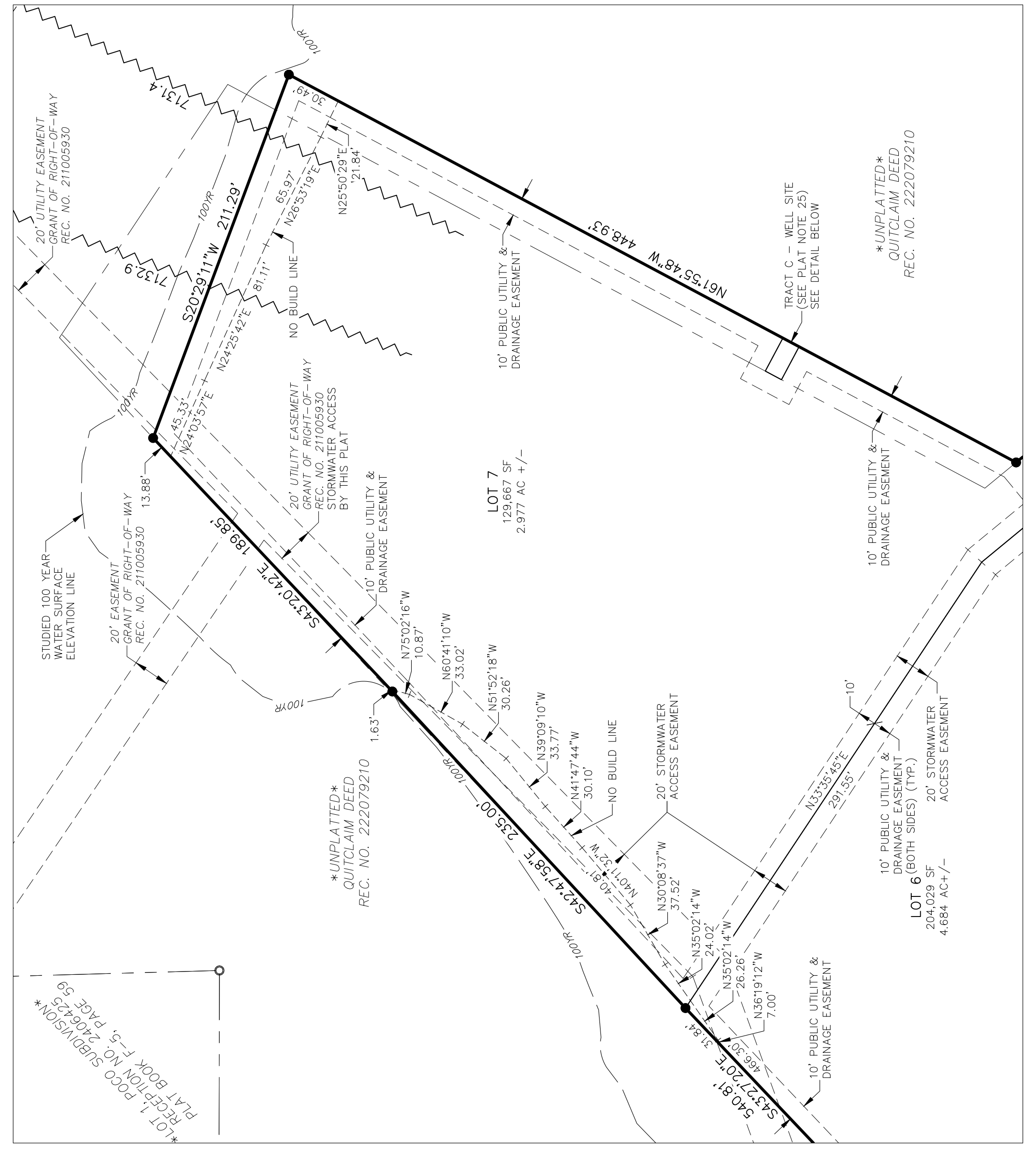
EAGLE RISING FILING NO. 1
 FINAL PLAN
 JOB NO. 43-043
 DATE PREPARED: 06/20/2022
 DATE REVISION: 07/30/2024
 DATE REVISION: 03/14/2023
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 212 N. WASHCATCH AVE., STE 305
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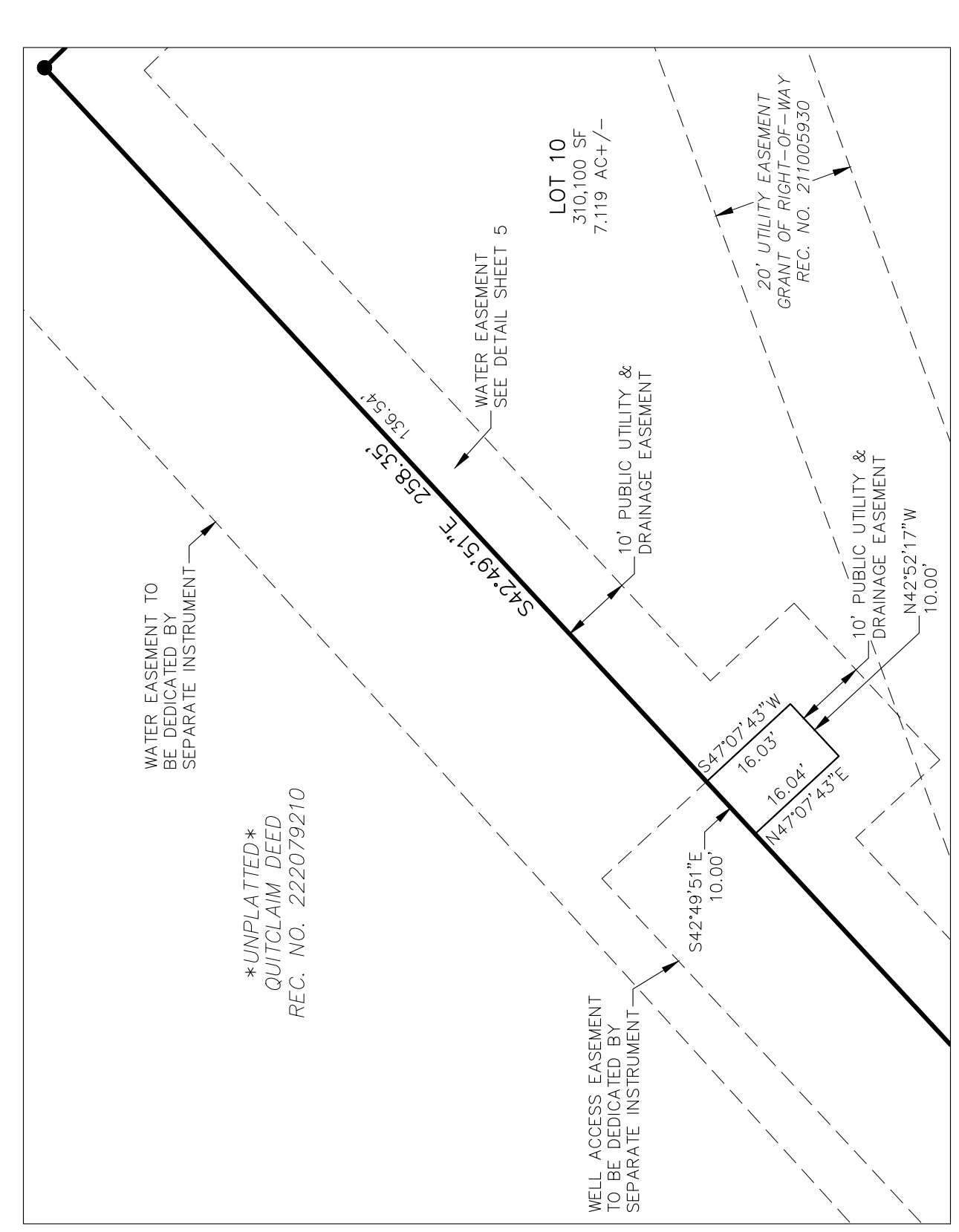
LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- ADDRESS ADDRESS
- Ch CHORD
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED #M&S CIVIL PLS 258666 FLSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- SUBDIVISION BOUNDARY
- LOT/TRACT LINES
- RIGHT-OF-WAY LINES
- CENTERLINE
- EASEMENT LINES
- NO-BUILD LINES
- EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
- EXISTING CENTERLINES
- EXISTING EASEMENT LINES
- SECTION/QUARTER SECTION LINE
- STUDIED 100 YEAR WATER SURFACE ELEVATION (MASTER DEVELOPMENT DRAINAGE PLAN/ PRELIMINARY DRAINAGE REPORT - MONUMENT VALLEY ENGINEERS, INC. NOVEMBER 17, 2023)
- STUDIED BASE FLOOD ELEVATION (BFE)
- STUDIED BASE FLOOD ELEVATION LINE
- 7121.4 PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS CONCURRENT WITH TRACT A (PRIVATE ROAD)

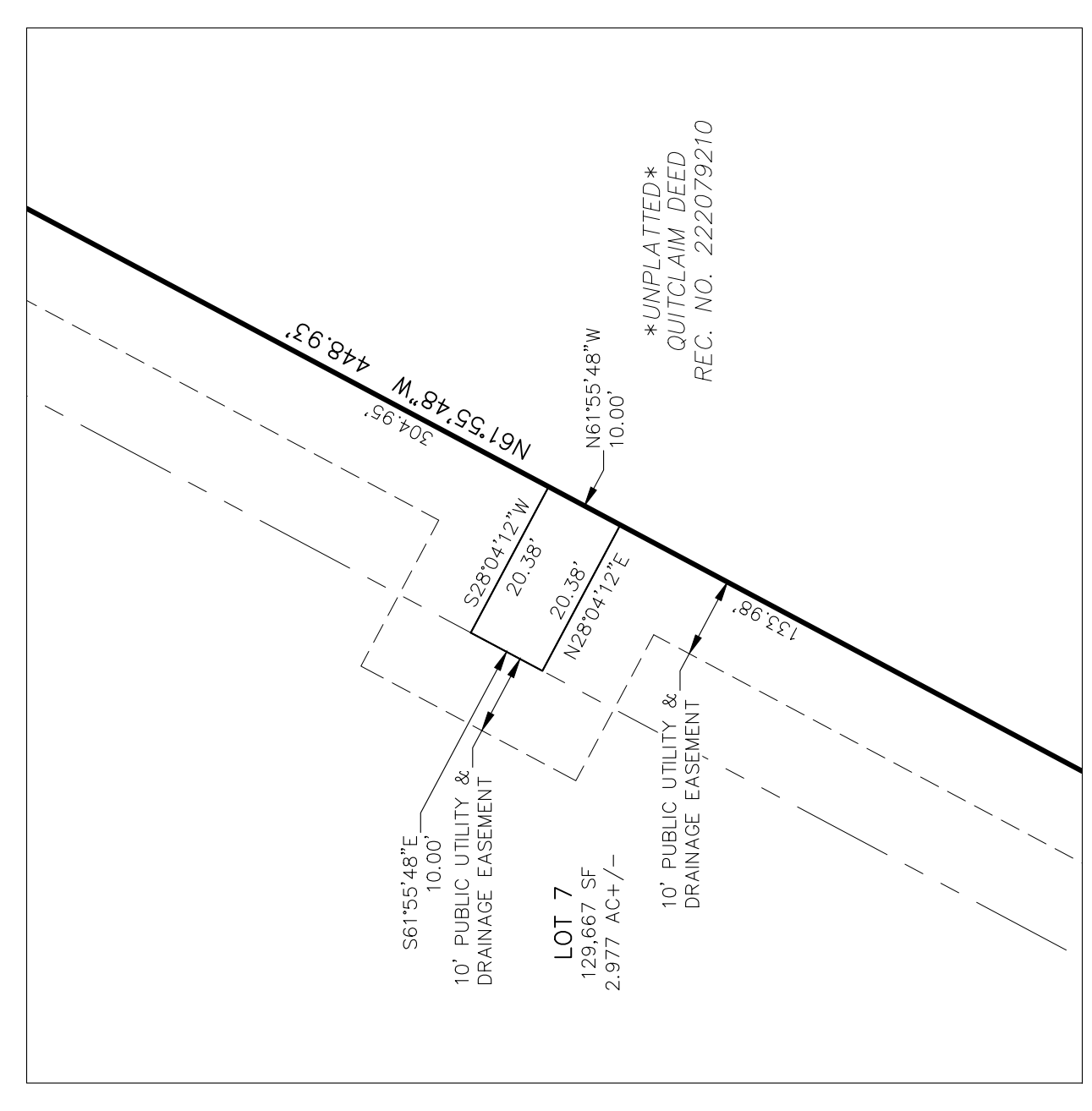
EAGLE RISING FILING NO. 1
 A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
NO-BUILD LINES / DRAINAGE EASEMENTS
TRACT B AND C DETAILS
 WATER EASEMENTS (SEE SHEET 5) NOT SHOWN FOR CLARITY



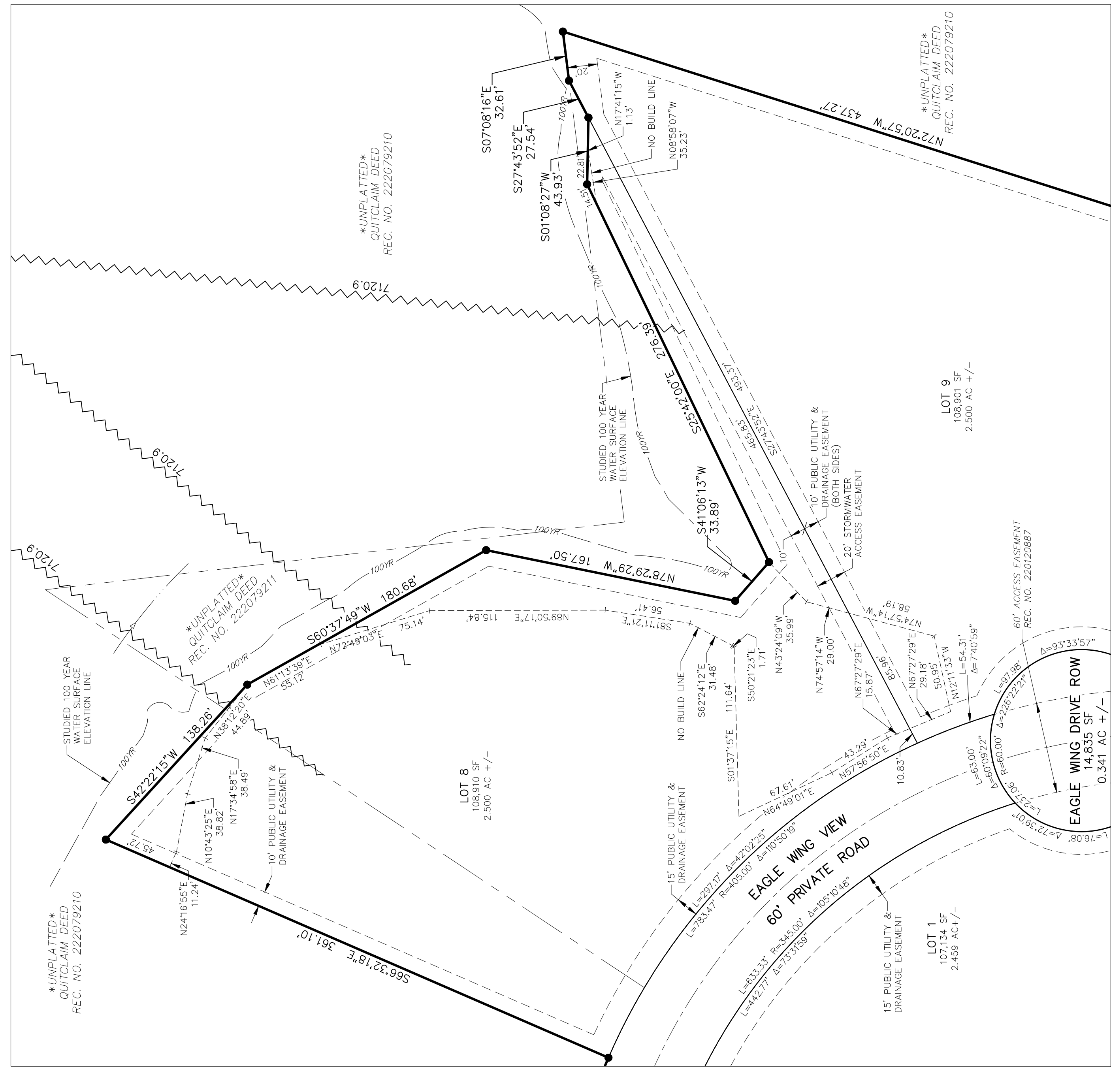
**STUDIED 100 YEAR WATER SURFACE ELEVATIONS
 NO-BUILD LINE AND DRAINAGE EASEMENT DETAIL
 LOTS 6 & 7**
 SCALE: 1" = 50'



TRACT B DETAIL
 WELL PARCEL - 160 SF
 SCALE: 1" = 20'



TRACT C DETAIL
 WELL PARCEL - 204 SF
 SCALE: 1" = 20'



**STUDIED 100 YEAR WATER SURFACE ELEVATIONS
 NO-BUILD LINE AND DRAINAGE EASEMENT DETAIL
 LOTS 8 & 9**
 SCALE: 1" = 50'

**EAGLE RISING FILING NO. 1
 FINAL PLAN**
 DATE PREPARED: 06/20/2022 DATE REVISED: 05/17/2024
 DATE REVISED: 01/31/2023 DATE REVISED: 07/30/2024
 DATE REVISED: 03/14/2023 DATE REVISED: 09/06/2024
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 DATE REVISED: 08/28/2023 DATE REVISED: 10/17/2024
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 PCD FIL. NO. SF-22-25

212 N. WASHCATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.
 SHEET 6 OF 6

RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

REQUEST TO APPROVE A TWO-YEAR TIME EXTENSION TO RECORD THE FIRST FINAL PLAT FOR
EAGLE RISING PRELIMINARY PLAN (SP205)

WHEREAS, the Board of County Commissioners of El Paso County, Colorado ("Board") previously adopted Resolution No. 13-407, approving the Preliminary Plan for Eagle Rising with an expiration date of August 24, 2015;

WHEREAS, the Board previously adopted Resolution No. 20-423, approving a reconsideration of the expired Eagle Rising Preliminary Plan and the first two-year extension to record the first Final Plat for the Preliminary Plan for Eagle Rising with an expiration date of December 8, 2022;

WHEREAS, the Board previously adopted Resolution No. 22-402, approving a second two-year extension to record the first Final Plat for the Preliminary Plan for Eagle Rising with an expiration date of November 15, 2024;

WHEREAS, the Board previously adopted Resolution No. 24-307, amending the Eagle Rising Preliminary Plan to include a finding of water sufficiency with regards to water quality, quantity, and dependability, and therefore authorizing administrative approval for all subsequent Final Plats within the Preliminary Plan area;

WHEREAS, the Applicant is now requesting a third two-year extension to record the first Final Plat for the Preliminary Plan for Eagle Rising with a proposed expiration date of November 14, 2026; and

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the extension of time of two years in which to have the first final plat filing recorded for Eagle Rising Preliminary Plan request as submitted, for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference.

BE IT FURTHER RESOLVED that all conditions of approval associated with the original approval of the Eagle Rising Preliminary Plan, Resolution No. 13-407, Resolution No. 20-423, Resolution No. 22-402, and Resolution No. 24-307 shall remain valid and in full effect.

BE IT FURTHER RESOLVED that the following additional condition shall be placed upon the Eagle Rising Preliminary Plan:

To assure compliance with note 4 on the Preliminary Plan, each Final Plat that includes property shown as right-of-way for the cul-de-sac extension of Kurie Road (the "Kurie Road

Extension") shall dedicate such right-of-way to El Paso County for public road purposes at the time of platting.

DONE THIS 14th day of November 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

NORTH PORTION – (10195 KURIE ROAD)

LEGAL DESCRIPTION:

THAT PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF PARK FOREST ESTATES FILING NO 2 (PLAT BOOK B-2 AT PAGE 52); THENCE S 00° 13'40"E ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 1413.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 00° 13'40"W, 1413.98 FEET; THENCE N89° 14'16"E, ON THE SOUTHERLY BOUNDARY OF SAID PARK FOREST ESTATES, A DISTANCE OF 375.32 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 18 OF SAID PARK FOREST ESTATES; THENCE N89° 13'46"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF KURIE ROAD; THENCE N89° 33'17"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 237.50 FEET; THENCE N89° 20'43"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 149.96 FEET; THENCE S00° 39'26"E, DEPARTING SAID SOUTHERLY BOUNDARY OF PARK FOREST ESTATES, A DISTANCE OF 231.57 FEET; THENCE S43° 12'03"E, A DISTANCE OF 433.08 FEET; THENCE S43° 12'03"E, A DISTANCE OF 56.61 FEET; THENCE N88° 33'24"E, A DISTANCE OF 0.10 FEET TO THE NORTHWEST CORNER OF LOT 1 POCO SUBDIVISION ACCORDING TO THE TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL PASO COUNTY, COLORADO, AS RECEPTION NO. 2406425; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:

S16° 04'20"E, 158.01 FEET;

S02° 43'41"W, 265.73 FEET;

N84° 46'48"W, 71.67 FEET;

S00° 11'34"W, 147.46 FEET;

N88° 32'26"E, 150.00 FEET;

S01° 27'34"E, 275.63 FEET;

THENCE S89° 45'28"W DEPARTING SAID WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 766.08 FEET; THENCE N00° 14'32"W, 100.00 FEET; THENCE S89° 45'28"W, 152.00 FEET; THENCE S00° 14'32"E, 200.00 FEET; THENCE S89° 45'28"W, 152.00 FEET; THENCE N00° 14'32"W, 100.00 FEET; THENCE S89° 45'28"W, 201.18 FEET TO A POINT ON SAID WEST LINE OF THE EAST HALF OF SAID SECTION 29, SAID POINT BEING THE TRUE POINT OF BEGINNING.

DESCRIPTION PREPARED BY:

M & S CIVIL CONSULTANTS, INC.

102 EAST PIKES PEAK AVE. STE.306

COLORADO SPRINGS, COLORADO 80903

SOUTH PORTION - (10115 KURIE ROAD)

LEGAL DESCRIPTION:

THAT PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF PARK FOREST ESTATES FILING NO. 2 (PLAT BOOK B-2 AT PAGE 52), THENCE N89° 14'16"E, ON THE SOUTHERLY BOUNDARY OF SAID PARK FOREST ESTATES, A DISTANCE OF 375.32 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 18 OF SAID PARK FOREST ESTATES; THENCE N89° 13'46"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF KURIE ROAD; THENCE N89° 33'17"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 237.50 FEET; THENCE N89° 20'43"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 149.96 FEET; THENCE S00° 39'26"E, DEPARTING SAID SOUTHERLY BOUNDARY OF PARK FOREST ESTATES, A DISTANCE OF 231.57 FEET; THENCE S43° 12'03"E, A DISTANCE OF 433.08 FEET; THENCE S43° 12'03"E, A DISTANCE OF 56.61 FEET; THENCE N88° 33'24"E, A DISTANCE OF 0.10 FEET TO THE NORTHWEST CORNER OF LOT 1 POCO SUBDIVISION ACCORDING TO THE TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL PASO COUNTY, COLORADO, AS RECEPTION NO. 2406425; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:

S16° 04'20"E, 158.01 FEET;

S02° 43'41"W, 265.73 FEET;

N84° 46'48"W, 71.67 FEET;

S00° 11'34"W, 147.46 FEET;

N88° 32'26"E, 150.00 FEET;

S01° 27'34"E, A DISTANCE OF 275.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE S01° 27'34"E, A DISTANCE OF 178.87 FEET; THENCE S34° 54'56"W, A DISTANCE OF 563.22 FEET; THENCE S00° 00'00"E, A DISTANCE OF 344.55 FEET; THENCE N90° 00'00"E, A DISTANCE OF 87.56 FEET; THENCE S00° 00'00"E, A DISTANCE OF 459.65 FEET; THENCE S89° 59'26"W, A DISTANCE OF 1035.05 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 29; THENCE N00° 13'40"W, ALONG SAID WEST LINE, A DISTANCE OF 1439.98 FEET TO A POINT WHICH IS DRAWN S 89° 45'28" W FROM THE POINT OF BEGINNING; THENCE N 89° 45'28"E, A DISTANCE OF 201.18 FEET; THENCE S00° 14'32"E, 100.00 FEET; THENCE N89° 45'28"E, 152.00 FEET; THENCE N00° 14'32"W, 200.00 FEET; THENCE N89° 45'28"E, 152.00 FEET; THENCE S00° 14'32"E, 100.00 FEET; THENCE N89° 45'28"E, 766.08 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

DESCRIPTION PREPARED BY:

M & S CIVIL CONSULTANTS, INC.

102 EAST PIKES PEAK AVE. STE 306

COLORADO SPRINGS, COLORADO 80903