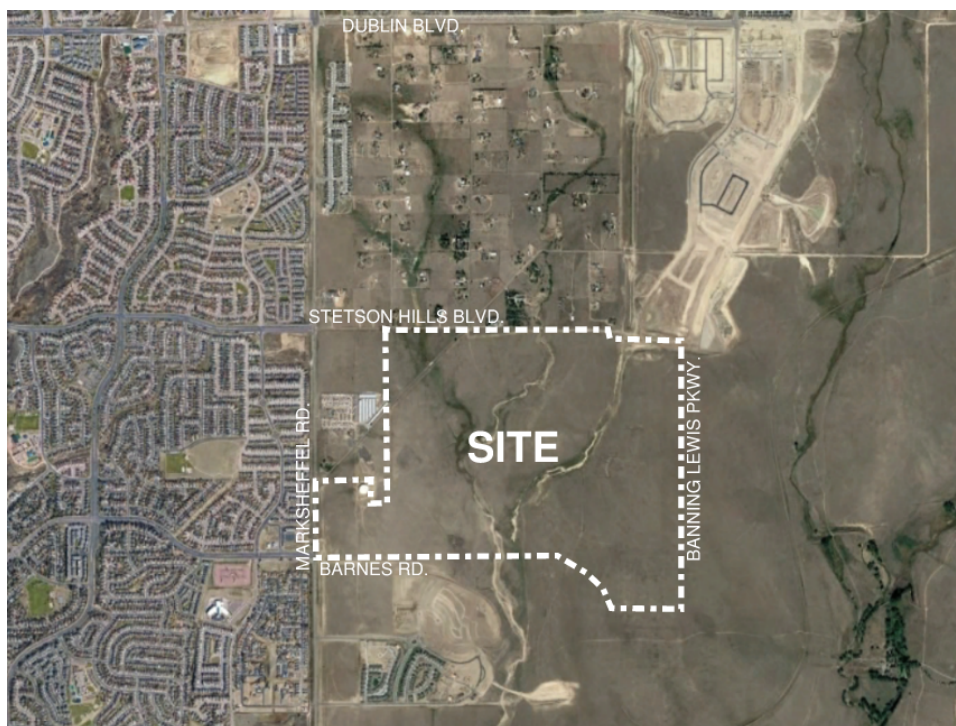


# Freestyle

Mater Plan Amendment, Concept Plan and Zone Change  
December 2, 2021



**Applicant:**

Norwood Development Group  
111 S Tejon St - Ste 222  
Colorado Springs, CO 80903

**Owner / Developer:**

BLH NO 2 LLC  
111 S TEJON ST STE 222  
COLORADO SPRINGS, CO 80903-2246

**Planner:**

Kimley-Horn and Associates Inc.  
2 N. Nevada Ave.,  
Colorado Springs, CO 80903  
(719) 284-7280

**PROJECT OBJECTIVES:**

On behalf of Norwood Developments LLC, Kimley-Horn and Associates request the review and approval of:

1. A Master Plan Amendment to the Banning Lewis Ranch Master Plan of approximately 557 acres (CPC MP 87-00381-A29MJ21)
2. A Zone Change of approximately 557 acres, from R1-6/CR R1-6 R5/CR A to a PUD Zone
3. A Concept Plan/PUD for approximately 557 acres.

**LOCATION:**

The site is located on the east area of Marksheffel Road between the proposed extension of Barnes Road and Stetson Hills and west of the proposed build out of Banning Lewis Boulevard.

Surrounding developments consist of:

- Enclaves at Mountain Vista Ranch Filing No. 6 to the south across the proposed right-of-way of Barnes Road,
- Willowind at Stetson Hills Filling No. 4 to the east across Marksheffel Road,
- A vacant tract of land Dedicated to C & M Properties LLC west of the project site, east of Marksheffel road,
- Cisneros Place Colorado Springs to the north, across the proposed Stetson Hills right of way,
- A portion of BLH No. 1 LLC
- The remaining east portion of BLH No. 2 LLC along the easterly proposed ROW of Banning Lewis Boulevard as identified as exception parcel in the following overall legal description.

**PROJECT DESCRIPTION:**

The following outlines the scope and justification for the Master Plan Amendment, Zone Change, and Concept Plan requests as part of the Freestyle application. The project proposes to set the framework for the mixed-density residential development located in the north central portion of the Banning Lewis Master Plan. The goal of the project is to develop an integrated patchwork of residential neighborhoods that offer a variety of housing options and densities that embrace a network of trails, parks and open space that enhance the livability and vitality of the community. The objectives are to develop a system of trails that connect residences to the surrounding neighborhoods and the natural features and drainageways throughout the development. The overall project is estimated to provide approximately 81 AC of parks and open space, an estimated 4 miles of walking and biking trails and include approximately 4200 planned residential units.

**The Master Plan Amendment:**

The applicant requests approval of a Major Amendment to the Banning Lewis Ranch Master Plan for the proposed Freestyle development. The Amendment respects the current general land use but proposes to introduce a finer detailed mix of residential neighborhood densities and housing types. The plan will also include the delineation of a proposed new District 49 Middle School.



Existing Banning Lewis Ranch Master Plan (Proposed Freestyle Area)

**MASTER PLAN AMENDMENT CRITERIA (SECTION 7.5.408)**

- A. *How is the master plan supported by policies of the City's Comprehensive Plan, adopted City side system plans and other public plans?*
  - a. **The proposed amendment embraces the spirit of the existing Banning Lewis Master Plan and the Plan COS adopted by the city. The scope and intent of the plan amendment is to celebrate the framework of vibrant neighborhoods, unique places, renowned cultures and building strong connections with the Freestyle theme driven project area. By developing a network of individual neighborhoods on the approximate 557-acre site that connect people to one another and to the landscape through a purposely defined system of trails that meet the needs and values of its new residents. The planned community in the position to create the vision of COS that is unique to this place (location & site)and environment.**
  - b. **The proposed changes to the Master Plan further define the existing Master Plan framework that will provide a richer and more diverse collection of**

residential housing and neighborhood options around a common theme for the landscape.

B. Analyze the public facilities necessitated by the proposed master plan and their impacts on the City's ability to maintain adopted service standards.

- a. The Public facilities are a major consideration for the planned area. Ongoing discussion regarding public facilities with city departments have led to a clearer understanding of the planned services associated with this proposal. From the discussion, District 49 will be provided with a new Middle School on a 21-acre site. The discussions have also included the proposed major street connections and network, new public stormwater facilities and traffic system improvements (see related drainage reports and traffic study).
- b. At this time, no additional fire or police station needs have been identified by city departments. The plan amendment is presented in the spirit of the approved annexation agreement.

C. Calculate the park and school dedication requirements, based on City

#### Park Land Dedication Calculations

LAND USE	Zone	AC	UNITS	NPLD	AC	CPLD	AC
RH	12-24.99	24.26	449	0.0044	1.974764	0.0053	2.379
RMH (Attached)	8-11.99	33.71	337	0.0053	1.78663	0.0064	2.157
RMH	8-11.99	79.33	635	0.006	3.80784	0.008	5.077
RM	5-7.99	15.15	167	0.0066	1.09989	0.008	1.333
RL	3.5-4.99	211.33	845	0.0066	5.579112	0.008	6.763
		Total Units	<b>2433</b>	NP	14.24824	CP	17.70901
ROW 71.61						Total AC	31.957
						Provided	87.38

#### School Land Dedication Calculations

School	AC	UNITS	ES AC	MS AC	HS AC	TOTAL
High Density AC*	152.45	1587	3.492	1.587	2.540	7.619
Low Density AC**	211.33	845	7.861	5.156	3.888	16.906
TOTAL AC REQUIRED			11.353	6.744	6.428	24.525
Total 363.780						
2433 Units						Total AC 24.525
						Provided 21.05

*D. The proposed land use pattern is consistent with the Citywide perspective presented by the 2020 Land Use Map.*

**a. The plan is consistent with the land use patterns reflected in the approved Banning Lewis Master Plan and the current City-wide land use plan**

*E. Land Use Relationships:*

*a. The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.*

**i. Yes, the proposed plan promotes functional and healthy connections and relationships between the various residential land uses and the neighboring non-residential use by responding to the existing landscape and providing a related network of streets and trails (pedestrian/bicycle connections)**

*b. Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood.*

**i. The Master Plan promotes a healthy park and open space system that will serve all equally in terms of accessibility and amenity options.**

*c. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.*

**i. Yes, the pattern and division of the land and street will provide healthy and compatible land use relationships.**

*d. Housing types are distributed to provide a choice of densities, types, and affordability.*

**i. The plan recognizes a framework for a mix of residential housing choices and densities within the area and context of the community and Master Plan.**

*e. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.*

**i. The land use plan and layout respond to the findings of the site land suitability analysis**

**ii. Considerations are given to land use buffers and transitions and conform the definitions within the land use code.**

*F. Public Facilities:*

*a. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation, and trails master plan.*

**i. Yes, the proposed amendment provides the desired trails and parks framework within the land use patterns**

- Dec 2, 2021



e. *Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements.*

i. **A full and comprehensive Traffic Study has been prepared in support of the applications and identifies the related improvements, expansions and upgrades associated with the current proposal within acceptable capacity of existing and planned networks.**

E. *Environmental:*

a. *The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features.*

i. **The amendment and concept plan responds with a land use pattern and open space framework that reflects the nature landscape of the site.**

b. *The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities, and access roads when feasible.*

i. **Yes, the plan provides for and responds to the natural features and systems on the site.**

c. *The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural areas.*

i. **The plan has and will respond to and reflect the preliminary and final soil and geological investigations**

F. *Fiscal:*

a. *A fiscal impact analysis and existing infrastructure capacity and service levels are used as a basis for determining impacts attributable to the master plan. City costs related to infrastructure and service levels shall be determined for a ten (10) year time horizon for only the appropriate municipal funds.*

i. **The overall land use patterns and impacts do not change with this amendment but refines the residential mix in this area. The plan and services will be maintained per the existing Banning Lewis Ranch Annexation Agreement.**

b. *The fiscal impact analysis demonstrates no adverse impact upon the general community and the phasing of the master plan is consistent with the adopted strategic network of long-range plans that identify the infrastructure and service needs for public works, parks, police, and fire services.*

- i. **The amendment is consistent with the approved Banning Lewis Ranch Annexation Agreement.**
- c. *The cost of on-site and off-site master plan impacts on public facilities and services is not borne by the general community. In those situations where the master plan impacts are shown to exceed the capacity of existing public facilities and services, the applicant will demonstrate a means of increasing the capacity of the public facilities and services proportionality to the impact generated by the proposed master plan. Mitigation of on-site and off-site costs may include, but is not limited to, planned expansions to the facilities, amendments to the master plan and/or special agreements related to construction and/or maintenance of infrastructure upgrades and/or service expansions.*
  - i. **The proposal considers and understands the impact the project will bare to meet the infrastructure and service demands within the context of the plan and the current agreements.**
- d. *Any special agreements for mitigation of on-site and off-site impacts for public improvements, services and maintenance are shown to be workable and supported by financial assurances. Preexisting and/or anticipated capacity problems not attributable to the master plan shall be identified as part of the master plan review.*
  - i. **The amendment does not change the terms and conditions of the existing agreements associated with Banning Lewis Ranch Master Plan**
- e. *Special agreements for public improvements and maintenance are shown to be workable and are based on proportional need generated by the master plan.*
  - i. **The amendment does not change the terms and conditions of the existing agreements associated with Banning Lewis Ranch Master Plan**
- f. *Any proposed special districts are consistent with policies established by the City Council.*
  - i. **Existing Districts (approved) will function and operate per the policies of the City and State.**

#### **CONCEPT PLAN**

The Concept Plan for the proposed Freestyle North consist of approximately 557 acres. The proposed zone is PUD and will consist of mix residential, parks and open space, a middle school, drainageways and dedicated public right-of-way. The Concept Plan is intended to be developed in three (3) phases as roads and services are brought online (see phasing diagram). The Concept Plan also reflects a proposed zone change to PUD. Also, in the wake of the forthcoming zoning code adoption, the proposal PUD zone seeks to incorporate the proposed flex zone transition.



Phase I will consist of 4 Parcels with an approximate area of 121.75-acres that will include a school dedication of approximately 21.06 acres. This Phase shall consist a mix of Residential Flex Zones, Low Medium and High, and related right-of-way.

Phase II will consist of a proposed 4 Parcels with an approximate area of 204.94-acres. This Phase shall consist of a mix of Residential Flex Zones, Low Medium and High, and related right-of-way.

Phase III will consist of a proposed 8 Parcels with an approximate area of 167.16-acres. This Phase shall consist of a mix of Residential Flex Zones, Low Medium and High, and related right-of-way.

#### CONCEPT PLAN REVIEW CRITERIA

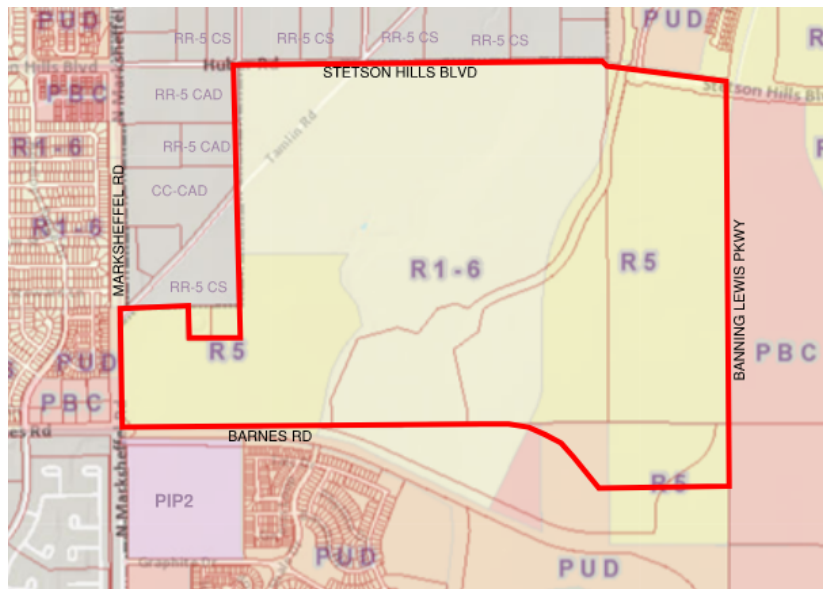
- A. *Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working about the proposed development?*
  - a. **The development is surrounded by four current or proposed major arterial right-of-way, Stetson Hills Blvd to the north, Banning Lewis Parkway to the east, Barnes Road to the south and Marksheffel to the west. While the proposed development is connected to the overall community network, it is isolated from the adjacent development by these major corridors. With the full build out of the concept plan, both pedestrian and land use connections will be improved per the approved development criteria.**
- B. *Will the proposed density, types of land uses, and range of square footages permit adequate light and air both on and off site?*
  - a. **The Concept plan proposes a development pattern and density consistent with the Master Plan and adjourned neighborhood developments.**
- C. *Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood, and the community?*
  - a. **The Concept plan proposes general development standards that are consistent with the Master Plan and surrounding neighborhood development and surrounding buffers, transitions, and open space.**
- D. *Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?*
  - a. **Yes, the connections, access points and planned traffic patterns will provide safe circulation for the residence and balance within the current system. While a traffic study has been conducted as part of this application, the study will be refined and revisited as final development plan move forward.**
- E. *Will the proposed development overburden the capacities of existing streets, utilities, parks, schools, and other public facilities?*

- a. **No, the development will not over-burden the public facilities. The plan considers and have coordinated the development of public services with City Departments to incorporate needed services and improvement. See the drainage and associated traffic study.**
- F. *Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?*
  - a. **The proposed concept plan reflects the goals and framework of the approved Master Plan as has worked to collaborate on the transitions between developments and have identified shared improvements that will benefit the project and surrounding development.**
- G. *Does the concept plan show how any potentially detrimental use to use relationships (e.g., commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?*
  - a. **The proposed residential concept plan recognizes the surrounding residential and public land uses and has provided appropriate transition between uses and has accounted for future buffers.**
- H. *Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?*
  - a. **The Concept plan has been prepared per the standards and terms of the Zoning and Subdivision Codes as well as applicable elements of the Comprehensive Plan.**

## **ZONE CHANGE**

The following request is for a Zone Change of requested for the approximate 557 acres portion of the Freestyle project area. The request is to change Single Family Residential (R1) Multi-Family Residential (R2-6) and Agricultural (A) to residential PUD. This zone change would also account for a new middle school site being developed by School District 49.

The surrounding zoning includes Agricultural (A), Residential Single-Family and Residential Multifamily (R 1-6), Planned Unit Development (PUD) and Planned Business Center (PBC), Planned Industrial Park (PIP-1) and County Zoning Rural Residential 5AC (RR-5) and commercial (CC-CAD-O).



Existing Zoning

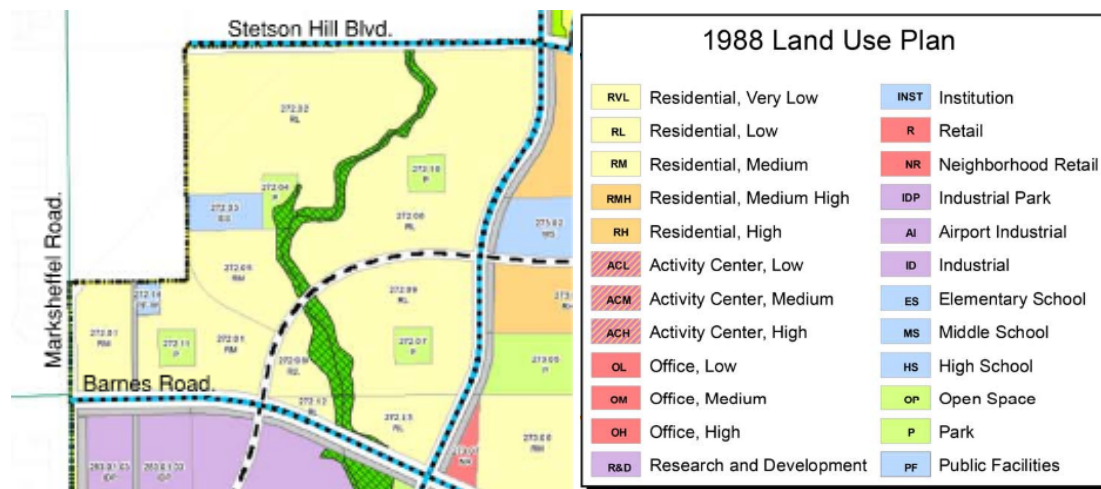
As part of the zone change request, the plan application will identify Residential Flex Zones in accordance with the proposed new Colorado Springs RetoolCOS Draft Zoning Ordinance. With formal approval, the applicant seeks to formalize the Flex Zone classifications in place of the currently proposed PUD criteria.

The intent is to apply the Residential Flex (R-Flex Low, Medium, and High) zones within the project area. Each Flex Zone would accommodate detached and attached dwellings ranging from Eight Dwelling Units per Acre (8-DU/AC) to Thirty-five Dwelling Units per Acre (35-DU/AC) within given parcels with the intention to promote mixed housing unit types.

#### ZONE CHANGE REVIEW CRITERIA

- A. The action will not be detrimental to the public interest, health, safety, convenience, or general welfare.
  - a. **The existing zoning consist of R1-6 and R5. The proposed PUD zoning enhances the residential zoning and provides the framework for additional housing density options in the mix per the goals of the PlanCOS.**
  - b. **The requested zone change preserves the existing land use values and will not be detrimental to the surrounding land use or residence.**
  - c. **The approval of the request will facilitate development that will improve the conditions of the public facilities such as streets and trails.**
- B. The proposal is consistent with the goals and policies of the Comprehensive Plan.

- a. The proposal is consistent with the PlanCOS goals and policies by increasing the housing options in the community and building the framework for additional neighborhood connections and pedestrian facilities in the area.
- C. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request.
  - a. The proposed zone request compliments the residential zoning reflected in the existing Banning Lewis Master Plan and proposed amendments. (See the existing zoning and master plan land use)



Current Approved Banning Lewis Ranch Master Plan

**LEGAL DESCRIPTION: FREESTYLE MASTER PLAN LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 21, 22 AND 27, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE SOUTHWEST CORNER OF SECTION 15, BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664; 1986", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 5293.05 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°14'02"W, ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST, A DISTANCE OF 56.51 FEET;

THENCE S83°08'28"E, A DISTANCE OF 143.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 205087778;

THENCE ON THE WESTERLY BOUNDARY OF SAID TRACT E THE FOLLOWING THREE (3) COURSES:

1. S10°50'29"W, A DISTANCE OF 14.68 FEET;
2. S16°13'39"W, A DISTANCE OF 125.43 FEET;
3. S13°27'59"W, A DISTANCE OF 41.21 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S82°25'09"E, ON SAID WESTERLY EXTENSION, A DISTANCE OF 107.74 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID TRACT E SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID STETSON HILLS BOULEVARD;

THENCE CONTINUING S82°25'09"E, ON THE NORTHERLY BOUNDARY OF SAID TRACT E AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD, A DISTANCE OF 7.87 FEET;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD THE FOLLOWING TEN (10) COURSES:

1. S82°25'09"E, A DISTANCE OF 23.96 FEET;

2. S37°48'47"E, A DISTANCE OF 32.75 FEET;  
 3. S82°25'19"E, A DISTANCE OF 117.05 FEET;  
 4. N06°47'10"E, A DISTANCE OF 5.08 FEET;  
 5. N52°11'00"E, A DISTANCE OF 42.02 FEET;  
 6. S82°26'11"E, A DISTANCE OF 48.63 FEET;  
 7. S78°25'01"E, A DISTANCE OF 301.09 FEET;  
 8. S82°25'09"E, A DISTANCE OF 201.09 FEET;  
 9. S35°40'25"E, A DISTANCE OF 32.95 FEET;  
 10. S82°25'09"E, A DISTANCE OF 473.40 FEET;  
 THENCE S00°13'53"W, A DISTANCE OF 4243.25 FEET;

THENCE N90°00'00"W, A DISTANCE OF 1459.30 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N66°56'11"E, HAVING A DELTA OF 01°35'24", A RADIUS OF 1121.00 AND A DISTANCE OF 31.11 FEET TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 68°45'26", A RADIUS OF 979.00 FEET AND A DISTANCE OF 1174.84 FEET TO A POINT OF TANGENT;

THENCE S89°46'10"W, A DISTANCE OF 4221.64 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 096020361;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 096020361 THE FOLLOWING TWO (2) COURSES:

1. N58°28'13"E, A DISTANCE OF 31.48 FEET;
2. N00°54'18"W, A DISTANCE OF 61.26 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER 210092953;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER 210092953 THE FOLLOWING SIX (6) COURSES:

1. N00°54'18"W, A DISTANCE OF 62.14 FEET;
2. N61°10'06"W, A DISTANCE OF 66.50 FEET;
3. N29°27'39"W, A DISTANCE OF 56.43 FEET;
4. N00°35'45"W, A DISTANCE OF 1018.80 FEET;
5. N44°36'42"E, A DISTANCE OF 171.85 FEET;
6. N11°18'47"E, A DISTANCE OF 37.81 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE N89°44'06"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 541.45 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND RECORDED IN BOOK 5426 AT PAGE 062;

THENCE ON THE WESTERLY, SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED IN BOOK 5426 AT PAGE 062 THE FOLLOWING THREE (3) COURSES:

1. S00°01'10"W, A DISTANCE OF 365.00 FEET;



2. N89°44'06"E, A DISTANCE OF 265.00 FEET;
3. N00°01'10"E, A DISTANCE OF 365.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE N89°44'06"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 317.10 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE N00°01'07"E, ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 2643.82 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE N89°39'08"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1336.84 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE N89°41'11"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 2672.77 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 557.357 ACRES.