



619 North Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

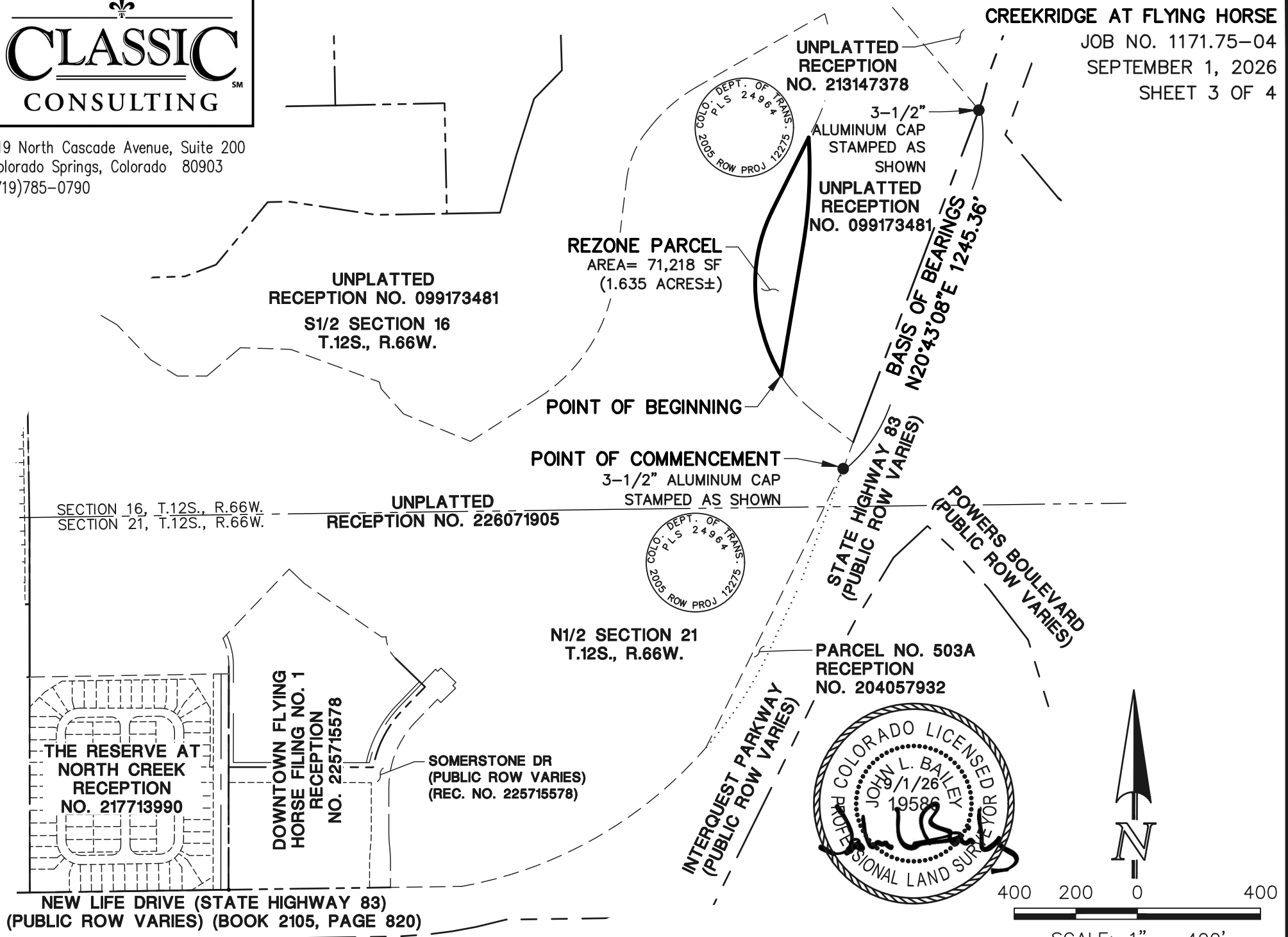
REZONE PARCEL

CREEKRIDGE AT FLYING HORSE

JOB NO. 1171.75-04

SEPTEMBER 1, 2026

SHEET 3 OF 4





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**REZONE PARCEL
CREEKRIDGE AT FLYING HORSE**

JOB NO. 1171.75-04

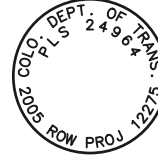
SEPTEMBER 1, 2026

SHEET 4 OF 4

UNPLATTED
RECEPTION NO. 099173481

UNPLATTED
RECEPTION
NO. 213147378

3-1/2" ALUMINUM CAP
STAMPED AS SHOWN



UNPLATTED
RECEPTION
NO. 099173481

REZONE PARCEL
AREA= 71,218 SF
(1.635 ACRES±)

BASIS OF BEARINGS
N20°43'08"E 1245.36'
STATE HIGHWAY 83
(PUBLIC ROW VARIES)

UNPLATTED
RECEPTION NO. 226071905

N74°19'35"E(R)

Δ=15°47'51"
R=522.40'
L=144.03'

POINT OF BEGINNING

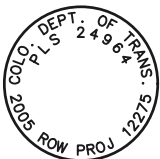
S1/2 SECTION 16
T.12S., R.66W.

N55°34'51"E(R)
Δ=15°14'17"
R=536.00'
L=142.55'

N52°08'13"W 151.84'

N20°43'08"E 91.57'

POINT OF COMMENCEMENT
3-1/2" ALUMINUM CAP
STAMPED AS SHOWN



SECTION 16, T.12S., R.66W.
SECTION 21, T.12S., R.66W.

N1/2 SECTION 21
T.12S., R.66W.

UNPLATTED
RECEPTION NO. 226071905

PARCEL NO. 503A
RECEPTION
NO. 204057932



200 100 0 200



SCALE: 1" = 200'
U.S. SURVEY FEET