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REZONE PARCEL
CREEKRIDGE AT FLYING HORSE
JOB NO. 1171.75-04
SEPTEMBER 1, 2026
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LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 10, 1999 UNDER RECEPTION NUMBER 099173481 IN THE OFFICIAL RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-1/2" ALUMINUM SURVEYORS CAP STAMPED BY THE COLORADO DEPARTMENT OF TRANSPORTATION AT THE NORTH CORNER OF PARCEL NO. 503A DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 12, 2004 UNDER RECEPTION NUMBER 204057932 OF SAID RECORDS, FROM WHICH A 3-1/2" ALUMINUM SURVEYORS CAP STAMPED BY THE COLORADO DEPARTMENT OF TRANSPORTATION AT THE SOUTHWEST CORNER OF PARCEL NO. WH-301 DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 12, 2013 UNDER RECEPTION NUMBER 213147378 OF SAID RECORDS, BEARS NORTH 20°43'08" EAST A DISTANCE OF 1245.36 FEET AND IS THE BASIS OF BEARINGS USED HEREIN, BEING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 83;

THENCE NORTH 20°43'08" EAST ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 91.57 FEET TO THE EASTERLY MOST CORNER OF THE PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JULY 29, 2026 UNDER RECEPTION NO. 226071905 OF SAID RECORDS;

THENCE ON THE EASTERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING THREE COURSES:

1. THENCE NORTH 52°08'13" WEST A DISTANCE OF 151.84 FEET TO A POINT OF CURVE;
2. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°14'17", HAVING A RADIUS OF 536.00 FEET FOR AN ARC DISTANCE OF 142.55 FEET TO A POINT ON A CURVE, WHOSE CENTER BEARS NORTH 55°34'51" EAST;
3. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°56'54", HAVING A RADIUS OF 522.40 FEET FOR AN ARC DISTANCE OF 26.88 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 09°36'14" EAST A DISTANCE OF 430.07 FEET TO A POINT OF CURVE;

THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13°22'50", HAVING A RADIUS OF 1500.00 FEET FOR AN ARC DISTANCE OF 350.30 FEET TO A POINT ON SAID EASTERLY LINE;

THENCE ON SAID EASTERLY LINE THE FOLLOWING THREE COURSES:

1. THENCE SOUTH 26°30'00" WEST A DISTANCE OF 266.22 FEET TO A POINT OF CURVE;
2. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45°00'52", HAVING A RADIUS OF 528.00 FEET FOR AN ARC DISTANCE OF 414.82 FEET TO A POINT ON A CURVE, WHOSE CENTER BEARS NORTH 74°19'35" EAST;

3. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $15^{\circ}47'51''$, HAVING A RADIUS OF 522.40 FEET FOR AN ARC DISTANCE OF 144.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 71,218 SQUARE FEET OR 1.635 ACRES OF LAND, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



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PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS