

SKYLINE AT LORSON RANCH ZONING MAP

LEGAL DESCRIPTION:

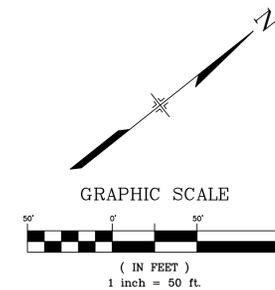
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 SW 1/4) AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 SE 1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING ALL OF TRACT B, "LORSON RANCH EAST FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 220714474 IN THE EL PASO COUNTY RECORDS AND A PORTION OF THE PARCEL DESCRIBED IN A BARGAIN AND SALE DEED RECORDED UNDER RECEPTION NO. 204201653 IN THE EL PASO COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 13, SAID POINT BEING ON THE NORTH LINE OF "LORSON RANCH EAST FILING NO. 3";
 THENCE N89°31'43"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 A DISTANCE OF 32.00 FEET TO THE NORTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 3";
 THENCE N89°31'43"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 A DISTANCE OF 1,206.87 FEET TO THE WESTERLY LINE OF THE 225 FOOT WIDE EASEMENT AS RECORDED IN BOOK 2030 AT PAGE 238 OF THE EL PASO COUNTY RECORDS;
 THENCE S38°22'41"W ALONG SAID WESTERLY LINE 1,158.91 FEET;
 THENCE N52°01'21"W A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT" AS RECORDED IN BOOK 2665 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS;
 THENCE N38°22'41"E ALONG SAID LINE, 2.00 FEET;
 THENCE N52°01'21"W A DISTANCE OF 254.47 FEET TO A POINT OF CURVE;
 THENCE 213.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 22°59'49". THE CHORD OF 212.50 FEET BEARS N40°31'27"W;
 THENCE N07°28'57"E, NON-TANGENT TO THE PREVIOUS COURSE, 33.43 FEET; THENCE N22°54'14"W A DISTANCE OF 56.00 FEET;
 THENCE N57°31'41"W A DISTANCE OF 30.77 FEET TO THE EAST LINE TRACT B, "LORSON RANCH EAST FILING NO. 3"; THENCE S17°09'24"E A DISTANCE OF 0.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B;
 THENCE S72°50'06"W ALONG THE SOUTH LINE THEREOF 77.00 FEET TO THE EAST LINE OF TRACT A, "LORSON RANCH EAST FILING NO. 3" THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES:
 1. THENCE 141.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 13°19'48", AND A CHORD OF 141.60 FEET WHICH BEARS N10°29'59"W;
 2. THENCE N08°18'15"E A DISTANCE OF 76.43 FEET;
 3. THENCE N00°52'02"W A DISTANCE OF 223.62 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 13;
 THENCE N89°32'23"E ALONG SAID SOUTH LINE 32.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 686,691 S.F. (15.764 ACRES MORE OR LESS).

BASIS OF BEARINGS:
 THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE CENTER QUARTER OF SAID SECTION 13 WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "NOLTE, T15S R65W, C14 S13, 2005, PLS 23044" AND AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 \ S18, 2002, RLS 31161", SAID LINE BEARS N89°31'43"E A DISTANCE OF 2663.24 FEET.

BULL HILL LLC
 3 WIDEFIELD BLVD COLORADO
 SPRINGS CO, 80911-2126
 ZONING (PUD)
 AG. GRAZING LAND

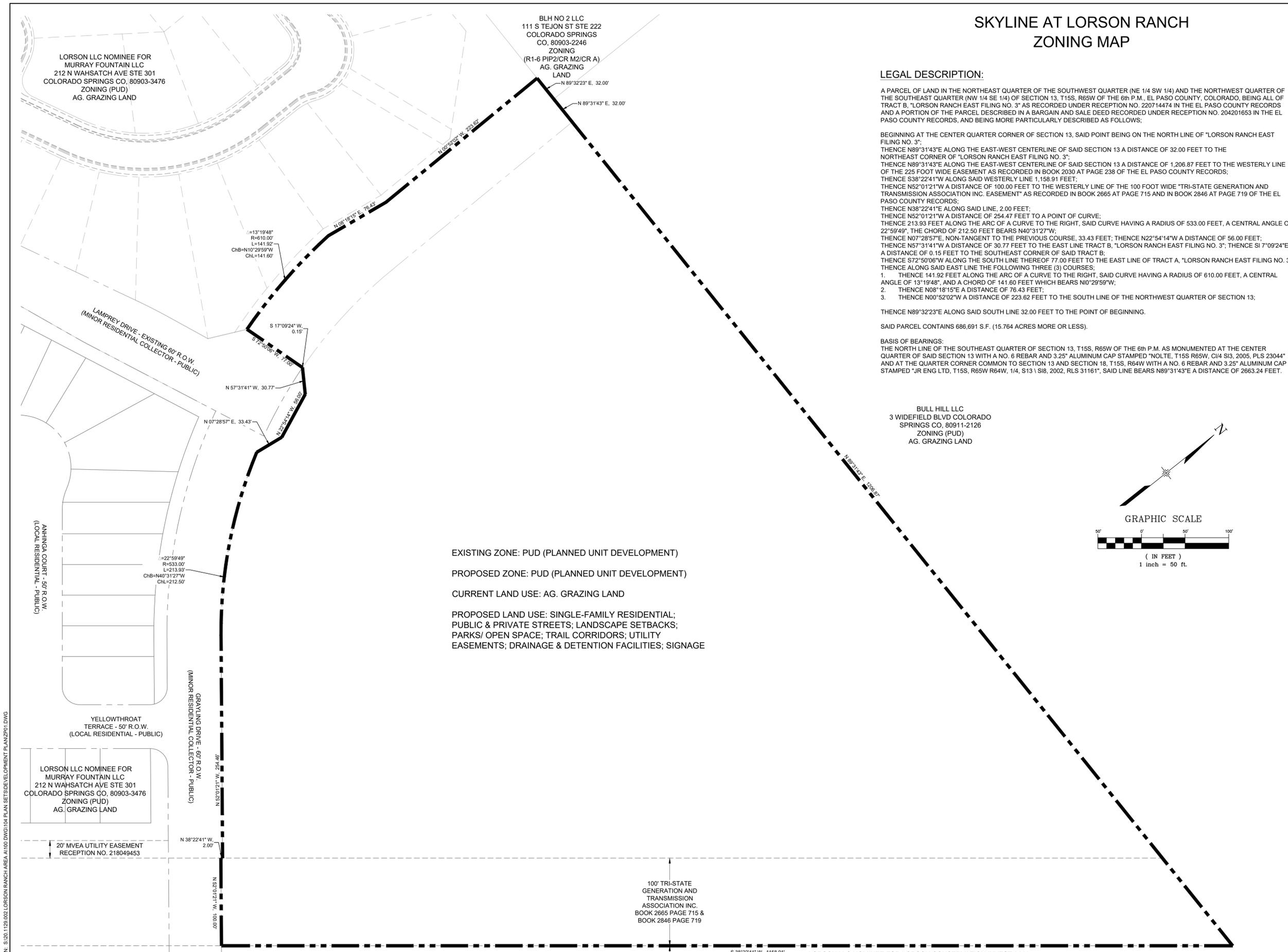


EXISTING ZONE: PUD (PLANNED UNIT DEVELOPMENT)

PROPOSED ZONE: PUD (PLANNED UNIT DEVELOPMENT)

CURRENT LAND USE: AG. GRAZING LAND

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL;
 PUBLIC & PRIVATE STREETS; LANDSCAPE SETBACKS;
 PARKS/ OPEN SPACE; TRAIL CORRIDORS; UTILITY
 EASEMENTS; DRAINAGE & DETENTION FACILITIES; SIGNAGE



100' TRI-STATE
 GENERATION AND
 TRANSMISSION
 ASSOCIATION INC.
 BOOK 2665 PAGE 715 &
 BOOK 2846 PAGE 719

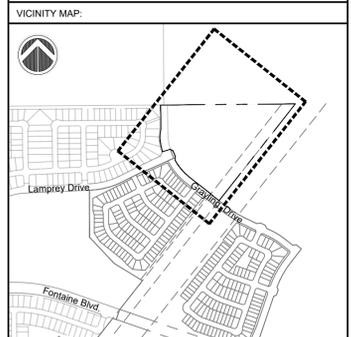
225' PUBLIC SERVICE COMPANY
 ELECTRIC EASEMENT
 BOOK 2030 PAGE 238

LORSON LLC NOMINEE FOR LORSON CONSERVATION INVEST 2 LLL
 212 N WAHSATCH AVE STE 301 COLORADO SPRINGS CO, 80903-3476
 ZONING (PUD) AG. GRAZING LAND

CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT:
 2435 RESEARCH PARKWAY,
 SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0206
 CIVIL ENGINEER:
 CORE ENGINEERING GROUP
 15004 1ST AVENUE S.
 BURNSVILLE, MN 55306
 PHONE: (719) 570-1100

OWNER:
LORSON LLC
 212 N. WAHSATCH DR., SUITE 301
 COLORADO SPRINGS, CO 80903
 (719) 635-3200

DEVELOPER:
CHALLENGER HOMES
 8605 EXPLORER DRIVE, SUITE 250
 COLORADO SPRINGS, CO 80920
 (719) 598-5192



PROJECT:
SKYLINE AT LORSON RANCH
 PLANNED UNIT DEVELOPMENT AND
 PRELIMINARY PLAN

EL PASO COUNTY, CO
 FIRST SUBMITTAL: JANUARY 18, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
 PROJECT NO: 20.1129.002
 DRAWN BY: RAF
 CHECKED BY: JRA
 APPROVED BY: JRA

SHEET TITLE:
ZONING MAP

ZP01
 SHEET 01 OF 01

PCD FILE NO.:

FILE LOCATION: S:\20.1129.002\LORSON RANCH AREA A\100 DWG\104 PLAN SET\SIDE DEVELOPMENT PLAN\ZP01.DWG