



LEGEND

- SITE BOUNDARY
- ROADWAYS
- PROPOSED TRAILS
- EXISTING DRAINAGE
- DETENTION POND
- PARK/POCKET PARK
- ENTRY SIGNAGE

LEGAL DESCRIPTION

ALL OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., LESS AND EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, COUNTY OF EL PASO, STATE OF COLORADO;

ALL OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., LESS AND EXCEPT THAT PART CONVEYED TO THE COUNTY OF EL PASO, STATE OF COLORADO, FOR ROAD PURPOSES, BY DEED RECORDED FEBRUARY 24, 1937 IN BOOK 510 AT PAGE 506; AND FURTHER EXCEPT THAT PART CONVEYED TO THE STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS, STATE OF COLORADO, FOR ROAD PURPOSES, BY INSTRUMENT(S) RECORDED MAY 16, 1955 IN BOOK 5010 AT PAGE 69; AND RECORDED MAY 16, 1955 IN BOOK 5010 AT PAGE 62; AND RECORDED JUNE 13, 1958 IN BOOK 5518 AT PAGE 1209; AND FURTHER EXCEPT THAT PART AS SET FORTH IN DEED RECORDED OCTOBER 5, 1944 IN BOOK 9539 AT PAGE 1333 MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF THAT TRACT OF LAND DESCRIBED IN BOOK 3856 AT PAGE 205 OF THE EL PASO COUNTY RECORDS AND LOCATED IN THE NORTH ONE-HALF (N 1/2) OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE N01°13'32"W, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 5216.30 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 94 AS DESCRIBED IN SAID BOOK 3856 PAGE 205; THENCE S89°55'59"W, ALONG SAID LINE, A DISTANCE OF 1800.37 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE S01°13'51"E, A DISTANCE OF 473.30 FEET; THENCE S89°55'59"W, A DISTANCE OF 845.02 FEET; THENCE N01°13'51"W, A DISTANCE OF 473.30 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE N89°55'59"E, ALONG SAID LINE, A DISTANCE OF 845.02 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

THE NORTH HALF OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO;

THE NORTH HALF OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

LAND USE SUMMARY

LAND USE CATEGORY	ACREAGE	SITE PERCENT	DENSITY RANGE	UNIT RANGE
RESIDENTIAL PARCELS				
LOW DENSITY RESIDENTIAL	137.1 AC.	7.5%	1.00 2.99	137 410
MEDIUM DENSITY RESIDENTIAL	466.7 AC.	25.6%	3.00 4.99	1400 2329
MED-HIGH DENSITY RESIDENTIAL	119.7 AC.	6.6%	5.00 7.99	599 956
HIGH DENSITY RESIDENTIAL	81.6 AC.	4.5%	8.00 14.00	653 1142
RESIDENTIAL PARCELS SUB-TOTAL	805.1 AC.	44.2%		2789 4838
NON-RESIDENTIAL PARCELS				
COMMERCIAL	34.2 AC.	1.9%		
BUSINESS PARKS	479.9 AC.	26.3%		
SCHOOLS	92.6 AC.	5.1%		
MIXED-USE	22.9 AC.	1.3%		
NON-RESIDENTIAL SUB-TOTAL	629.6 AC.	34.5%		
ROAD RIGHT-OF-WAY (MAJOR ROADS)	73.2 AC.	4.0%		
PARKS/POCKET PARKS	17.5 AC.	1.0%		
TOTAL OPEN SPACE	297.0 AC.	16.3%		
TOTAL	1822.4 AC	100.0%		2789 4838

NOTE - OPEN SPACE INCLUDES: DETENTION, DRAINAGE CORRIDORS, GENERAL OPEN SPACE, AND EASEMENTS.



SKETCH PLAN FLYING HORSE EAST EL PASO COUNTY, COLORADO



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