

EXISTING EASEMENTS (as listed in the title policy)
Note: The known location of existing easements is shown per the plan. The easements listed below are blanket easements per book and page of each specific easement with unknown location.

- All section lines subject to a 60 feet wide right-of-way easement, being 30 feet on each side of section line, as recorded in book 4 at page 78 of the records of El Paso County, Colorado. *Blanket easement*
- This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2408 at page 874 of the records of El Paso County, Colorado. *Blanket easement*
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- Right of Way easement as granted to El Paso County in instrument recorded March 22, 1977, in Book 2907 at Page 684. (Affects N1/2NE1/4 32-12-63). *Per plan*
- Right of Way easement as granted to the City of Colorado Springs in instrument recorded October 02, 1998, under reception No. 98143516. (Affects 9-13-64). *Per plan*
- Right of way easement as granted to El Paso County Telephone Company in instrument recorded August 09, 1993, in Book 3765 at Page 805. (Affects 9-13-64). *Per Plan*
- Right of Way easement as granted to El Paso County Mutual Telephone Company in instrument recorded May 17, 1971, in Book 2408 at Page 874. (Affects NE1/4 7-13-63; E1/2 6-13-63). *Per Plan*

Prepared and Submitted by:
 William Guman & Associates, LTD.
 815 N. Weber St.
 Colorado Springs, CO 80903
 Attn: Bill Guman/ Jason Alwine

Submitted on Behalf of:
 Realty Development Services
 25 N. Tejon St., 3rd Floor
 Colorado Springs, CO 80903
 Attn: Raymond O'Sullivan

Mineral Rights Owners of Record:

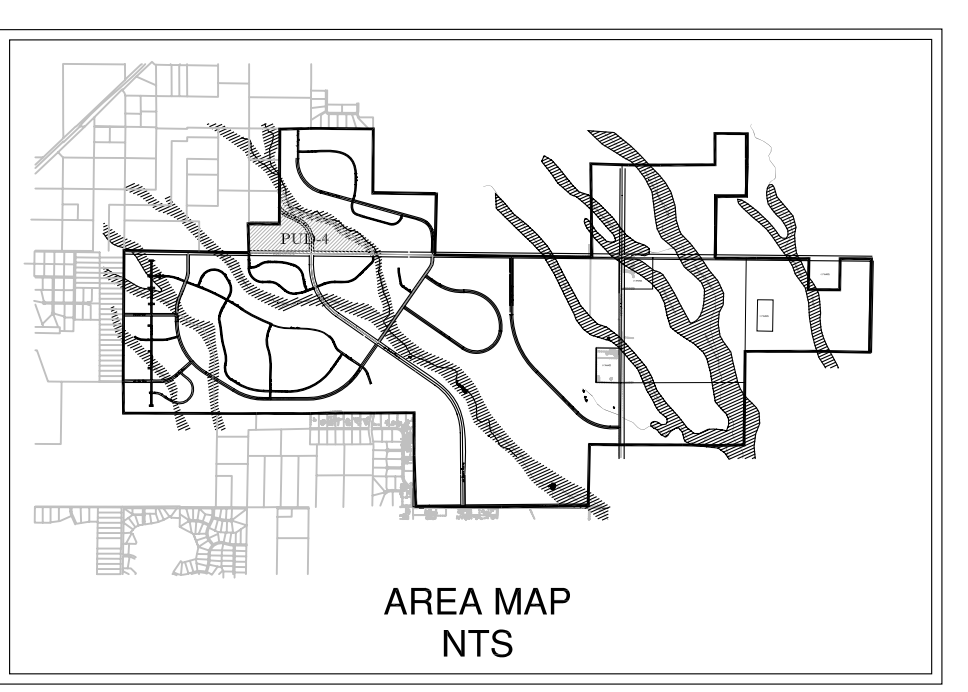
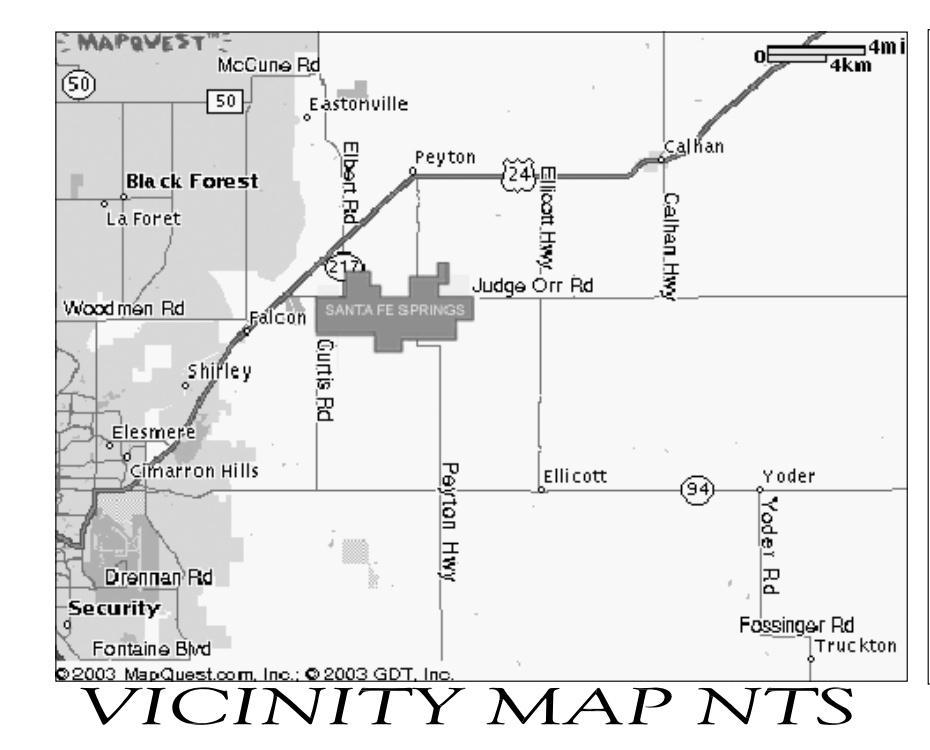
Singer Brothers P.O. Box 755 Tulsa, OK 74101-0755	Sandra Creager et al 3840 Constitution Avenue Colorado Springs, Co 80909
U.S. Government General Services Administration Washington, D.C. 20405	Georgia Brennicke et al 3840 Constitution Avenue Colorado Springs, Co 80909

Existing Adjacent Roads and Widths:

Road Name	Width	Type
Heritage Park Trail	24.5'	Local/Gravel
Judge Orr Rd.	28.4'	Maj. Arterial/Asphalt
Elbert Rd.	25.1'	Maj. Arterial/Asphalt

LEGAL DESCRIPTION:

A tract of land located in Section 35 and in the southwest one-quarter of Section 36, Township 12 South, Range 64 West of the 6th P.M., El Paso County, Colorado, said tract being more particularly described as follows: Beginning at the southwest corner of said Section 35; Thence N 00°08'51" E along the west line of said Section 35, a distance of 1318.44 feet to the Northwest corner of the Southwest one-quarter of the Southwest one quarter of said Section 35; Thence 89°30'28" E along the North line of said SW 1/4 SW 1/4, a distance of 1312.36 feet to the Northeast corner thereof; Thence N 00°11'54" E along the West line of the East one-half of the West one-half of said Section 35, a distance of 1465.84 feet; Thence S 32°56'19" E, a distance of 624.56 feet; Thence S 37°18'58" E, a distance of 403.54 feet; Thence Southeasterly along the arc of a 350.00 foot radius curve to the left through a central angle of 30°11'19" (the long chord of which bears S 23°24'38" E, a long chord distance of 182.29 feet), an arch length of 184.41 feet; Thence S 67°30'19" E, a distance of 496.69 feet; Thence S 80°01'30" E, a distance of 521.00 feet; Thence Southeasterly along the arc of a 1468.06 foot radius curve to the right through a central angle of 38°31'04" (the long chord of which bears S 60°45'58" E, a long chord distance of 968.44 feet), an arch length of 986.92 feet; Thence S 58°00'23" E, a distance of 321.02 feet; Thence S 59°38'05" E, a distance of 395.51 feet; Thence S 60°15'36" E, a distance of 322.26 feet; Thence S 57°44'58" E, a distance of 269.09 feet; Thence S 49°15'07" E, a distance of 187.00 feet; Thence S 33°43'46" E, a distance of 251.74 feet; Thence S 00°46'31" E, a distance of 106.47 feet to a point on the South line, a distance of 25.78 feet to the Southeast corner of said Section 35; Thence N 89°28'49" W along the South line of said Section 35, a distance of 5244.80 feet to the point of beginning. Said Tract contains 163.7 Acres, more or less.



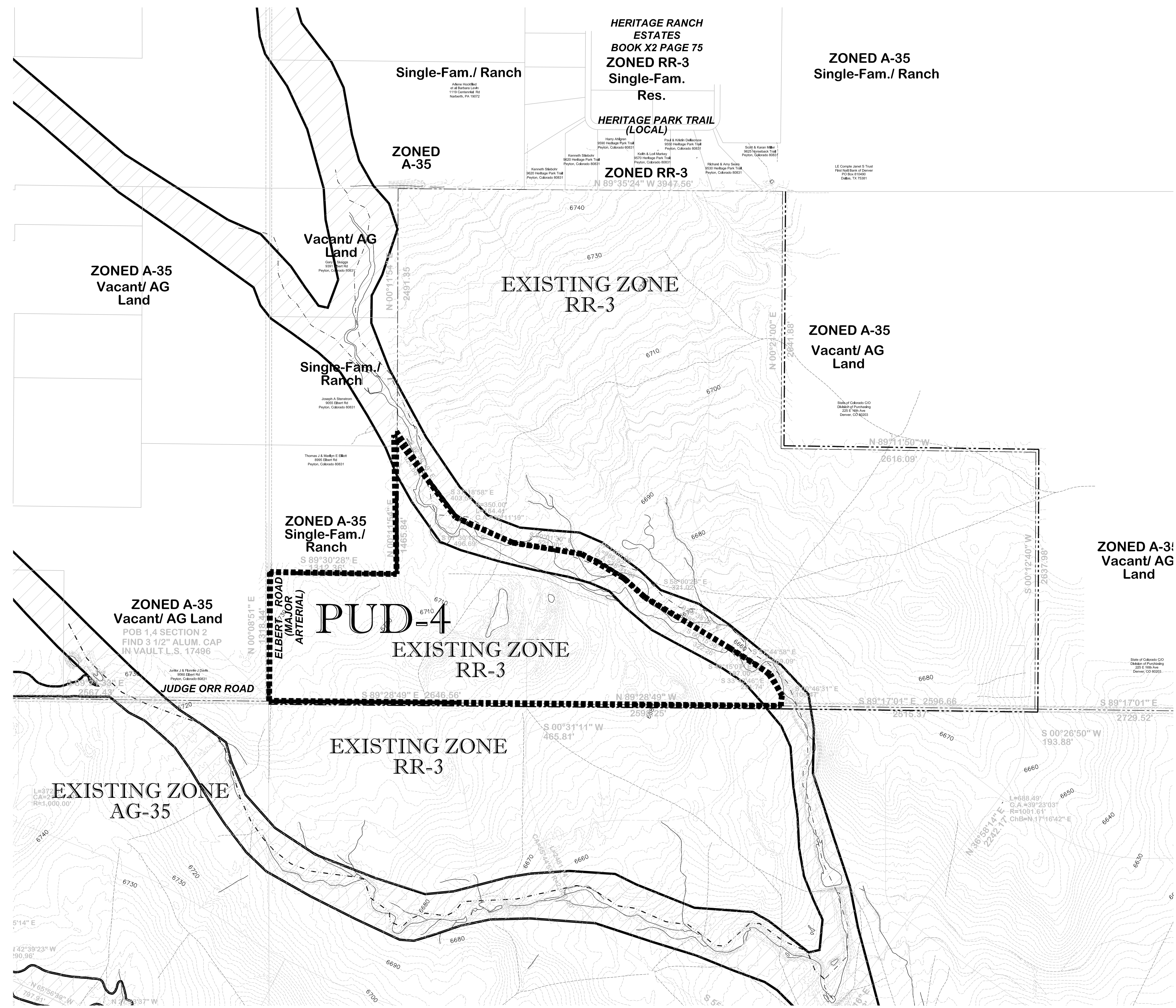
DATE: September 10, 2004 REVISIONS:
 BY: WFG, JRA, LRG SFS PUD-4 BOCC APPROVAL 01/07/05
 FILE NO.: SFS PUD 4- Planning Comments 07/07/05
 REVISIONS:

SCALE: 1" = 5000'

north

SCALE: 0 500 1000 1500

SHEET:
 1 OF 3

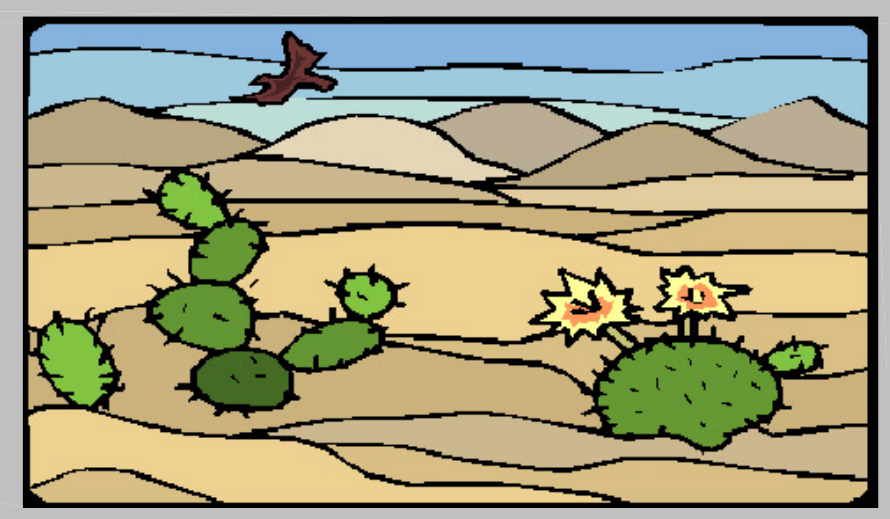


Rezoning Plan- PUD 4

William Guman & Associates, Ltd.
 MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
 815 North Weber Street
 Colorado Springs, CO 80902
 719.635.9700
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RDS
 Realty Development Services
 25 North Tejon Street, 3rd Floor
 Colorado Springs, Colorado 80903
 719-227-1022

Santa Fe Springs
 El Paso County, Colorado



PUD 4 LAND USE KEY

Land Use	Gross AC	%	Total DU	Use
R-1	43.08	26.3%	200	SFR
R-3	5.7	3.5%	00	MFR
SUBTOTAL:	48.78	29.8%	200	4.1 DU/AC
SS	23.64	14.4%		School Site, K-8
PBC	20.62	12.6%		Business Center
SUBTOTAL:	44.26	27.0%		
OS/P	10.28	6.3%		Open Space/Park
Pres. Esmt.	27.11	16.6%		Preservation/No-Build
Trail Esmt.	2.8	1.7%		Trail System
LS Esmt.	6.08	3.7%		Landscape Easement
Detention Pond	4.93	3.0%		Preservation/No-Build
SUBTOTAL:	51.20	31.3%		
Road R.O.W.	19.46	11.9%		
TOTAL:	163.7	100.00%		PUD - Incl. Future Filings

- Notes:
- This Plan is an amendment to a portion of the Santa Fe Springs Phase One Planned Unit Development Plan (February 1990) as approved by the El Paso County Board of County Commissioners.
 - Acres and percentages are rounded up to equal 100%.
 - Proposed uses are permitted principal uses as defined by the El Paso County Land Development Code.
 - All proposed uses are as permitted in a PUD (Planned Unit Development) as approved by the Board of County Commissioners.
 - Areas designated Preservation Easements and Landscape Easements are no-build zones. These are to be owned and maintained in perpetuity by the Santa Fe Springs Metropolitan District. All developed parks and community centers are to be maintained by the Santa Fe Springs Metropolitan District.
 - All public roadways are to be dedicated to and maintained by El Paso County.
 - This property is located within a designated FEMA floodplain as determined by the flood insurance rate map, Community map number 08041c0575f, effective date March 17, 1997. No structures are permitted with designated floodplain areas.
 - This property is subject to the Santa Fe Springs Development Guidelines as recorded under Reception NO. _____ of the records of El Paso County.
 - The electrical substation site is to be owned and maintained by the Mountain View Electrical Association. All water issue related sites, such as the waste water treatment facility and the water tank site, are to be owned and maintained by the Sunset Metropolitan District.

EXISTING EASEMENTS (as listed in the title block)

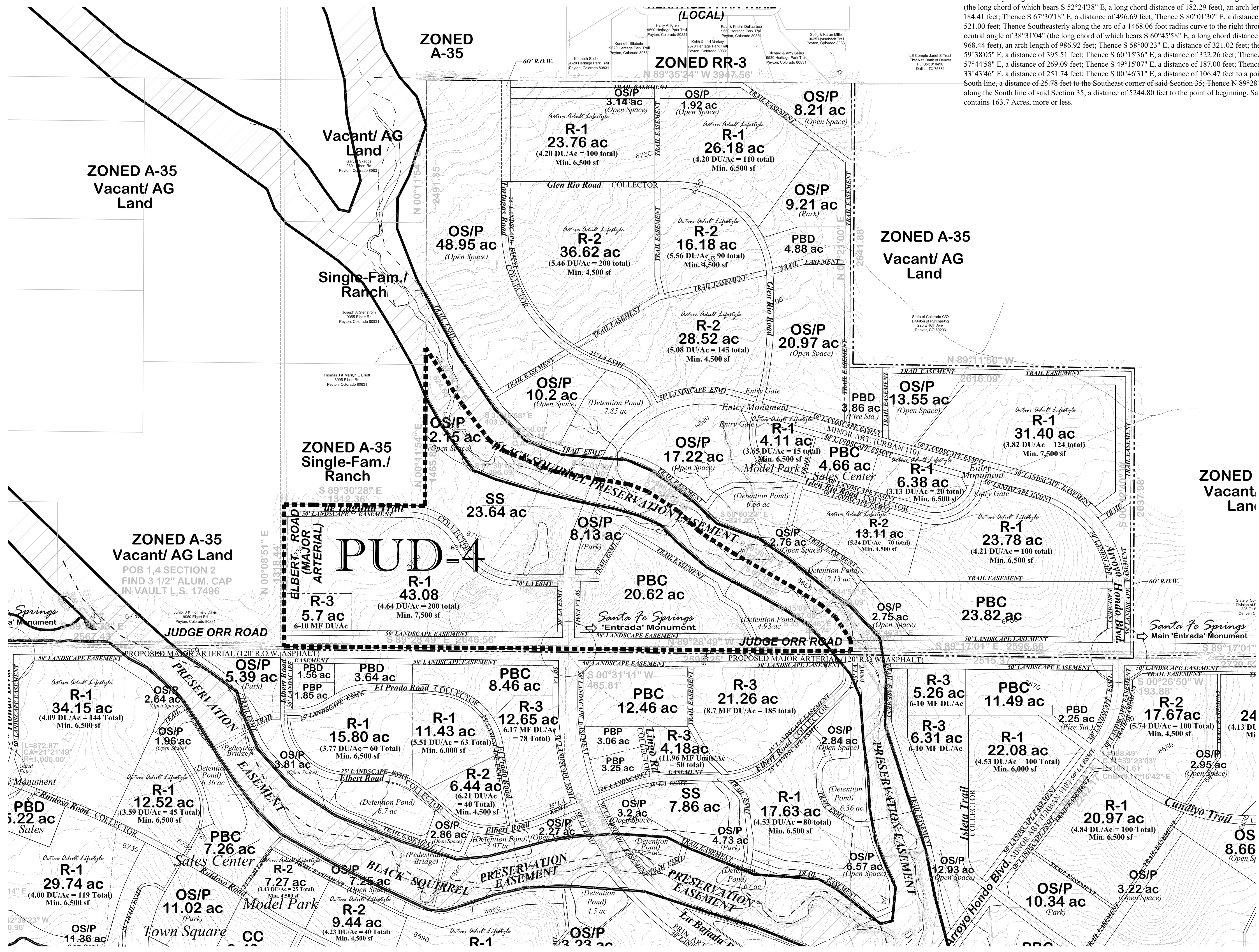
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Existing Adjacent Roads and Widths:

Road Name	Width	Type
Heritage Park Trail	24.5'	Local/Gravel
Judge Orr Rd.	28.4'	Maj. Arterial/Asphalt
Elbert Rd.	25.1'	Maj. Arterial/Asphalt

Proposed Roads and Widths:

Arroyo Hondo Blvd.	110'	R.O.W. Minor Arterial/Asphalt
de Laguna Trail	60'	R.O.W. Collector/Asphalt



PROPOSED PUD ZONING DISTRICTS

- R-1 Residential (Min. 6,000 sf lot size)
- R-3 Residential (Min. 5,000 sf lot size)
- PBC Planned Business Center
- OS/P Open Space / Park
- SS School Site
- PER PLAN 50' Landscape Setback/Easement
- PER PLAN Multi-Use Trail (50' Easement)

Development Plan-PUD 4

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AUTHORITY:
THIS PLAN PREPARED BY WILLIAM GUMAN & ASSOCIATES ON BEHALF OF REALTY DEVELOPMENT SERVICES FALLS UNDER THE AUTHORITY OF THIS DEVELOPMENT PLAN PART IV, SECTION 16 (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY ZONING RESOLUTION. THE AUTHORITY FOR SECTION 16 OF THE EL PASO COUNTY ZONING RESOLUTION IS THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972.

ADOPTION:
THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR SANTA FE SPRINGS IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN. IS AUTHORIZED BY THE PROVISION OF PART IV, SECTION 16 OF THE EL PASO COUNTY ZONING RESOLUTION, AND THAT SUCH PART IV, SECTION 16 AND THIS DEVELOPMENT PLAN COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS:
THE PROVISIONS OF THIS DEVELOPMENT PLAN AND THE SANTA FE SPRINGS GUIDELINES AS RECORDED AT RECEPTION NUMBER _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF SANTA FE SPRINGS, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY ZONING RESOLUTION, AS AMENDED OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

CERTIFICATE OF OWNERSHIP:

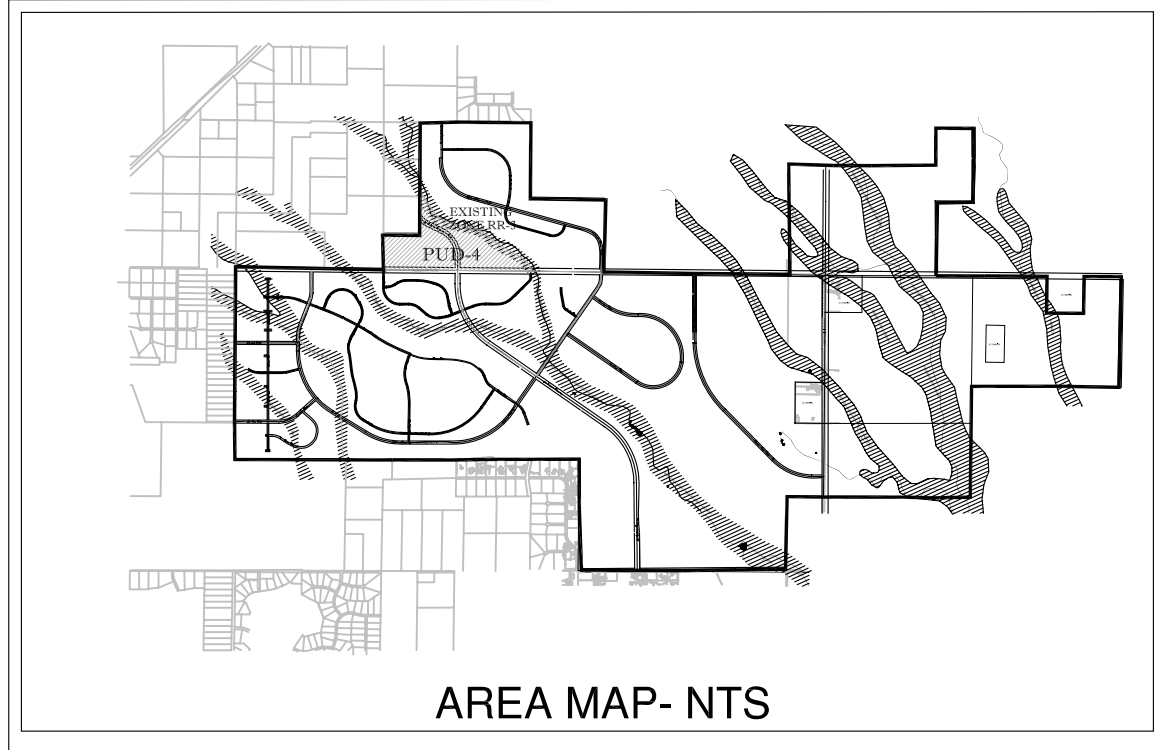
I, _____ OF REALTY DEVELOPMENT SERVICES, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS SANTA FE SPRINGS, COUNTY CASE NUMBER PUD-04-005, AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS PROPERTY AND DEVELOPMENT.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20____, BY (NAME) _____ AS (TITLE) _____

OF _____, AN AUTHORIZED SIGNATORY.

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____
OWNER OF RECORD OF AUTHORIZED AGENT
STATE OF COLORADO)
COUNTY OF EL PASO) SS
THE AFOREMENTIONED SANTA FE SPRINGS
HAVE EXECUTED THIS INSTRUMENT THIS ___ DAY OF _____, 20____, A.D.
_____, MANAGER
STATE OF COLORADO)
COUNTY OF EL PASO) SS
COUNTY APPROVAL:
APPROVAL IS GRANTED THIS ___ DAY OF _____, 20____, A.D.
DEVELOPMENT SERVICES DIRECTOR
COUNTY APPROVAL:
APPROVAL IS GRANTED THIS ___ DAY OF _____, 20____, A.D.
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
CLERK AND RECORDER'S CERTIFICATE
RECEPTION NO., _____
FEE: _____ SURCHARGE: _____
BY: _____, DEPUTY

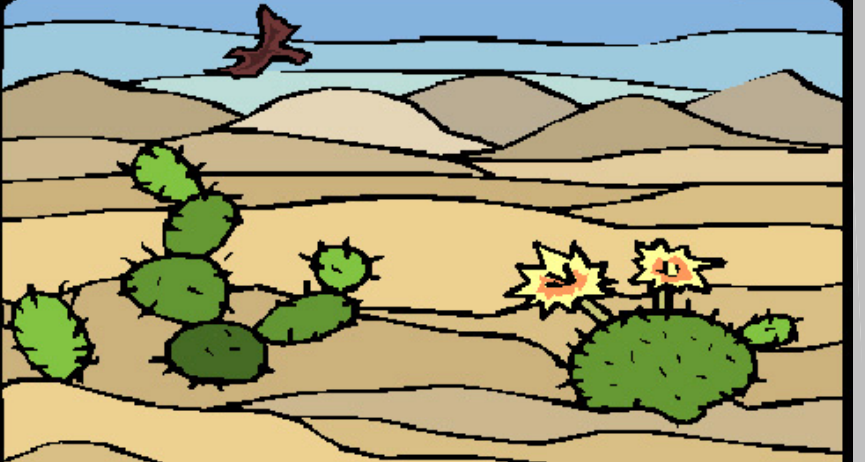
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William Guman & Associates, LTD. 815 N. Weber St. Colorado Springs, CO 80903 Attn: Bill Guman/ Jason Alwine	Realty Development Services 25 N. Tejon St., 3rd Floor Colorado Springs, CO 80903 Attn: Raymond O'Sullivan
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Santa Fe Springs
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DATE: September 10, 2004 REVISIONS:
BY: WFG, JRA, LRG SFS PUD-4 BOCC APPROVAL
FILE NO.: 01/07/05
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SHEET:
2 OF 3

SCALE: 1"= 500'0"
north
0 500 1000 1500

PROPOSED PUD ZONING DISTRICTS

R-1 Residential (Min. 6,000 sf lot size)
 Permitted Principal Use = Single Family Dwelling, Public Park & Open Space, Educational Institution/ Private School (Subject to El Paso County Plot Plan/ Site Plan Approval), Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Home Occupation per Code Section 35.6
 Special Uses = Home Day Care (As regulated in the El Paso County Land Development Code), Emergency Facility
 Required Setbacks = Front & Rear yard - 25'-0" Left and Right Side Yard - 5'-0" internal
 Corner Lot Setback- 7'-6" (Streetside), 5'-0" internal
 Maximum Lot Coverage (by structure) = 35%
 Maximum Structure Height = 30'-0"
 Accessory Structure= 5' Rear Yard
 Minimum Lot Width at Setback: 50'
 Minimum Lot Width at ROW: 30'

SS School Site
 Permitted Principal Use(s) = High School, Middle School, Elementary School
 Special Use(s) = Educational Institution (K-12, Private, Parochial) Subject to El Paso County Plot Plan/ Site Plan Approval
 Required Setbacks = Front yard - 50'-0" Rear and Side yards - 25'-0"
 Maximum Structure Height = 65'-0"
 * In the event these sites are not utilized for an educational institution they will become R-1 residential zones. In any case it is understood that the overall lot cap established by the County for Santa Fe Springs still will not exceed 5,370 dwelling units if school sites become zone residential.

R-3 Residential (Min. 5,000 sf lot size)
 Permitted Principal Use(s) = Adult Care Home, Multi-Family Dwelling, House, Home Occupation per Code Section 35.6, Home Day Care (As regulated in the El Paso County Land Development Code), Public Park & Open Space, Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Rooming & Boarding, Townhome/ Condominium
 Special Use(s) = Emergency Facility, Group Home, Hospital, Library, Private Tower, Convalescent Hospital,
 Multi-Family, Condominium Development:
 Minimum Lot Area: 5,000 sf for first two (2) Units
 Additional 1,000 sf for each additional unit
 Maximum 30 Units per Acre
 Required Setbacks = 25'-0" from Perimeter Boundary 0'-0" from Internal Lot Line
 Maximum Lot Coverage (by structure) = 60%
 Maximum Structure Height = 40'-0"
 Accessory Structure= 15' Perimeter Setback
 Townhome Development:
 Minimum Lot Area= 800 sf for individual lots
 Required Setbacks = 25'-0" from Perimeter Boundary 0'-0" from Internal Lot Line
 Maximum Lot Coverage (by structure) = 60%
 Maximum Structure Height = 40'-0"
 Accessory Structure= 15' Perimeter Setback

All Other Uses:
 Minimum Lot Area: 10,000 sf
 Required Setbacks = Front and Rear yard - 25'-0" Rear and Side yards = 15'-0"
 Accessory Structure= 25' Front, 5' Rear & Side
 Maximum Lot Coverage (by structure) = 60%
 Maximum Structure Height = 40'-0"
 Minimum Lot Width at ROW: 30'

PBC Planned Business Center
 Minimum Zone Size = 5 acres
 Permitted Use(s) = Any Retail or Commercial Use Included as Part of an Overall Shopping Center Design, Retail Bakery, Bar, Child Care Center, Community Building, Emergency Facility, Financial Institution, Gasoline Filling Station, Home Improvement Center, Self-Service Laundromat, Laundry Service, Library, Medical Clinic, Nightclub, Office, Public Park & Open Space, Parking Lot, Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Restaurant, Store, Proprietary School (Subject to El Paso County Plot Plan/ Site Plan Approval)
 Minimum Setbacks = Front yard - 50'-0" Side and Rear yard- 25'-0"
 Minimum Lot Coverage = none
 Maximum Structural Height = 40'-0"
 Special Uses = Bus Station, Car Wash, Hotel & Motel, Private School (Subject to El Paso County Plot Plan/ Site Plan Approval), Train Station, Private Tower, Commercial Tower, Outside Amusement Center

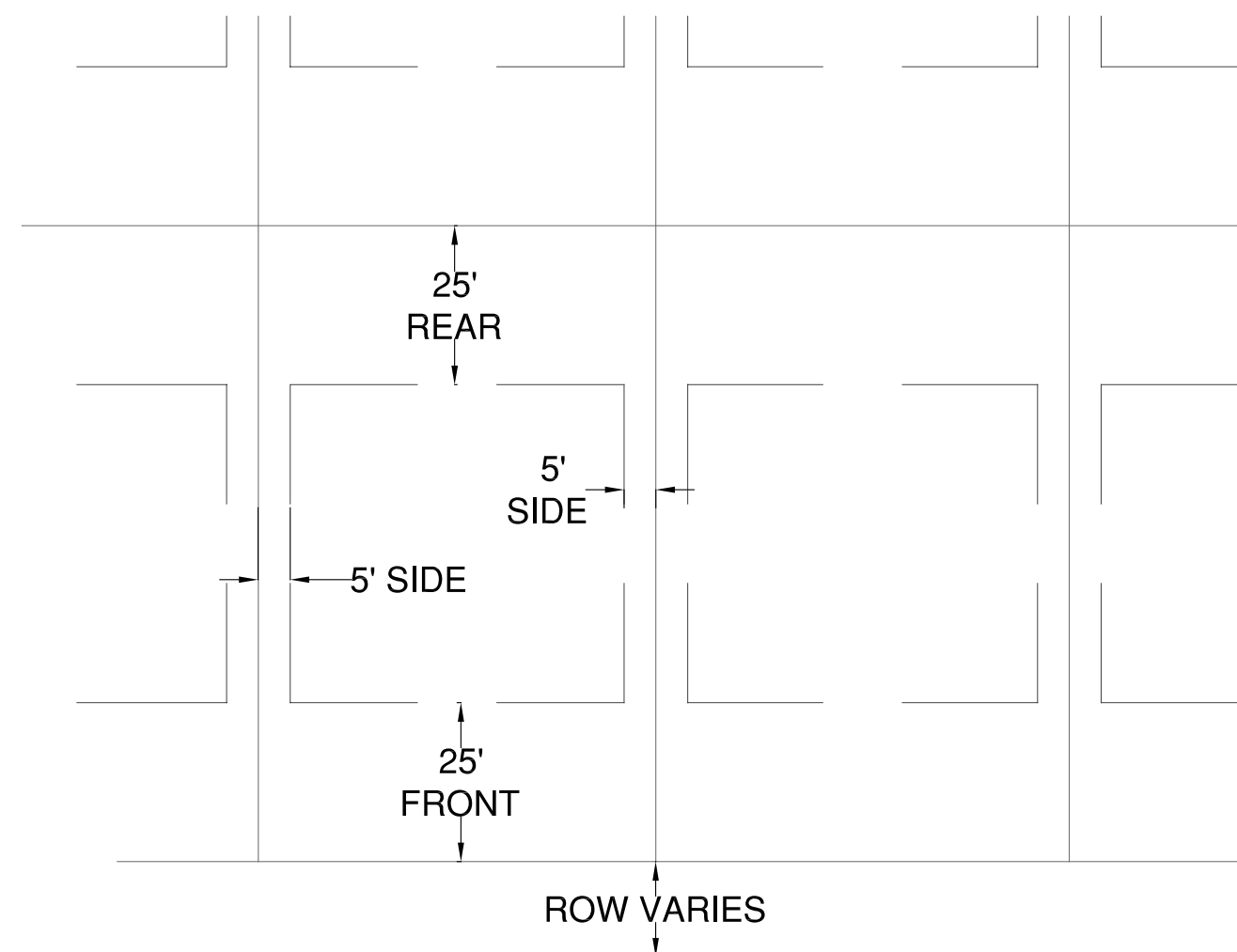
OS/P Open Space / Park
 Permitted Use(s) = Outdoor Recreational Facility, Athletic and Sports Fields, Public Park, Open Space (unimproved, semi-improved, improved) Water storage, Detention pond, Treatment facility
 Temporary Use(s) = Temporary Sports Events (ballooning events, track & field events, dog shows) for which the user must first obtain permission from the Santa Fe Metro District for special events. Motorized events are prohibited. Temporary Use events must follow the criteria/ process as established in the El Paso County Land Development Code.

PER PLAN 50' Landscape Setback/Easement

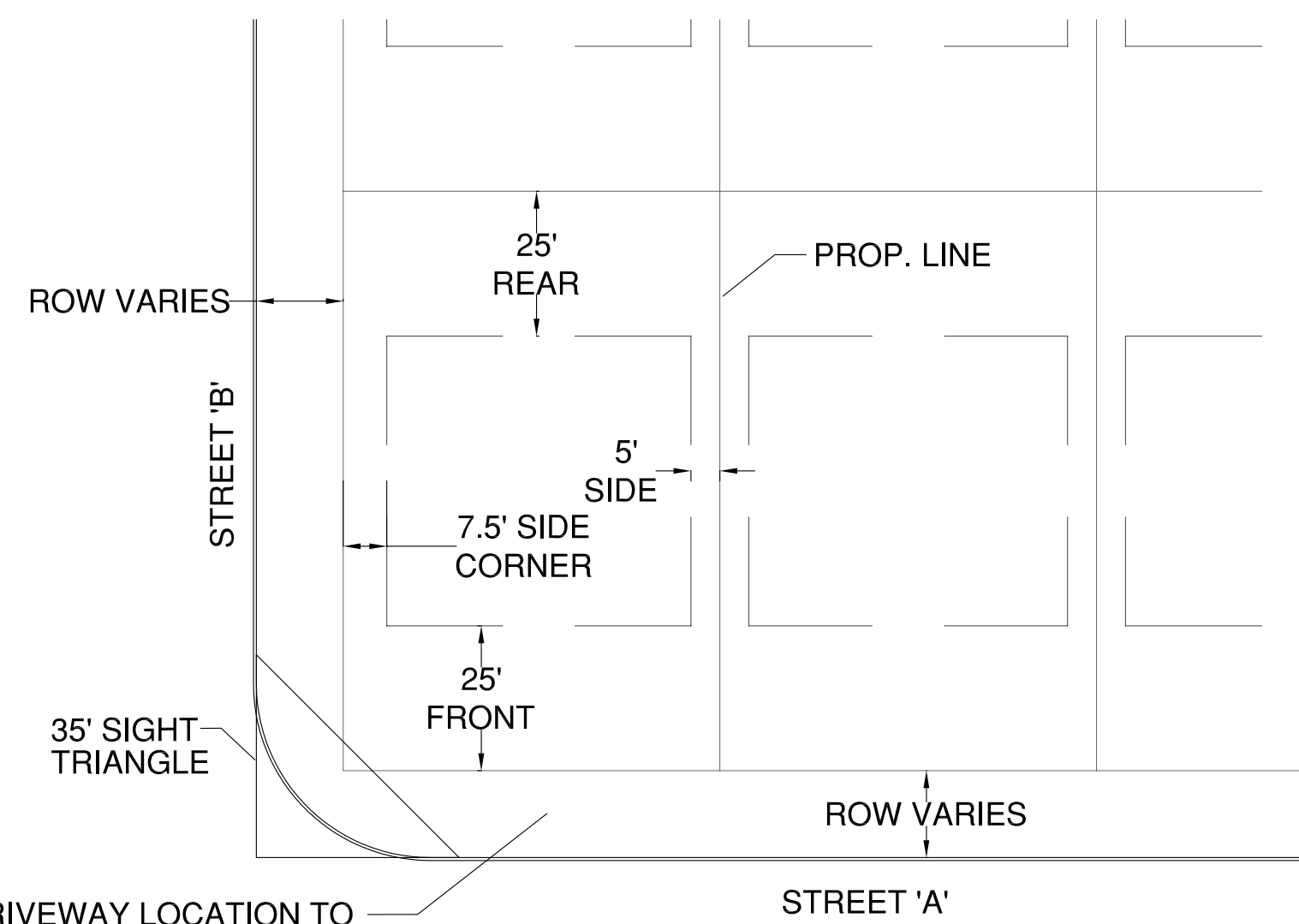
Landscape buffer zone to separate residential lots from adjacent non-residential arterials.
 *Landscape development of these areas shall follow the criteria established in the Santa Fe Springs Development Guidelines, Reception No. _____ for streetscape and buffer areas. A Landscape Development Plan that shows all proposed trees and shrub plantings, groundcovers, and other improvements in all setbacks shall be prepared and submitted to the County for approval concurrent with the Final Plat plans for filings adjacent to any landscape setback.

PER PLAN Multi-Use Trail (50' Easement)

Pedestrian and Equestrian Trail
 No motorized vehicles permitted.
 Trail type = 8'-0" width asphalt paved trail (to be built on centerline of easement)

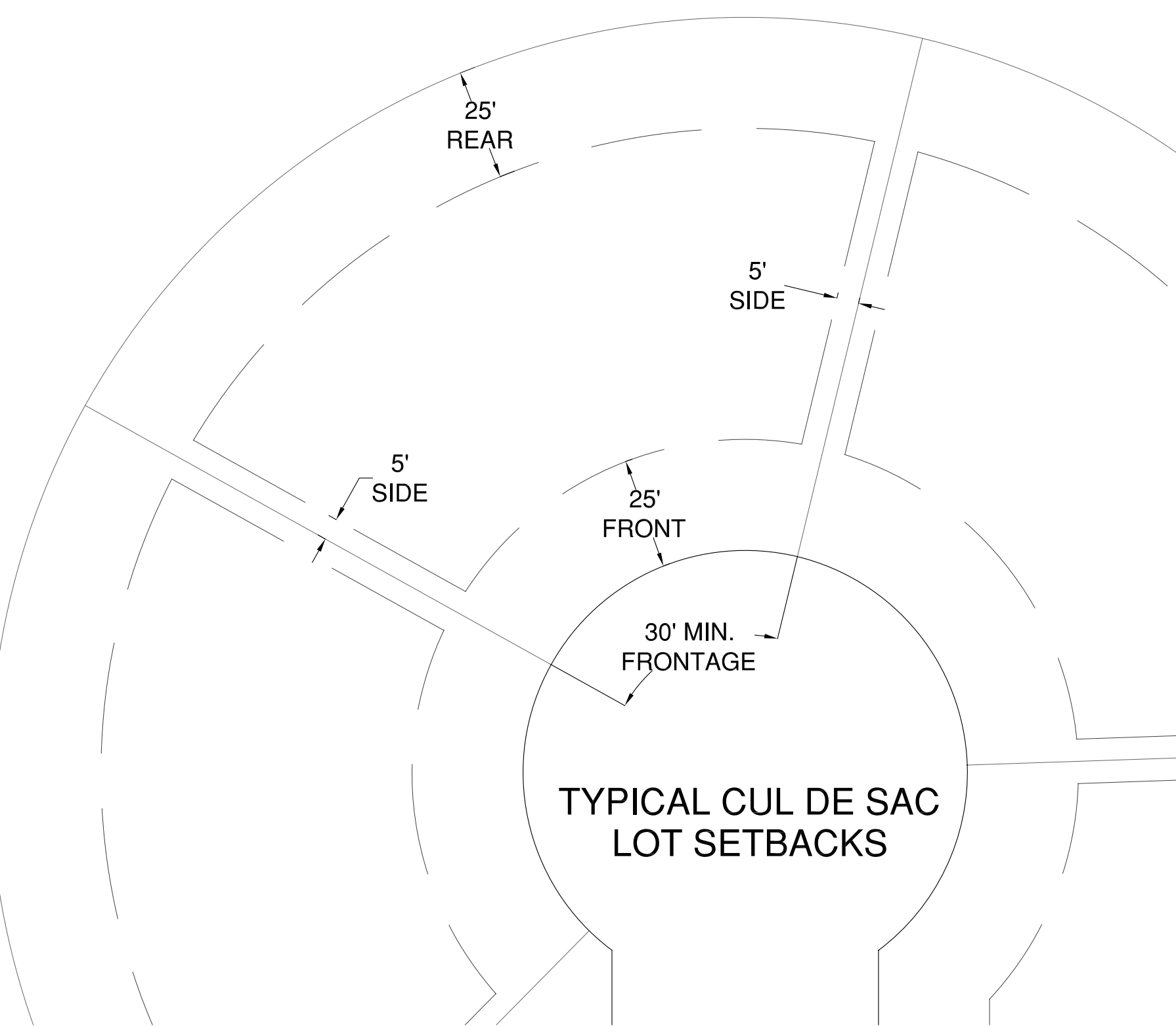


TYPICAL INTERNAL LOT SETBACKS



TYPICAL CORNER LOT SETBACKS

DRIVEWAY LOCATION TO BE DETERMINED BY PRODUCT TYPE CONFORMING TO CODE SECTION 35.7.

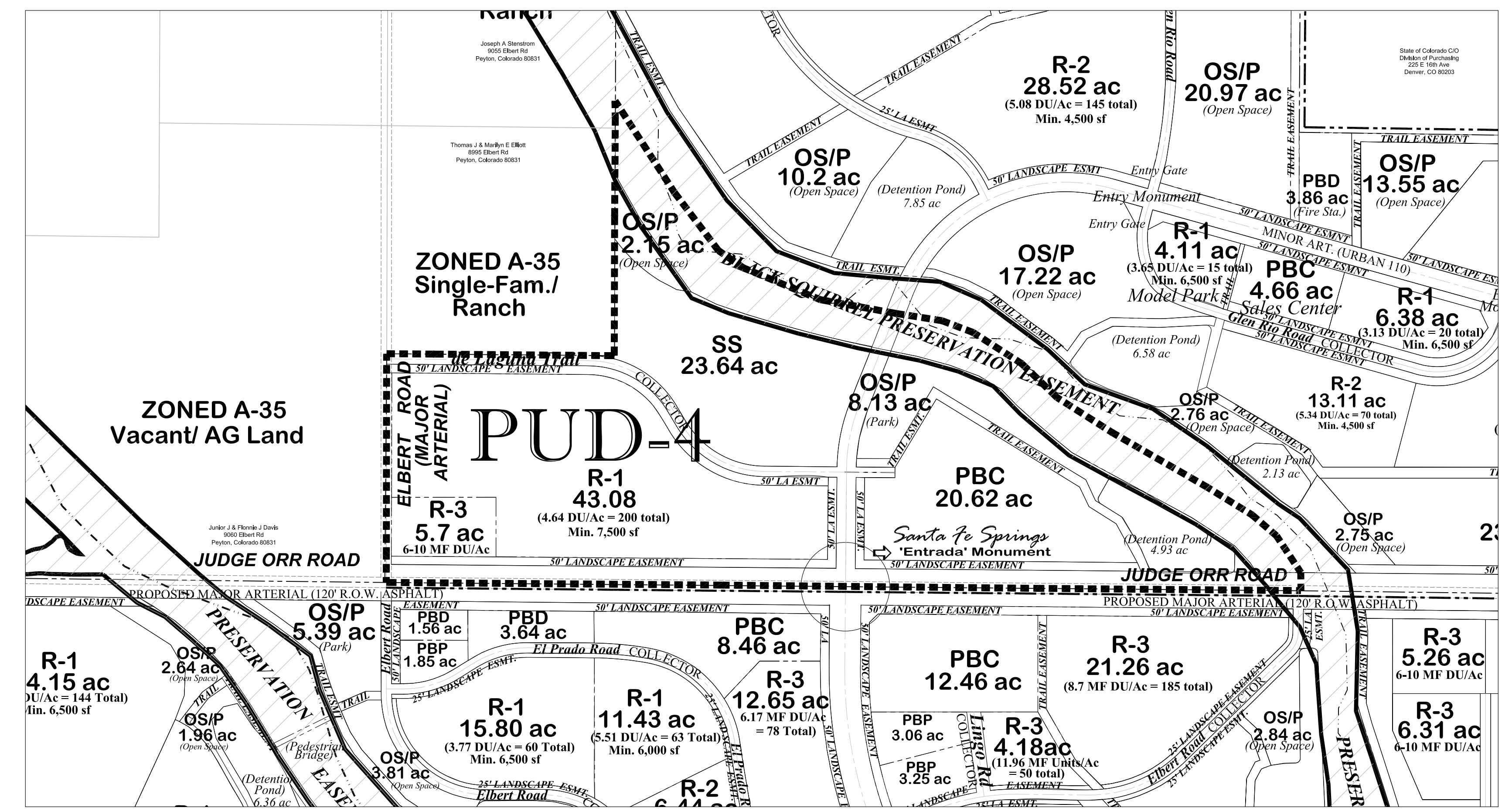


TYPICAL CUL DE SAC LOT SETBACKS

DIMENSIONAL SETBACK STANDARDS

Development Plan-PUD 4

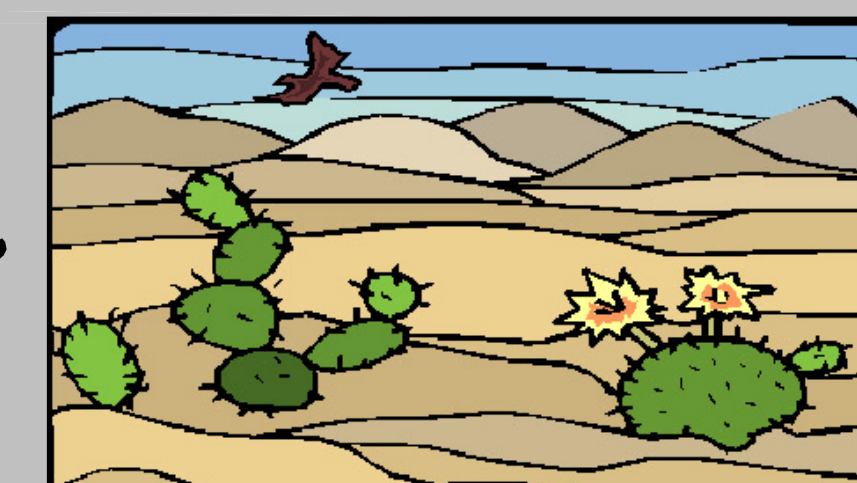
PHASING PLAN



PUD 4 PHASING PLAN:

*THE PHASING WITHIN PUD 4 IS SUBJECT TO ADMINISTRATIVE MODIFICATION AS APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES BASED UPON MARKETING, INFRASTRUCTURE MODIFICATION, AND GROWTH TRENDS WITHIN SANTA FE SPRINGS.

ONE CONTINUOUS PHASE: 200 DWELLING UNITS TO BE INCORPORATED THROUGH SINGLE-FAMILY RESIDENTIAL HOUSING AT 6,500 SF LOTS. A 23.64 ACRE SCHOOL SITE AND A 8.13 ACRES DEVELOPED PARK SITE ARE INCLUDED IN PUD 4. UNDEVELOPED OPEN SPACE BUFFERS, AND FURTHER SECTIONS OF THE VAST TRAIL CORRIDOR SYSTEM ARE ALSO INCLUDED. INFRASTRUCTURE AND ROAD IMPROVEMENTS IN PUD 4 INCLUDE CONNECTION OF ARROYO HONDO BLVD. NORTH OF JUDGE ORR ROAD TO THE SECTION COMPLETED IN PUD 3 CREATING A CONTINUOUS LOOP THROUGH THE NORTHERN PORTION OF SANTA FE SPRINGS. ALSO INCLUDED IS THE DEVELOPMENT OF DE LAGUNA TRAIL FROM ARROYO HONDO BLVD. AND EXISTING ELBERT ROAD.



DATE: September 10, 2004 REVISIONS:
 BY: WFG, JRA, LRG SFS PUD-4 BOCC APPROVAL
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SCALE: 1" = 500'0"

north

0 500 1000 1500

SHEET:

3
OF
3