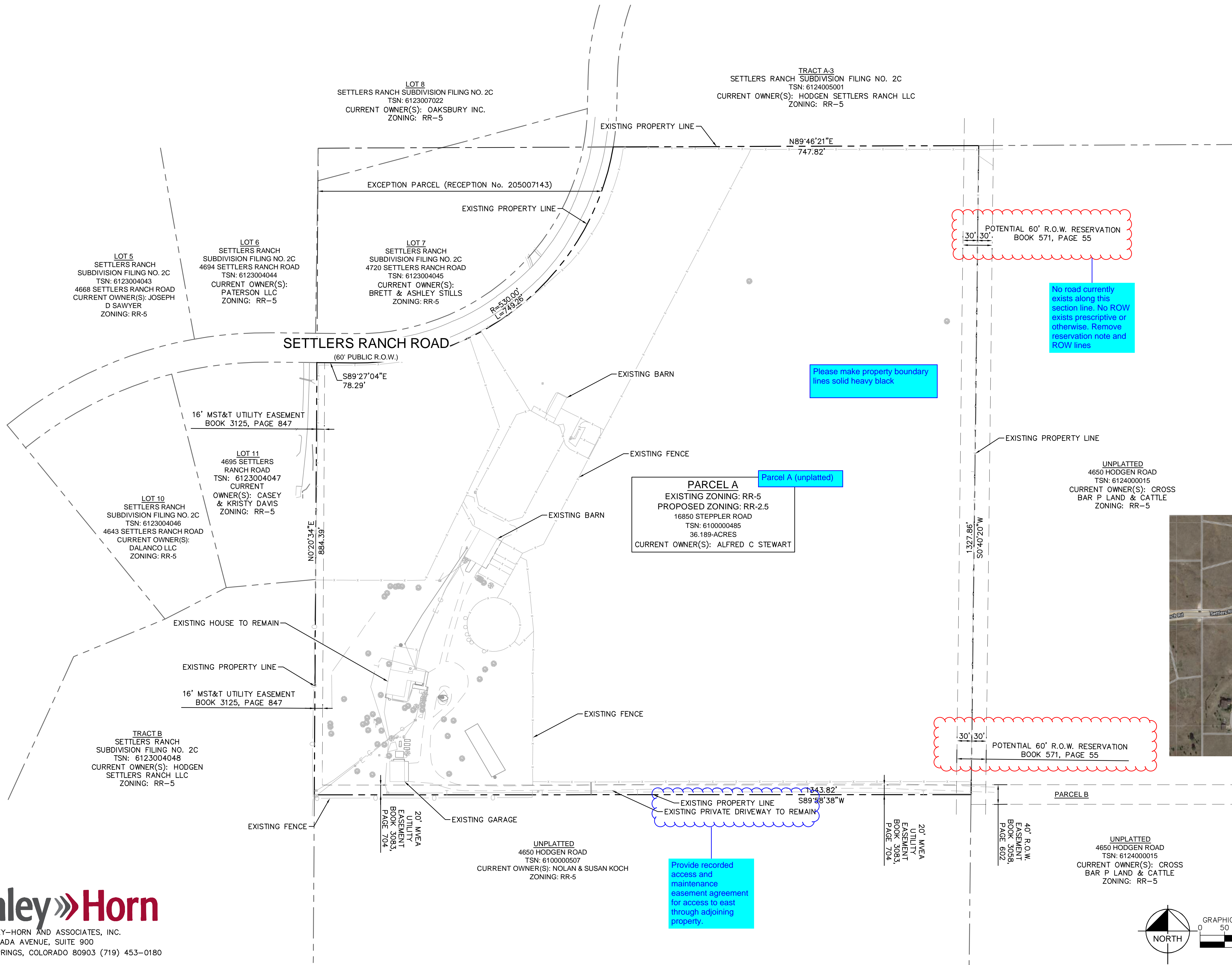


16850 STEPLER ROAD

REZONE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



LEGAL DESCRIPTION:
PARCEL A:
 THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION THEREOF CONVEYED BY WARRANTY DEED RECORDED JANUARY 13, 2005 UNDER RECEPTION NO. 205007143.
PARCEL B:
 A NON-EXCLUSIVE RIGHT OF WAY EASEMENT FROM STEPLER ROAD TO THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SAID SECTION 23, SAID EASEMENT BEING 40 FEET IN WIDTH, 20 FEET ON EITHER SIDE OF THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.
 (Per Title Commitment File No. 1883440 as provided by Stewart Title Guaranty Company)
 Address of Record: 16850 Stepler Road, Colorado Springs, CO 80908

No road currently exists along this section line. No ROW exists prescriptive or otherwise. Remove reservation note and ROW lines

Please make property boundary lines solid heavy black

Please make a section that includes:
 -mineral rights owner information
 -owner of property info

PARCEL A
 EXISTING ZONING: RR-5
 PROPOSED ZONING: RR-2.5
 16850 STEPLER ROAD
 TSN: 6100000485
 36.189-ACRES
 CURRENT OWNER(S): ALFRED C STEWART

Parcel A (unplatted)

POTENTIAL 60' R.O.W. RESERVATION
 BOOK 571, PAGE 55

EXISTING PRIVATE DRIVEWAY TO REMAIN

Provide recorded access and maintenance easement agreement for access to east through adjoining property.

Explain access for this residence in the LOI. The access pt and driveway point along Stepler Rd to east is not a permitted driveway access point

A driveway access permit application will be required. Justification will need to be provided why all lots cannot gain access from Settlers Ranch Rd



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