

CLOVENHOOF ESTATES (pgs 1-3)
PROPERTY DESCRIPTIONS & DETAILS

	Tax ID No	Address	Plat No	Legal Description	Built	Acres	Notes
1	71090 10 019	3890 Range View Rd	1872	LOT 6 BLK 5 CLOVEN HOOF ESTATES	vacant	1.01	
2	71090 10 018	18520 Pike View Way	1872	LOT 7 BLK 5 CLOVEN HOOF ESTATES	1992	1.01	
3	71090 11 002	18620 Pike View Way	1872	LOT 4 BLK 6 CLOVEN HOOF ESTATES	1998	1.01	
4	71090 11 001	3855 Sierra Vista Rd	1872	LOT 5 BLK 6 CLOVEN HOOF ESTATES	1974	1.01	
5	71090 04 007	3890 Sierra Vista Rd	1872	LOT 7 BLK 8 CLOVEN HOOF ESTATES	1993	1.01	
6	71090 04 006	3860 Sierra Vista Rd	1872	LOT 8 BLK 8 CLOVEN HOOF ESTATES	1977	1.01	
				LOT 9 BLK 8 CLOVEN HOOF ESTATES TOG WITH EASEMENT ALG W BDRY OF LOT 4 OF SD SUB DES			
7	71090 04 005	3840 Sierra Vista Dr	1872	IN BK 3951-0570	1984	1.01	
				LOT 4 BLK 8 CLOVEN HOOF ESTATES SUBJ TO ASSESS EASEMENT TO LOT 9 OF SD SUB DES IN			
8	71090 04 004	3820 Sierra Vista Rd	1872	BK 3951-570	2004	1.24	
9	71090 04 003	3780 Sierra Vista Rd	1872	LOT 3 BLK 8 CLOVEN HOOF ESTATES	1982	0.96	
				LOT 1 BLK 8 CLOVEN HOOF ESTATES, N2 OF			
10	71090 04 012	3750 Sierra Vista Rd	1872	FORMER SIERRA VISTA RD ADJ NOW VAC	1973	1.28	
				LOT 2 BLK 8 CLOVEN HOOF ESTATES EX NWLY 50.00 FT FOR RD, TOG W/ THE ADJ N2 OF FORMER SIERRA VISTA RD VAC, TOG W/ E2 OF MESA VERDE			
11	71090 04 019	3765 Sierra Vista Rd	1872	VAC	1974	0.95	
				LOT 5 EX N 50.0 FT FOR RD BLK 8 CLOVEN HOOF ESTATES, N2 OF FORMER SIERRA VISAT RD ADJ			
12	71090 04 017	3815 Sierra Vista Rd	1872	NOW VAC, W2 OF VAC MESA VERDE RD ADJ	1974	0.92	
				LOT 6 EX W + N 50.0 FT FOR RD BLK 8 CLOVEN HOOF ESTATES, N2 OF FORMER SIERRA VISTA RD			
13	71090 04 018	Sierra Vista Rd	1872	ADJ NOW VAC	2018	0.77	
14	71090 05 012	18655 Pike Way	1872	LOT 6 BLK 6 CLOVEN HOOF ESTATES	1994	0.93	
15	71090 05 009	3850 El Rancho Way	1872	LOT 3 BLK 6 CLOVEN HOOF ESTATES	1983	0.82	
16	71090 05 006	3810 El Rancho Way	1872	LOT 2 BLK 6 CLOVEN HOOF ESTATES	1978	0.92	
17	71090 05 007	3780 El Rancho Way	1872	LOT 1 BLK 6 CLOVEN HOOF ESTATES	1976	0.97	
				LOT 7 BLK 6 CLOVEN HOOF ESTATES, S2 OF			
18	71090 05 010	3760 El Rancho Way	1872	FORMER SIERRA VISTA RD ADJ NOW VAC	1996	1.41	
				LOT 6 BLK 7 CLOVEN HOOF ESTATES, TOG W/ S2			
19	71090 03 011	3750 El Rancho Way	1872	OF FORMER SIERRA VISTA RD ADJ	2014	1.17	
20	71090 03 006	3740 El Rancho Way	1872	LOT 5 BLK 7 CLOVEN HOOF ESTATES	1990	1.04	

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21	71090 03 008	3710 El Rancho Way	LOT 4 BLK 7 CLOVEN HOOF ESTATES S2 OF 1872 FORMER SIERRA VISTA RD ADJ NOW VAC	1980	1.14
22	71090 03 007	3680 El Rancho Way	LOT 3 BLK 7 CLOVEN HOOF ESTATES, S2 OF 1872 FORMER SIERRA VISTA RD ADJ NOW VAC	1993	1.06
23	71090 03 002	3620 El Rancho Way	1872 LOT 2 BLK 7 CLOVEN HOOF ESTATES	1987	0.98
24	71090 03 001	3550 El Rancho Way	1872 LOT 1 BLK 7 CLOVEN HOOF ESTATES	2000	1.01
25	71090 06 027	3525 El Rancho Way	LOT 13 BLK 4 CLOVEN HOOF ESTATES BY LOT LINE 1872 VAC IN BK 6097-745	1993	1.85
26	71090 06 002	3575 El Rancho Way	1872 LOT 11 BLK 4 CLOVEN HOOF ESTATES	1992	1.14
27	71090 06 003	3615 El Rancho Way	1872 LOT 10 BLK 4 CLOVEN HOOF ESTATES	1993	1.18
28	71090 06 004	3685 El Rancho Way	1872 LOT 9 BLK 4 CLOVEN HOOF ESTATES	1976	1.01
29	71090 06 005	3715 El Rancho Way	1872 LOT 8 BLK 4 CLOVEN HOOF ESTATES	vacant	1.00
30	71090 06 016	3745 El Rancho Way	LOT 7 A REPLAT OF LOTS 6 & 7 BLK 4 & LOTS 1 & 11 4640 BLK 6 CLOVEN HOOF ESTATES	1974	1.13
31	71090 06 026	3775 El Rancho Way	LOT 11 A REPLAT OF LOTS 6 & 7 BLK 4 & LOTS 1 & 4640 11 BLK 6	1978	1.27
32	71090 06 025	3795 El Rancho Way	1872 LOT 10 BLK 5 CLOVEN HOOF ESTATES	1996	1.19
33	71090 06 029	3830 Range View Rd	1872 LOTS 4 & 9 BLK 5 CLOVEN HOOF ESTATES	1975	2.03
34	71090 06 023	3845 El Rancho Way	LOT 8 EX WLY 50.0 FT FOR RD BLK 5 CLOVEN HOOF 1872 ESTATES	1994	0.82
35	71090 06 022	18509 Pike View Way	LOT 5 EX WLY 50.0 FT FOR RD BLK 5 CLOVEN HOOF 1872 ESTATES	2004	0.82
36	71090 06 020	3780 Range View Rd	1872 LOT 3 BLK 5 CLOVEN HOOF ESTATES	1984	0.97
37	71090 06 019	3720 Range View Rd	1872 LOT 2 BLK 5 CLOVEN HOOF ESTATES	1991	1.07
38	71090 06 018	3680 Range View Rd	LOT 1 A REPLAT OF LOTS 6 & 7 BLK 4 & LOTS 1 & 11 4640 BLK 6 CLOVEN HOOF ESTATES	1984	1.11
39	71090 06 017	3660 Range View Rd	LOT 6 A REPLAT OF LOTS 6 & 7 BLK 4 & LOTS 1 & 11 4640 BLK 6 CLOVEN HOOF ESTATES	1983	0.99
40	71090 06 008	3640 Range View Rd	1872 LOT 5 BLK 4 CLOVEN HOOF ESTATES	1988	0.90
41	71090 06 009	3620 Range View Rd	1872 LOT 4 BLK 4 CLOVEN HOOF ESTATES	1992	1.04
42	71090 06 010	3590 Range View Rd	1872 LOT 3 BLK 4 CLOVEN HOOF ESTATES	2001	1.01
43	71090 06 028	3560 Range View Rd	LOT 2 BLK 4 CLOVEN HOOF ESTATES AS REUSED 1872 BY LOT LINE VACATION IN BK 6314-1023	vacant	1.46
44	71090 08 001	3515 Range View Rd	1872 LOT 9 BLK 2 CLOVEN HOOF ESTATES	vacant	0.99
45	71090 08 002	3555 Range View Rd	1872 LOT 8 BLK 2 CLOVEN HOOF ESTATES	1998	0.99

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46	71090 08 003	3585 Range View Rd	1872 LOT 7 BLK 2 CLOVEN HOOF ESTATES	1994	0.99	
47	71090 08 004	3625 Range View Rd	1872 LOT 6 BLK 2 CLOVEN HOOF ESTATES	1993	1.09	
48	71090 08 005	3655 Range View Rd	1872 LOT 5 BLK 2 CLOVEN HOOF ESTATES	1995	1.17	
49	71090 09 001	3715 Range View Rd	1872 LOT 1 BLK 3 CLOVEN HOOF ESTATES	1994	0.96	
50	71090 08 006	3630 Mesa Verde Rd	1872 LOT 4 BLK 2 CLOVEN HOOF ESTATES	vacant	1.17	
51	71090 08 007	3580 Mesa Verde Rd	1872 LOT 3 BLK 2 CLOVEN HOOF ESTATES	2016	0.99	03/31/16
52	71090 08 008	3550 Mesa Verde Rd	1872 LOT 2 BLK 2 CLOVEN HOOF ESTATES	2016	0.99	09/28/16
53	71090 08 009	3520 Mesa Verde Rd	1872 LOT 1 BLK 2 CLOVEN HOOF ESTATES	2014	0.99	02/04/14

			LOT 3 BLK 1 CLOVEN HOOF ESTATES *** NEW			
	71090 07 002	18565 Vista View Dr	1872 PARCEL NUMBER FOR 2019 IS 71090-07-007 ***			2019
			LOT 2 BLK 1 CLOVEN HOOF ESTATES *** NEW			
	71090 07 003	18545 Vista View Dr	1872 PARCEL NUMBER FOR 2019 IS 71090-07-007 ***			2019
			LOT 1 BLK 1 CLOVEN HOOF ESTATES *** NEW			
	71090 07 004	18815 Vista View Dr	1872 PARCEL NUMBER FOR 2019 IS 71090-07-007 ***			2019
54	71090 07 007	18551 Vista View Dr	1872 LOTS 1-3 BLK 1 CLOVEN HOOF ESTATES	2017	3.09	

			LOT 4 BLK 1 CLOVEN HOOF ESTATES **** NEW			
	71090 07 001	18595 Vista View Dr	PARCEL NUMBERS IN 1994 ARE 71090-07-005 & 006	vacant		1994
			1872 ****			1994
			LOT 4 BLK 1 CLOVEN HOOF ESTATES, EX PT CONV			
55	71090 07 005	18595 Vista View Dr	1872 BY BK 6313-1047	vacant	1.16	
			A PART OF LOT 4 BLK 1 CLOVEN HOOF ESTATES			
			DESC AS FOLS, BEG AT SWLY COR OF LOT 4, TH			
			ELY ON SLY LN OF SD LOT 230.00 FT, ANG L			
			90<00'00" NLY 30.00 FT, ANG L 90<00'00" WLY 30.00			
			FT, ANG L 90<00'00" SLY 15.00 FT, ANG R 90<00'00"			
			WLY 200.00 FT, TH ANG L 90<00'00" SLY 15.00 FT TO			
	71090 07 006	18577 Vista View Dr	1872 POB		0.03	Forest View Acres Water District

ROCKBROOK ROAD AREA (pgs 4-15) **PROPERTY DESCRIPTIONS & DETAILS**

Out- ed	Tax ID No	Address	Plat No	Legal Description	Built	Acres	Out- ed	Notes
	71090 00 040	18905 Rockbrook Rd		TRACT IN NW4SE4 SEC 9-11-67 AS FOLS, COM AT SE COR OF SD NW4SE4, TH N 1<28'37" E ALG E LN THEREOF 804.74 FT FOR POB, CONT NLY ALG SD COURSE 132.04 FT TO INTSEC SLY R/W LN OF STATE HWY 105, N 51<22'43" ON CHORD OF CUR TO R + HAVING A LENGTH OF 20.65 FT, SD CUR HAVING A RAD OF 5780 FT FOR AN ARC DIST OF 20.65 FT, TH N 51<16'34" W ALG SD R/W LN 246.89 FT, S 39<56'52" W 156.33 FT, TH S 59<34'58" E 354.53 FT TO POB EX NWLY 25.0 FT FOR DEDICATED RD	1970	0.85		
	71090 00 042	18775 Rockbrook Rd		TRACT IN N2SE4 SEC 9-11-67 AS FOLS, BEG AT SW COR OF NE4SE4, TH N 89<52'40" E ALG S LN THEREOF 149.53 FT, N 0<28'37" E 171.31 FT, S 89<52'40" W 299.80 FT TO INTSEC NELY LN OF ROCKBROOK RD, TH ALG SD LN S 27<16'37" E 175.03 FT, ANG L ON CUL DE SAC AN ARC DIST OF 38.07 FT, TH N 89<52'40" E 31.83 FT TO POB	1973	0.99		
	71090 00 045	none		TRACT IN NE4SE4 SEC 9-11-67 AS FOLS, COM AT SW COR OF SD NE4SE4, TH NLY ALG W LN THEREOF 572.69 FT FOR POB, S 88<31'23" E 85.0 FT, N 1<28'37" E 100.0 FT, N 88<31'23" W 85.0 FT TO W LN OF SD NE4SE4, TH SLY ALG SD LN 100.0 FT TO POB		0.20		Forest View Acres Water District
	71090 00 046	18704 Rockbrook Rd		TRACT IN N2SE4 SEC 9-11-67 AS FOLS, COM AT SW COR OF NE4SE4 OF SD SEC, TH N 01<28'37" E ALG W LN 602.36 FT FOR POB, CONT N 01<28'37" E 176.80 FT, ANG L 118<45'14" 426.11 FT TO INTSEC NE LN OF ROCKBROOK RD, ANG L 90< SELY ALG SD NE LN 155.0 FT, TH ANG L 90< 341.06 FT TO POB	1971	1.40		
	71090 00 048	18815 Rockbrook Rd		TRACT IN NW4SE4 SEC 9-11-67 AS FOLS, COM AT SE COR OF SD NW4SE4, TH N 01<23'37" E ALG E LN THEREOF 315.00 FT FOR POB, TH CONT N 01<28'37" E ON SD E LN 287.36 FT, ANG L 118<45'14" 341.06 FT TO INTSEC NELY LN OF ROCKBROOK RD, ANG L 90< SELY ALG SD NELY LN 164.40 FT, TH ANG L 66<39'29" 220.91 FT TO POB	2018	1.37		

ROCKBROOK ROAD AREA (pgs 4-15)
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71090 00 052 18625 Rockbrook Rd		TRACT IN S2SE4 SEC 9-11-67 AS FOLS, COM AT SW COR OF NE4SE4 OF SD SEC, TH N 89<52'40" E 115.0 FT, ANG R S 00<35'37" E 369.01 FT FOR POB, ANG L S 53<05'27" E 203.11 FT, ANG R S 00<32'27" E 85.0 FT, ANG R S 64<58'03" W 261.19 FT, ANG R N 16<15'37" W 285.15 FT, TH ANG R N 74<04'20" E 159.41 FT TO POB, TOG WITH R/W AS DES IN BK 2608-954		1974	1.45
X	71090 00 053 71090 02 020 18755 Rockbrook Rd	14293	TRACT IN S2SE4 SEC 9-11-67 AS FOLS, BEG AT SW COR OF NE4SE4 OF SD SEC, TH S 89<52'40" W 31.83 FT TO ELY LN OF CUL-DE-SAC, ANG L ON A CUR TO R WITH A RAD OF 50.0 FT AN ARC DIST OF 171.37 FT, ANG L S 62<43'23" W 25.0 FT, ANG L S 16<15'37" E 357.85 FT, ANG L N 74<04'20" E 159.41 FT, ANG L N 00<35'37" W 369.01 FT, TH ANG L S 89<52'40" W 115.0 FT TO POB *** NEW PARCEL NUMBERS FOR 2019 ARE PLATTED TO #14293 YARBROUGH SUB 71090-02-020 *** LOT 1 YARBROUGH SUB	1.71 2019	71090 02 020 1.71
	71090 00 054 Cloven Hoof Dr	-	TRACT IN SE4SE4 SEC 9-11-67 AS FOLS, BEG AT SE COR OF LOT 4 IN CLOVEN HOOF ESTATES 2ND FIL , TH S 81<52'50" W ALG SLY LN OF SD LOT 170.00 FT TO MOST SLY COR THEREOF, S 0<26'50" E 85.23 FT, S 22<37'50" E 75.00 FT, N 75<06'57" E 301.73 FT, N 37<06'50" W 177.96 FT TO A PT ON ELY LN OF CLOVEN HOOF DR , S 7<12' E ON SD ELY LN TO SE COR OF SD DR, TH S 81<52'50" W ALG SLY LN THEREOF 50.01 FT TO POB TOG WITH A R/W CONV BY BK 3073-423	1973	0.77
X	71090 00 057 71090 14 001 18890 Rockbrook Rd 71090 14 002 18886 Rockbrook Rd	- 9757 9757	TRACT IN NW4SE4 SEC 9-11-67 AS FOLS, BEG AT POI OF SWLY R/W LN OF HWY 105 WITH NWLY R/W LN OF ROCKBROCK RD, TH S 39<56'52" W ON SD LN 220.33 FT, N 85<55'35" W 218.0 FT, N 39<56'52" E 344.31 FT M/L TO A PT ON AFSD HWY, TH S 51<16'34" E ON SD HWY 176.69 FT M/L TO POB **** NEW PARCEL NUMBER IN 1997 WILL BE PLATTED TO MERRICK SUB (71090-14-001, 002) **** LOT 1 MERRICK SUB LOT 2 MERRICK SUB	- 1.12 2001 1998	1997 71090 14 001 1997 71090 14 002 0.56 0.56

ROCKBROOK ROAD AREA (pgs 4-15)
PROPERTY DESCRIPTIONS & DETAILS

X 71090 00 058	<p>THAT PART OF SW4NE4 AND OF NW4SE4 SEC 9-11-67 LY SWLY OF COLO HWY 105 AND WLY OF ROCKBROOK RD EX PART AS FOLS, BEG AT POI OF SWLY R/W LN OF AFSD HWY WITH NWLY R/W LN OF SD ROCKBROOK RD, RUN TH SWLY ON SD RD 465.56 FT, N 85<55'35" W 1200.20 FT, N 23<49'06" E 113.56 FT, N 39<56'52" E 467.72 FT TO SWLY R/W LN OF HWY 105, TH SELY ON SD LN 176.89 FT TO POB **** NEW PARCEL NUMBER IN 1991 WILL BE 71090-00-086 & 087 ****</p>	<p>vacant 33.77 1991 71090 00 086 1991 71090 00 087</p>
X 71090 00 086 Rockbrook Rd	<p>THAT PART OF SW4NE4 AND OF NW4SE4 SEC 09-11-67 LY SWLY OF COLO HWY 105 AND WLY OF ROCKBROOK RD EX PART AS FOLS, BEG AT POI OF SWLY R/W LN OF AFSD HWY WITH NWLY R/W LN OF SD ROCKBROOK RD, RUN TH SWLY ON SD RD 465.56 FT, N 85<55'35" W 203.20 FT, N 23<49'06" E 113.56 FT, N 39<56'52" E 467.72 FT TO SWLY R/W LN OF HWY 105, TH SELY ON SD LN 176.89 FT TO POB, EX THAT PT DESC BY BK 5768-753 **** NEW PARCEL NUMBERS IN 1992 ARE 71090-00-088 & 71090-00-089 ****</p>	<p>1992 71090 00 088 1992 71090 00 089</p>
X 71090 00 087 Rockbrook Rd	<p>TRACT OF LAND IN NW4SE4 SEC 09-11-67 DESC AS FOLS, COM AT INTSEC OF NLY R/W LN OF ROCKBROOK RD AND SLY R/W LN OF HWY 105, TH S 39<56'52" W 401.22 FT TO PT OF CUR, TH ALG ARC OF A CUR L WITH A RAD OF 102.76 FT A C/A OF 55<12'17" WHICH CHORD BEARS S 12<20'44" W 95.22 FT FOR AN ARC DIST OF 99.01 FT, TH S 44<15'00" W 205.50 FT FOR POB, TH S 45<45'00" E 20.0 FT, S 44<15'00" W 30.0 FT, N 45<45'00" W 30.0 FT, N 44<15'00" E 30.0 FT, TH S 45<45'00" E 10.0 FT TO POB *** NEW PARCEL NUMBERS FOR 2016 ARE PLATTED TO PLAT #13864 ARAPAHOE WELL - FOREST VIEW ACRES WATER DIST 71090-14-003 & 004 ***</p>	<p>Forest View Acres Water District (FVAWD) 2016 71090 14 003 & Nevins 2016 71090 14 004</p>

**ROCKBROOK ROAD AREA (pgs 4-15)
PROPERTY DESCRIPTIONS & DETAILS**

71090 00 088 Rockbrook Rd		-	TR OF LAND IN SE4 SEC 9-11-67 DES AS FOLS: COM AT SE COR OF NW4SE4, TH N 01<28'37" E ALG E LN OF SD NW4SE4 936.78 FT TO A PT ON SWLY R/W LN OF COLORADO STATE HWY NO 105, TH NWLY ALG SD R/W LN & ALG ARC OF CUR TO R HAVING A RAD OF 5780.00 FT A C/A OF 00<12'17" WHICH CHORD BEARS N 51<22'43" W 20.65 FT AN ARC DIST OF 20.65 FT, CONT ALG SD R/W LN N 51<16'34" W 271.89 FT TO A PT ON NWLY R/W LN OF ROCKBROOK RD, S 39<56'52" W ALG SD R/W OF ROCKBROOK RD 401.22 FT TO A POC, TH ALG ARC OF CUR TO L HAVING A RAD OF 102.76 FT A C/A OF 55<12'17" WHICH CHORD BEARS S 12<20'44" W 95.22 FT AN ARC DIST OF 99.01 FT, S 44<15'00" W 45.50 FT FOR POB, TH S 45<45'00" E 20.00 FT, S 44<15'00" W 30.00 FT, N 45<45'00" W 30.00 FT, N 44<15'00" E 30.00 FT, S 45<45'00" E 10.00 FT TO POB	well	FVAWD - well
X	71090 00 089 Rockbrook Rd	13869 ***	THAT PART OF SW4NE4 AND OF NW4SE4 SEC 09-11-67 LY SWLY OF COLO HWY 105 AND WLY OF ROCKBROOK RD EX PART AS FOLS, BEG AT POI OF SWLY R/W LN OF AFSD HWY WITH NWLY R/W LN OF SD ROCKBROOK RD, RUN TH SWLY ON SD RD 465.56 FT, N 85<55'35" W 203.20 FT, N 23<49'06" E 113.56 FT, N 39<56'52" E 467.72 FT TO SWLY R/W LN OF HWY 105, TH SELY ON SD LN 176.89 FT TO POB, EX THAT PT DESC BY BK 5768-753, BK 5873-767 *** NEW PARCEL NUMBERS FOR 2016 ARE PLATTED TO PLAT #13864 ARAPAHOE WELL - FOREST VIEW ACRES WATER DIST 71090-14-003 & 004	vacant ATP	Red Rock Ranch Inc 71090 14 003 71090 14 004 FVAWD
	71090 14 003 Rockbrook Rd	13864	PARCEL B AND TRACT OF LAND KNOWN AS ARAPAHOE WELL FORESTVIEW ACRES WATER DIST	vacant 33.69	
	71090 14 004 Rockbrook Rd	13864	PARCEL A ARAPAHOE WELL - FOREST VIEW ACRES WATER DIST	ATP 0.08	FVAWD
X	71090 00 064 none	-	TRACT IN SW4 SEC 10 AND IN SE4SE4 SEC 9-11-67 AS FOLS, BEG AT NE COR OF SE4SE4 OF SEC 9, TH WLY ON N LN OF SD SE4SE4 580.25 FT, ANG L 90< SLY 150.00 FT, ANG R WLY + PARA TO AFSD N LN 280.40 FT TO A PT ON E R/W LN OF CLOVEN HOOF DR, RUN SELY ALG SD R/W LN 613.92 FT, ANG L 77<37' NELY 1119.0 FT M/L TO POI WITH SWLY R/W LN OF STATE HWY 105, RUN NWLY ON SD R/W LN 450.0 FT M/L TO POI WITH N LN OF SW4SW4 OF SEC 10, TH WLY ON SD LN 92.32 FT M/L TO POB **** NEW PARCEL NUMBERS IN 2000 WILL BE PLATTED TO THE MEADOWS SUB (71090-01-008 & 009) ****	11.85 2000	71090 01 008 2000 71090 01 009

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X	71090 01 008 18725 Cloven Hoof Dr	10585 01-014 ****	LOT 1 THE MEADOWS SUB **** NEW PARCEL NUMBER FOR 2012 IS 71090-01-014 ****	1978	2012 71090 01 014
X	71090 01 009 Cloven Hoof Dr	10585 013 & 71100-16-002 ****	LOT 2 THE MEADOWS SUB **** NEW PARCEL NUMBERS FOR 2007 ARE PLATTED TO # 12629 ILLUMINATION POINT SUB ARE 71090-01-011 THRU 71090-01-013		2007 71090 01 011 2007 71090 01 012 2007 71090 01 013 2007 71100 16 002
	71090 01 011 630 Illumination Pt	12629	LOT 2 ILLUMINATION POINT SUB	0.97	
	71090 01 012 640 Illumination Pt	12629	LOT 3 ILLUMINATION POINT SUB	0.93	
	71090 01 013 650 Illumination Pt	12629	LOT 4 ILLUMINATION POINT SUB	1.40	
	71090 01 014 18725 Cloven Hoof Dr	-	LOT 1 THE MEADOWS SUB, EX THAT POR CONV BY REC #203240423	1978	4.71
	71100 16 002 626 Highway 105	12629	LOT 1 ILLUMINATION POINT SUB	2008	3.84
X	71090 00 065 none	-	TRACT IN SE4SE4 SEC 9-11-67 AS FOLS, BEG AT NE COR OF SD SE4SE4, RUN WLY ON N LN THEREOF 880.75 FT FOR POB, TH ANG L 90<38' SLY 151.34 FT, ANG L 82<22' ELY + PARA TO AFSD N LN 280.40 FT, ANG L 90<00' NLY 150.0 FT TO SD N LN, TH ANG L 90<00' WLY 300.50 FT TO POB **** NEW PARCEL NUMBERS FOR 2004 ARE 71090-00-099 & 100 ****	9.24	2004 71090 01 099 2004 71090 01 100
X	71090 00 099 18805 Cloven Hoof Dr	-	THAT PART OF SW4 OF SEC 10 AND NE4SE4 SEC 9-11-67 LY SWLY OF STATE HWY 105, DES AS FOLS; BEG AT THE SWLY R/W LN OF STATE HWY 105 WITH THE ELY R/W LN OF CLOVEN HOOF DR, TH S 04<08'06" W 436.45 FT, TH S 07<12'00" E 203.00 FT TO THE SOUTH LN OF THE NE4SE4 OF SD SEC 9, TH ELY ALG SOUTH LN TO THE SWLY R/W LN OF STATE HWY 105, TH NWLY ALG SWLY LN OF SD HWY 105 1200.48 FT M/L TO POB, TOG WITH TR IN SE4 SEC 9-11-67 DESC AS FOLS: COM AT SE COR OF SD SEC 9, TH N 00<52'18" E ALG E LN OF SE4 OF SD SEC 9 1317.78 FT TO NE COR OF SE4SE4 OF SD SEC 9, S 89<27'25" W ALG N LN OF SE4SE4 OF SD SEC 9 580.16 FT FOR POB, TH S 01<16'38" W 49.70 FT N 88<45'36" W 300.15 FT TO A PT ON ELY R/W LN OF CLOVEN HOOF DR, N 08<06'54" W ALG ELY R/W OF SD DR 40.55 FT TO A PT OF INTERSECT WITH N LN OF SE4SE4 OF SD SEC 9, TH N 89<27'25" E ALG N LN OF SE4SE4 OF SD SEC 9 306.83 FT TO POB **** NEW PARCEL NUMBER FOR 2012 IS 71090-00-104 ****		2012 71090 00 104

ROCKBROOK ROAD AREA (pgs 4-15)
PROPERTY DESCRIPTIONS & DETAILS

71090 00 100 Cloven Hoof Dr	<p>THAT PART OF SW4 OF SEC 10 AND NE4SE4 SEC 9-11-67 LY SWLY OF STATE HWY 105, DES AS FOLS; BEG AT THE SWLY R/W LN OF STATE HWY 105 WITH THE ELY R/W LN OF CLOVEN HOOF DR, TH S 04<08'06" W 436.45 FT, TH S 07<12'00" E 203.00 FT TO THE SOUTH LN OF THE NE4SE4 OF SD SEC 9, TH ELY ALG SOUTH LN TO THE SWLY R/W LN OF STATE HWY 105, TH NWLY ALG SWLY LN OF SD HWY 105 1200.48 FT M/L TO POB, TOG WITH TR IN SE4 SEC 9-11-67 DESC AS FOLS: COM AT SE COR OF SD SEC 9, TH N 00<52'18" E ALG E LN OF SE4 OF SD SEC 9 1317.78 FT TO NE COR OF SE4SE4 OF SD SEC 9, S 89<27'25" W ALG N LN OF SE4SE4 OF SD SEC 9 580.16 FT FOR POB, TH S 01<16'38" W 49.70 FT N 88<45'36" W 300.15 FT TO A PT ON ELY R/W LN OF CLOVEN HOOF DR, N 08<06'54" W ALG ELY R/W OF SD DR 40.55 FT TO A PT OF INTERSECT WITH N LN OF SE4SE4 OF SD SEC 9, TH N 89<27'25" E ALG N LN OF SE4SE4 OF SD SEC 9 306.83 FT TO POB</p> <p>**** NEW PARCEL NUMBER FOR 2012 IS 71090-00-104 ****</p>	1970 1.00	Jack
71090 00 104 700 Hwy 105	<p>THAT PART OF SW4 OF SEC 10 AND NE4SE4 SEC 9-11-67 LY SWLY OF STATE HWY 105, DES AS FOLS; BEG AT THE SWLY R/W LN OF STATE HWY 105 WITH THE ELY R/W LN OF CLOVEN HOOF DR, TH S 04<08'06" W 436.45 FT, TH S 07<12'00" E 203.00 FT TO THE SOUTH LN OF THE NE4SE4 OF SD SEC 9, TH ELY ALG SOUTH LN TO THE SWLY R/W LN OF STATE HWY 105, TH NWLY ALG SWLY LN OF SD HWY 105 1200.48 FT M/L TO POB, TOG WITH TR IN SE4 SEC 9-11-67 DESC AS FOLS: COM AT SE COR OF SD SEC 9, TH N 00<52'18" E ALG E LN OF SE4 OF SD SEC 9 1317.78 FT TO NE COR OF SE4SE4 OF SD SEC 9, S 89<27'25" W ALG N LN OF SE4SE4 OF SD SEC 9 580.16 FT FOR POB, TH S 01<16'38" W 49.70 FT N 88<45'36" W 300.15 FT TO A PT ON ELY R/W LN OF CLOVEN HOOF DR, N 08<06'54" W ALG ELY R/W OF SD DR 40.55 FT TO A PT OF INTERSECT WITH N LN OF SE4SE4 OF SD SEC 9, TH N 89<27'25" E ALG N LN OF SE4SE4 OF SD SEC 9 306.83 FT TO POB,</p> <p>TOG W/THAT POR CONV BY REC #203240423</p>	2015 8.24	Jack
71090 00 068 18885 Rockbrook Rd	<p>TRACT IN NW4SE4 SEC 9-11-67 AS FOLS, COM AT SE COR OF SD NW4SE4, TH N 1<28'37" E 804.74 FT FOR POB, TH N 63<01'21" W 164.80 FT, N 59<28'29" W 166.23 FT TO A PT ON ELY LN OF ROCKBROOK RD, S 39<56'52" W 185.52 FT, S 77<54'22" E 211.93 FT, N 87<01'35" E 201.95 FT TO A PT ON E LN OF SD NW4SE4, N 01<28'37" E 16.83 FT TO POB</p>	1995 0.93	

ROCKBROOK ROAD AREA (pgs 4-15)
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71090 00 069 18855 Rockbrook Rd	-	<p>TRACT IN NW4SE4 SEC 9-11-67 AS FOLS, COM AT SE COR OF SD NW4SE4, TH N 1<37' E 779.16 FT ALG E LN THEREOF FOR POB, ANG L 118<45'14" SWLY 426.12 FT TO INTSEC NELY R/W LN OF ROCKBROOK RD, ANG R 90< NWLY ON SD R/W LN TO PT OF CUR, TH ON CUR TO R WITH RAD OF 52.76 FT AND C/A OF 67<13'29" AN ARC DIST OF 61.90 FT, TH ON TANG OF SD CUR NELY ALG SELY LN OF SD ROCKBROOK RD 45.11 FT, ANG R 80<08'48" SELY 155.17 FT, NELY 238.29 FT, ANG R ELY 80.0 FT, TH S 01<28'37" W TO POB, EX THAT PART AS FOLS, COM AT SE COR OF SD NW4SE4, TH N 1<28'37" E 787.94 FT ALG E LN FOR POB, CONT N 1<28'37" E 16.80 FT, ANG L 61<03'35" WLY 80.0 FT, ANG L 57<26'18" SWLY 149.29 FT, TH ELY IN A STRAIGHT LN TO POB, TOGETHER WITH FOL DES TRACT, COM AT SE COR OF NW4SE4, TH N 1<28'37" E ALG E LN 804.74 FT, N 59<34'58" W 80.0 FT, S 62<58'44" W 149.29 FT FOR POB, CONT S 62<58'44" W 89.0 FT, ANG R 57<22'17" NWLY 155.17 FT, TH SELY IN A STRAIGHT LN TO POB</p>	1974	1.19
71090 00 072 18860 Rockbrook Rd	-	<p>TRACT IN NW4 SE4 SEC 9-11-67 AS FOLS, COM AT SE COR OF NW4 SE4 OF SD SEC, TH N 1<28'37" E ALG E LN THEREOF 936.78 FT TO PT ON SLY R/W LN OF OLD COLO HWY 105, N 51<22'43" W ON CHORD OF A CUR TO R WITH A RAD OF 5780.0 FT AN ARC DIST OF 20.65 FT ALG SD SLY R/W LN, N 51<16'34" W ALG SD R/W 271.89 FT TO INTSEC NWLY R/W LN OF ROCKBROOK RD, S 39<56'52" W ON SD NWLY R/W LN 220.33 FT FOR POB, CONT S 39<56'52" W 180.89 FT TO A PT OF CUR TO L WITH RAD OF 102.76 FT AN ARC DIST OF 64.34 FT A C/A OF 35<52'27" CHORD OF SD CUR BEARS S 21<58'32" W 63.39 FT, N 85<55'35" W 200.20 FT, N 23<49'06" E 113.56 FT, N 39<56'52" E 123.41 FT, TH S 85<35 E 218.0 FT TO POB</p>	1970	1.00

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71090 00 075 18795 Rockbrook Rd	3500	TRACT IN N2SE4 SEC 9-11-67 AS FOLS; COM AT SW COR OF NE4SE4 OF SD SEC, TH N 89<52'40" E ALG S LN 149.53 FT, ANG L N 01<28'37" E 171.31 FT TO POB, CONT ON LAST MENT COURSE 120.0 FT, ANG L S 89<52'40" W 149.53 FT TO INTSEC W LN OF SD NE4SE4, ANG R N 01<28'37" E ALG SD W LN 23.69 FT, ANG L S 86<03'54" W 220.91 FT TO INTSEC NELY LN OF ROCKBROOK RD, ANG L S 27<16'37" E ALG SD NELY LN 144.92 FT, TH ANG L N 89<52'40" E 299.80 FT TO POB, TOG WITH THAT PART OF LOT 3 MORGAN SUB NO 1 AS FOLS; COM AT SW COR OF SD LOT, TH N 89<52'40" E ALG S LOT LN 34.53 FT FOR POB, TH N 51<14'52" E 28.0 FT, S 37<01'36" E 21.86 FT TO S LOT LN, S 89<52'40" W ON SD LOT LN 35.0 FT TO POB	1971 1.01
X 71090 00 084 none	-	ALL UNPLATTED AREA LY WLY OF CO RD IN S2SE4 EX DEDICATED RD, EX TRS SOLD ON CONTRACT TO HASSLER & STEWART, EX PART CONV BY BKS 2564-801, EX 2.59 A TRACT CONV BY BK 2961-770, 5132-26, TOG WITH R/W BY BK 3073-423 **** NEW PARCEL NUMBERS IN 1996 ARE 71090-00-091 & 092 ****	32.57 1996 71090 00 091 1996 71090 00 092
X 71090 00 091 none	-	ALL UNPLATTED AREA LY WLY OF CO RD IN S2SE4 EX DEDICATED RD, EX TRS SOLD ON CONTRACT TO HASSLER & STEWART, EX PART CONV BY BKS 2564-801, EX 2.59 A TR CONV BY BK 2961-770, 5132-26, TOG WITH R/W BY BK 3073-423 **** NEW PARCEL NUMBERS IN 1997 ARE 71090-00-093 & 71090-00-094 ****	1997 71090 00 093 1997 71090 00 094
X 71090 00 092	-	TRACT IN S2SE4SE4 SEC 9-11-67 DES AS FOLS, COM AT SE COR OF SD SEC, TH WLY ON S LN THEREOF 458.46 FT FOR POB, ANG R 90<54'0" NLY 50.12 FT, ANG L 28<53'20" NWLY 383.02 FT, ANG L 101<53'25" SWLY 358.28 FT, ANG L 50<49'15" SLY 151.84 FT, ANG L 88<26'25" E 452.10 FT TO POB, TOG WITH TRACT DES AS FOLS, COM AT SE COR OF SD SEC 9, TH WLY ALG SLY LN THEREOF 153.26 FT FOR POB TH CONT WLY ALG SD SLY LN 305.20 FT, ANG R 90<54'0" NLY FOR 50.01 FT, ELY PARA TO AND 50.00 FT N OF SLY LN OF SD SEC 9 269.21 FT TO WLY R/W LN OF CLOVEN HOOF DR, ANG R 54<51'0" SELY 61.15 FT TO POB **** NEW PARCEL NUMBER FOR 2005 IS 71090-00-101 ****	2005 71090 00 101

ROCKBROOK ROAD AREA (pgs 4-15)
PROPERTY DESCRIPTIONS & DETAILS

71090 00 093 18590 Cloven Hoof Dr	<p>ALL UNPLATTED AREA LY WLY OF CO RD IN S2SE4 EX DEDICATED RD, EX TRS SOLD ON CONTRACT TO HASSLER & STEWART, EX PART CONV BY BKS 2564-801, EX 2.59 A TR CONV BY BK 2961-770, 5132-26, TOG WITH R/W BY BK 3073-423, EX PT CONV BY REC 97075313</p>	2007 27.66
71090 00 094 18610 Cloven Hoof Dr	<p>A TR IN S2SE4 SEC 9-11-67 DESC AS FOLS, BEG AT NE COR OF LOT 4 BLK 1 CLOVEN HOOF ESTATES, (CONSIDERING THE) N LN OF LOT 4 TO BEAR N 65<40'00" W, W/ ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, TH N 65<40'00" W ALG N LN OF LOT 4 129.67 FT, TH N 64<58'03" E ALG THE SLY LN OF LANDS DESC IN BK 2608 PG 954 & SLY EXT THEREOF 401.06 FT TO THE SELY COR, TH S 23<09'57" ALG THE ELY LN OF THOSE LANDS DESC IN BK 2977 PG 670 75.0 FT TO THE SW COR, TH N 74<33'50" E ALG THE S LN 301.73 FT TO THE SE COR THEREOF BEING ALSO A PT ON THE SWLY R O W LN OF CLOVEN HOOF DR, TH S 37<38'57" E ALG SWLY R O W LN OF CLOVEN HOOF DR 64.38 FT, TH S 72<38'33" W 626.14 FT TO A PT OF THE SWLY EXT OF THE N LN OF LOT 4 BLK 1 CLOVEN HOOF ESTATES, TH N 65<40'00" W ALG SELY EXT 7.98 FT TO POB</p> <p>TRACT IN S2SE4SE4 SEC 9-11-67 DES AS FOLS, COM AT SE COR OF SD SEC, TH WLY ON S LN THEREOF 458.46 FT FOR POB, ANG R 90<54'0" NLY 50.12 FT, ANG L 28<53'20" NWLY 383.02 FT, ANG L 101<53'25" SWLY 358.28 FT, ANG L 50<49'15" SLY 151.84 FT, ANG L 88<26'25" E 452.10 FT TO POB, TOG WITH TRACT DES AS FOLS, COM AT SE COR OF SD SEC 9, TH WLY ALG SLY LN THEREOF 153.26 FT FOR POB TH CONT WLY ALG SD SLY LN 305.20 FT, ANG R 90<54'0" NLY FOR 50.01 FT, ELY PARA TO AND 50.00 FT N OF SLY LN OF SD SEC 9 269.21 FT TO WLY R/W LN OF CLOVEN HOOF DR, ANG R 54<51'0" SELY 61.15 FT TO POB, TOG WITH TR IN NE4 SEC 16-11-67 DESC AS FOLS: COM AT NE COR OF SD SEC 16, TH S 89<18'12" W ALG N LN OF NE4 OF SD SEC 16 458.46 FT FOR POB, TH S 71<44'38" W 343.38 FT, N 50<57'14" W 162.03 FT TO A PT ON N LN OF SD NE4 OF SD SEC 16 FROM WHENCE THE E 1/16 COR BETWEEN SECS 9 & 16 BEARS N 89<18'12" W 409.08 FT, TH N 89<18'12" E ALG N LN OF SD NE4 OF SD SEC 9 451.97 FT TO POB</p>	1949 1.46
71090 00 101 18505 Cloven Hoof Dr	<p></p>	1973 3.45

ROCKBROOK ROAD AREA (pgs 4-15)
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X	71090 00 085 none	-	<p>TRACT IN S2SE4SE4 SEC 9-11-67 DES AS FOLS, COM AT SE COR OF SD SEC, TH WLY ON S LN THEREOF 458.46 FT FOR POB, ANG R 90<54'0" NLY 50.12 FT, ANG L 28<53'20" NWLY 383.02 FT, ANG L 101<53'25" SWLY 358.28 FT, ANG L 50<49'15" SLY 151.84 FT, ANG L 88<26'25" E 452.10 FT TO POB, TOG WITH TRACT DES AS FOLS, COM AT SE COR OF SD SEC 9, TH WLY ALG SLY LN THEREOF 153.26 FT FOR POB TH CONT WLY ALG SD SLY LN 305.20 FT, ANG R 90<54'0" NLY FOR 50.01 FT, ELY PARA TO AND 50.00 FT N OF SLY LN OF SD SEC 9 269.21 FT TO WLY R/W LN OF CLOVEN HOOF DR, ANG R 54<51'0" SELY 61.15 FT TO POB **** NEW PARCEL NUMBER IN 1996 IS 71090-00-092 ****</p>	3.45		1996 71090 00 092
X	71090 00 092 18505 Cloven Hoof Dr	-	<p>TRACT IN S2SE4SE4 SEC 9-11-67 DES AS FOLS, COM AT SE COR OF SD SEC, TH WLY ON S LN THEREOF 458.46 FT FOR POB, ANG R 90<54'0" NLY 50.12 FT, ANG L 28<53'20" NWLY 383.02 FT, ANG L 101<53'25" SWLY 358.28 FT, ANG L 50<49'15" SLY 151.84 FT, ANG L 88<26'25" E 452.10 FT TO POB, TOG WITH TRACT DES AS FOLS, COM AT SE COR OF SD SEC 9, TH WLY ALG SLY LN THEREOF 153.26 FT FOR POB TH CONT WLY ALG SD SLY LN 305.20 FT, ANG R 90<54'0" NLY FOR 50.01 FT, ELY PARA TO AND 50.00 FT N OF SLY LN OF SD SEC 9 269.21 FT TO WLY R/W LN OF CLOVEN HOOF DR, ANG R 54<51'0" SELY 61.15 FT TO POB **** NEW PARCEL NUMBER FOR 2005 IS 71090-00-101 ****</p>	2005		71909 00 101
	71090 00 101 18505 Cloven Hoof Dr		<p>TRACT IN S2SE4SE4 SEC 9-11-67 DES AS FOLS, COM AT SE COR OF SD SEC, TH WLY ON S LN THEREOF 458.46 FT FOR POB, ANG R 90<54'0" NLY 50.12 FT, ANG L 28<53'20" NWLY 383.02 FT, ANG L 101<53'25" SWLY 358.28 FT, ANG L 50<49'15" SLY 151.84 FT, ANG L 88<26'25" E 452.10 FT TO POB, TOG WITH TRACT DES AS FOLS, COM AT SE COR OF SD SEC 9, TH WLY ALG SLY LN THEREOF 153.26 FT FOR POB TH CONT WLY ALG SD SLY LN 305.20 FT, ANG R 90<54'0" NLY FOR 50.01 FT, ELY PARA TO AND 50.00 FT N OF SLY LN OF SD SEC 9 269.21 FT TO WLY R/W LN OF CLOVEN HOOF DR, ANG R 54<51'0" SELY 61.15 FT TO POB, TOG WITH TR IN NE4 SEC 16-11-67 DESC AS FOLS: COM AT NE COR OF SD SEC 16, TH S 89<18'12" W ALG N LN OF NE4 OF SD SEC 16 458.46 FT FOR POB, TH S 71<44'38" W 343.38 FT, N 50<57'14" W 162.03 FT TO A PT ON N LN OF SD NE4 OF SD SEC 16 FROM WHENCE THE E 1/16 COR BETWEEN SECS 9 & 16 BEARS N 89<18'12" W 409.08 FT, TH N 89<18'12" E ALG N LN OF SD NE4 OF SD SEC 9 451.97 FT TO POB</p>	1973		3.45

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X	71090 02 003 Cloven Hoof Dr	2123	LOT 3 CLOVEN HOOF ESTATES 2ND FIL **** NEW PARCEL NUMBER IN 1996 IS 71090-02-012 ****	1996	71090 02 012
X	71090 02 004 Cloven Hoof Dr	2123	LOT 4 CLOVEN HOOF ESTATES 2ND FIL **** NEW PARCEL NUMBER IN 1996 IS 71090-02-012 ****	1996	71090 02 012
	71090 02 012 18640 Cloven Hoof Dr	2123	LOTS 3 & 4 CLOVEN HOOF ESTATES 2ND FIL	1969	1.42
	71090 02 006 Cloven Hoof Dr	1115	THAT PART OF LOT 1 CLOVEN HOOF ESTATES 2ND FIL AS FOLS, BEG AT A PT ON N LN OF SD LOT WHICH IS 14.0 FT W OF NE COR OF LOT, TH N 89<52'40" E ALG SD N LN 14.0 FT TO SD NE COR, S 07<12' E 185.60 FT TO SE COR OF LOT, S 82<48' W 20.0 FT, TH N 07<12' E TO POB	0.08	El Paso County
X	71090 02 007 18680 Cloven Hoof Dr	4446	LOT 4 MORGAN SUB NO 1 **** NEW PARCEL NUMBERS IN 2000 ARE PLATTED TO #10546 SYDNI'S SUB (71090-02-013 TO 015) ****	1.56	2000 71090 02 013 2000 71090 02 014 2000 71090 02 015
	71090 02 013 18690 Cloven Hoof Dr	10546	LOT 1 SYDNI'S SUB	2001	0.50
	71090 02 014 18680 Cloven Hoof Dr	10546	LOT 2 SYDNI'S SUB	2005	0.50
	71090 02 015 18670 Cloven Hoof Dr	10546	LOT 3 SYDNI'S SUB	2000	0.56
X	71090 02 009 Cloven Hoof Dr	4446	LOTS 1, 2 MORGAN SUB NO 1 **** NEW PARCEL NUMBERS FOR 2008 ARE 71090-02-018 & 71090-02-019 ****	3.07	2008 71090 02 018 2008 71090 02 019
	71090 02 018 Cloven Hoof Dr	4446	LOTS 1 MORGAN SUB NO 1	vacant	1.40
	71090 02 019 Cloven Hoof Dr	4446	LOTS 2 MORGAN SUB NO 1	1943	1.67
	71090 02 010 18710 Cloven Hoof Dr	4446	LOT 3 MORGAN SUB NO 1 PALMER LAKE, EX THAT PART AS FOLS; COM AT SW COR OF SD LOT, TH N 89<52'40" E ALG S LOT LN 34.53 FT FOR POB, TH N 51<14'52" E 28.0 FT, S 37<01'36" E 21.86 FT TO S LOT LN, TH S 89<52'40" W ON SD LOT LN 35.0 FT TO POB, SUBJ TO R/W DES IN BK 2746-657	1980	1.00

ROCKBROOK ROAD AREA (pgs 4-15)
PROPERTY DESCRIPTIONS & DETAILS

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Forest
View
Acres
Water
District

TO: El Paso County Planning Commission
Brian Risley, Chair
FROM: Roger Moseley, Adjacent Land Owner
551 Highway 105, Palmer Lake, CO 80133

RE: Project File #: P-20-010
Project Name: Red Rock Acres Rezone

I am appearing in opposition to the JZs LLC requested rezone, as well as the proposed development, **LETTER OF INTENT, RED ROCK ACRES, December 17, 2020 – Revised April 7, 2021 – Revised May 27, 2021**. My residence is an adjacent property to the north of the proposed development.

A. I will begin by addressing the **four Criteria for Approval** in the El Paso County Land Development Code:

Criteria 1. The application is in general conformance with the El Paso County Master Plan: The Project File, section F.3, Policy Plan Analysis, cites 5 of the 16 policies in the Master Plan that deal with compatibility with adjacent properties implies that Jzs development plan is compatible. Section F.4, Small Area Plan Analysis, asserts that the developer's original intent of mostly half acre lots, with curbs, meets the rural nature of the surrounding properties. These are both false.

This is a rural-residential area. See Daniel Torres' (county employee) comments of 10 May 2021 to JZs initial Letter of Intent, which resulted in changing the "urban" descriptor in the first revision (dated April 7, 2021) to "rural" to the second revision of JZs' Letter of Intent (dated May 27, 2021). JZs initial Letter of Intent clearly states that their objective was to create an urban development and included drawings that showed interior roadways with curbs, a recognized feature of urban streets.

The 2000 Tri-Lakes Comprehensive Plan, Chapter VI, page 98 under Land Use, describes the area as "The land use pattern is predominately scattered residential and includes medium (1 acre) to low density (2.5 to 5.0 acre) residential lots." Under Land Use Scenario, page 99, it says "The area should remain primarily rural residential. Higher density residential development should be discouraged...". Rezoning of this parcel, which is currently zoned 5 acres, will facilitate JZs development of his other parcel, where both parcels are part of JZs letter of intent, as mostly half acre lots. This is incompatible with the area, with policies in the LDC, and with the 2000 Tri-Lakes Comprehensive Plan.

Criteria 2. The rezone is in compliance with all applicable statutory provisions: The Project File #: P-20-010 (Red Rock Acres Rezone) is internally inconsistent and directly contradicts publicly available county documents regarding the

Zoning District Names in the El Paso County Land Development Code (LDC) dated 5/2016. Per the Project File, there are references to rezone actions in 1981 (see para. E, page 3, for example, and others) that cannot be supported by the LDC as of 5/2016. In chapter 1, page 8, Table 1.1 (see slide 2), the prior Residential Districts were RR-1 (1 acre), RR-2 (2.5 acres) and RR-3 (5 acres). Subsequent to 5/2016 the Districts are changed to RR-0.5, RR-2.5, and RR-5. This strongly infers that there was no half acre zoning district in 1981 and up until the change in the LDC on 5/2016.

Rezoning actions have to comply with three statutes. CRS 30-28-111 and CRS 30-28-113 require documentation "...including both the full text of the zoning resolution and the maps, and representing the recommendations of the commission..." and CRS 30-28-116 requires "Before finally adopting any such amendment [of the existing zoning] the Board of County Commissioners shall hold a public hearing..." where notice is given "in a newspaper of general circulation in the county." El Paso County is known to use the Fountain Valley news to meet this notification requirement, but this paper is not available in the Monument/Palmer Lake area and therefore does not meet the minimum legal requirement. The County Board of Commissioners, Resolution 17-374 dated 12/13/2017 claims to have held a public hearing on 21 November 2017, with public input. No long term resident of the area affected by the JZs proposal has any recollection of being informed of such a hearing or zoning change, including Millers, Reese, myself, and others. I have owned this adjacent property since 2012 and resided here since 2016. This change had no input from the public in this corner of the county and the RR-0.5 zoning of JZs' 33 acre property is misleading, at best, and the hearing was not legal in accordance with CRS 30-28-116.

Criteria 3. The proposed [rezone] is compatible with existing ... land uses ... in all directions: The rezone of the north part of the RR-5 (20 acre) parcel is incompatible with the local area and has no buffer to the RR-5 parcel immediately across Red Rock Ranch Road. Further, the JZs letter of intent for the adjacent 33.69 acre parcel is absolutely not compatible. In my opinion, the Project File that has been provided to the Planning Commission obfuscates the true nature of what the proposed rezone and subsequent development will do to this area.

To illustrate, see slide 3. The general nature of the surrounding properties consists of plats of 1 acre or greater (there are three lots of 0.96, 0.98, and 0.99 acres, and two along Rockbrook at the intersection of Highway 105 that are half acre). In the 400+ parcels to the south, west, and north, the average parcel is well above 1 acre and the structures are low density.

Criteria 4. The site is suitable for the intended use: The site is not suitable without significant improvement to the infrastructure. The Project File strongly implies that the Forest View Acres Water District will supply water from their system. This has not been decided and there is significant resistance by the current customers in that district. The Project File also states that the Palmer Lake Sanitation District will provide

sewer service. My most recent inquiry regarding this future decision is that it is months away, maybe a year away. Neither of these services are guaranteed to materialize.

B. Other inputs bearing on the JZs Letter of Intent. Approval of the rezone will open up these issues for later hearings and for the developer:

1. Driveway access: Three of the proposed parcels will require a shared driveway access to Red Rocks Ranch Drive. The sight distance for this access is extremely limited when coming from the west towards Highway 105. I measured what appears to me to be the point from which a driver could first see a waiting vehicle and it was 120'. (See slide 4) In addition, approaching from this direction is on a downward sloping section of the road, and residents have made comments about the frequent icy conditions there in the winter.

JZs has requested a deviation for the driveway serving these 3 lots. This deviation will decrease the safety of this driveway access and will require grading of one or more of the three private lots adjacent to the access point on the south side. My reading of the text in the deviation request says the minimum sight distance for this access point is 300'. If so, that would require extensive removal of the berm (on private land) along Red Rocks Ranch Drive. If the consent of the owners is not forthcoming, it would require a major redesign of JZs' detail plan. Consequently, this consent must be obtained prior to approval of the detailed plan. Even with sufficient sight distance, this access point will be unacceptably hazardous in the winter.

2. Highway and taking of land: The added lanes at Red Rocks Ranch Drive will impact the Reese driveway (See slide 5). The lanes at Rockbrook impacts four driveways, three on the north side (See slide 6). The Rockbrook lanes will likely have issues with the taking of land, since the highway is hemmed in on one side by utilities (power, gas, two fiber lines, and telephone) and on the other a high cut in the terrain.

Taking land at Rockbrook would not be required if JZ is limited to a maximum of 25 new homes on the north side of the creek, because he would not need to have an access via Rockbrook. This is additional justification for limiting the density of this development. Further, Colorado House Bill 1411 has put limits on taking for private use. The lane additions at Highway 105 are required only due to the JZ development needing a second highway access. This does not seem like a public use and may be prevented by the provisions passed in HB 1411.

JZs has requested a deviation for the their intersection at Red Rock Ranch Drive. He is proposing a 915' distance from Highway 105, but the ECM requirement is 1320'. JZs states in the deviation, without proof or justification, that that this deviation will not affect safety.

3. Water: El Paso County's Water Region 2 is projected to have significant growth in

the near term and will require additional water sources to meet demand. All of the Monument/Palmer Lake area sits on top of the Dawson aquifer, the smallest and shallowest aquifer in the area. Numerous press reports in the recent years have predicted serious water shortages, both surface and subterranean. Most of the "additional sources" in the Master Plan are from aquifers, but the plan also says that "In general, pumping that groundwater may not be economically sustainable over time, depending on local aquifer conditions." El Paso County Water Master Plan, pg 73, para 5.3 Future Water Supplies area 2 and page 70, Fig 5.9 El Paso County Future Supplies (2040). I don't know of other available water sources and I consider this to be a solution that involves magic and wishful thinking.

Additionally, the 2000 Tri-Lakes Comprehensive Plan, Chapter VI, page 99 under Constraints, says "Numerous individual well and septic systems have the potential of failure due to fractured rock structure of the Front Range and lowered water table."

C. Comment on the County Rezoning Process: The Project File (1) contains numerous errors, (2) uses text from the developer's letter of intent where the text refers to sections of the code where he asserts that he is compliant and avoids discussion where he is not, (3) is favorable to the developer by inclusion of those sales points that are to his advantage and his responses to the public's inputs and is unfavorable to the public because their issues are not included, except as attachments, most of which are not required to be read by the members of the Planning Commission, (4) the essentially face-to-face interaction with the developer and the opportunity for feedback and revision versus the public's arms length opportunity for input without feedback, and (5) the seemingly out of order consideration of facts bearing on a rezone request. For example, it seems that the Commission should consider the infrastructure and environment to see if the rezone even makes sense, prior to approving it. The current order of things allows a rezone without consideration of highways, water, schools, fire evacuation, threatened species, flood plain, drainage, and probably a host of other things that in aggregate can be make or break issues.

D. Recommendation: My intent is not to stop a private owner from developing his land. I think a compatible project can be achieved that will suit adjacent landowners with minimal impact and still provide JZs with a profitable enterprise. I recommend that the Planning Commission table this action until it can be determined if the changes to the rural residential zoning districts was done the required public notice. If the Planning Commission does approve the rezoning, it should restrict the entire proposed development to a lower density of less than one residence per acre. This authority is cited in CRS 30-28-111 and CRS 30-28-113 where the "... recommendations of the commission for the regulation of ... the density" of the land and " the percentage of lots that may be occupied" are clearly stated. Such a limitation would meet the compatibility requirement, reduce water stress, and allow the current road structure to provide required access.



Roger Moseley

31 Aug 2021
31 August 2021

Red Rock Acres – Summary of Petition for Inclusion

The following information has been prepared by the District to provide additional information and to address questions and comments raised at the January 27 public hearing. The Board continued the public hearing to its February 24 regular meeting for additional public input. The meeting agenda and notice will be posted on the website by Friday February 19th.

The Forest View Acres Water District has received a Petition for Inclusion that requests the inclusion of approximately 54 acres of land into the District. This land is proposed to be developed into a residential neighborhood known as Red Rock Acres, which will have a maximum of 38 lots. Two maps of the development property are attached.

If the property is included into the District, it will be subject to the District's Rules and Regulations, including the same fees and taxes paid by also District residents (in addition to the fees described below that are related to the inclusion process), and it will be eligible to receive water service from the District.

Water Rights

Under the District Rules and Regulations, the owner must transfer water rights to the District that will satisfy the water demand for the development. The owner is proposing to transfer all water rights associated with the property, which includes ground water rights in the Denver Basin Aquifers. The Denver Basin Aquifers is a general term for a series of four aquifers stacked on top of each other - the Dawson Aquifer, the Denver Aquifer, the Arapahoe Aquifer, and the Laramie-Fox Hills Aquifer.

The Arapahoe Aquifer water rights being transferred by the owner can be withdrawn through the District's existing Arapahoe Aquifer well, which will minimize any infrastructure costs for the District to use those water rights. Those Arapahoe Aquifer water rights will allow the District to withdraw an additional amount of water (approximately 14.67 acre-feet per year) through the District's existing Arapahoe Aquifer well that will be sufficient to satisfy the demand associated with the development (approximately 9.5 acre-feet per year). The transfer of these water rights to the District would also prevent any future owner of the property from drilling an Arapahoe Aquifer well in the vicinity of the District's existing Arapahoe Aquifer well.

The owner is also transferring water rights in the Dawson Aquifer. The District has an existing well in the Dawson Aquifer that is currently not in use, but the District plans to rehabilitate and use this well in the near future. The District has an existing Dawson

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well drilled and has initiated investigations into adding the Dawson source to its supply. Like the Arapahoe Aquifer water rights, the Dawson Aquifer water rights being transferred by the owner can be withdrawn through the District's existing Dawson Aquifer well, again minimizing infrastructure costs. This will provide additional water supplies for drought protection and future demand.

In addition to those water rights, the owner is dedicating the rights to the Denver Aquifer and the Laramie-Fox Hills Aquifer. These additional water rights can be used for future water supply development, including drought protection.

Costs and Fees Related to the Development

The District's Rules and Regulations require the owner to pay for all costs associated with the following:

- Any infrastructure that is necessary to serve the development, including improvements, expansions, or upgrades of the District's water system required to serve the development
 - This would include a loop from Zone 2 into Zone 1 and a Pressure Reduction Valve ("PRV") station
- Any easements or real property interests required to serve the development
- All administrative, legal, and engineering costs related to the inclusion process, including the engineering and design of the infrastructure for the development (which must be approved by the District) and the adjudication of the dedicated water rights in water court (which will be done by the District's attorney at the owner's expense).

The owner has already deposited funds in advance with the District in order to cover the District's costs to date, and they have agreed to continually replenish these funds as the inclusion process continues.

In addition to covering the costs of water service to the development, the District will receive a significant amount of fee revenue from the inclusion. First, upon inclusion the owner will pay an inclusion fee of \$3,000.00 per acre of included property (approximately \$162,000.00 for this development). Because this fee is based on the number of acres in the development, the total amount will remain the same no matter how many lots are ultimately approved by El Paso County.

Then, the District will receive a tap fee for each home that is built in the development. The District's tap fee is currently \$30,000.00. If the development is zoned for 38 lots as

currently proposed, the District will receive a total of \$1,140,000.00 in tap fee revenue. In addition, the District will collect service fees from the new customers in the development, the same as it does with the District's existing residents.

The District will use these revenues to fund capital improvements and upgrades of the District's water system, which will provide additional water supply security and stability to the District's residents. As described below, the District has already identified several of these needs, and has developed a capital improvement plan to fund these improvements, with or without the inclusion.

Effects on Existing Infrastructure

As explained above, the owner is required to pay the cost of all infrastructure necessary to serve the development, including improvements or expansions of the existing system.

- As a part of the inclusion, the developer would be required to dedicate a parcel of land encompassing the District's existing Arapahoe Aquifer well and the associated water treatment plant. The existing parcels are very inadequate and the existing facilities cannot be upgraded on the existing plots. This would expand the site by roughly five times the current area, and will resolve an existing ambiguity of the associated legal descriptions.
- Water use is expected to be 0.25 acre-feet per home per year. If all 38 homes are approved the impact would be 9.5 acre-feet per year on the system. All current District Rules and Regulations would apply. If all 38 homes were constructed, this would be an increase of approximately 11% in total water demand.
- Water lines would be required to be extended into the property from Zone 2 and looped into Zone 1 with a PRV vault, so that a looped system will exist. This will not only provide for water service to the subdivision but add a secondary feed loop to the existing Zone 1. These lines and facilities will be constructed to the District's current Standards.
- There were numerous questions raised in the hearing regarding the adequacy of potable water storage. The District's engineer has determined that the District's potable water storage is adequate when considered in conjunction with the reliability and dependability of the source of supply. The District's engineer has recommended that the District prioritize the funding of capital improvements

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related to strengthening and diversifying the District's source of supply, rather than adding potable storage (see below).

- The District has identified a number of near-term 5-year capital improvements, mostly related to strengthening and diversifying the District's source of supply. These improvements are scheduled and needed with or without the proposed inclusion. These items include the following:
 - Continued Replacements of old existing sub-standard lines.
 - Dawson well addition and associated Arapahoe Water Plant upgrades.
 - Surface Raw Water Storage is being contemplated to extend the Upper Filter Plant run times
 - The Upper Surface Water Filter Plant is expected to require a complete rebuild within 5 years.
 - Emergency Mutual Aid Interconnect

Inclusion Process and Limits of District Authority

The Board held a public hearing on the Petition for Inclusion on January 27, 2021. Many of the District's residents attended the meeting and provided comments. The Board also discussed the Petition with its consultants, and with the District residents in attendance. After hearing the comments and discussing the petition, the Board decided to provide the District residents with additional information, and to continue the hearing until the regular District meeting on February 24, 2021.

The District's authority is limited to determining whether it will provide water service to the development. The Board does not have any authority or control over land use decisions such as zoning or development density. Those issues are analyzed and resolved by El Paso County. If you have questions, concerns, or comments about land use issues such as zoning and development density, please direct those comments to the following persons:

El Paso County Planning and Community Development Department

2880 International Drive, Suite 110

Colorado Springs, CO 80910

Executive Director: Craig Dossey (719) 520-6300 plnweb@elpasoco.com

Project Manager: John Green, (719) 520-6442 johnngreen@elpasoco.com*

Supervisor: Nina Ruiz (719) 520-6313 ninaruiz@elpasoco.com

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