

LEGAL DESCRIPTION (BOUNDARY):

A PARCEL OF LAND LOCATED IN THE WEST ½ OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SUBDIVISION EXEMPTION ARAPAHOE WELL - FOREST VIEW ACRES WATER DISTRICT RECORDED NOVEMBER 2, 2016 AT RECEPTION NUMBER 216713864, BEING A PART OF THE EAST ½ OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, THENCE S00°12'16"W, 641.77 FEET ALONG THE WEST LINE OF SAID PLAT AND ALONG THE EAST LINE OF THE WEST ¼ OF SAID SECTION 9 TO THE CENTER OF SAID SECTION 9;

THENCE CONTINUE S00°12'16"W, 1334.97 FEET ALONG THE WEST LINE OF SAID PLAT AND ALONG THE EAST LINE OF THE WEST ¼ OF SAID SECTION 9 TO A POINT ON THE NORTH LINE OF CLOVEN HOOF ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK B-2 AT PAGE 3 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S89°32'22"W, 1336.87 FEET ALONG THE NORTH LINE OF SAID CLOVEN HOOF ESTATES TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RED ROCK RANCH ROAD AS DESCRIBED IN THAT DEED RECORDED IN BOOK 2395 AT PAGE 210 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

[THE FOLLOWING NINE BEARINGS AND DISTANCES ARE ALONG EASTERLY RIGHT-OF-WAY LINE OF SAID RED ROCK RANCH ROAD]

THENCE NORTHWESTERLY, 138.14 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 116.24 FEET, A CENTRAL ANGLE OF 68°05'24" AND BEING SUBTENDED BY A CHORD THAT BEARS N42°18'01"E, 130.15 FEET;

THENCE N76°20'43"E, 183.27 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY, 919.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 780.00 FEET A CENTRAL ANGLE OF 67°34'03" AND BEING SUBTENDED BY A CHORD THAT BEARS N42°33'41"E, 867.45 FEET;

THENCE N08°46'40"E, 374.00 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, 259.13 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 35°21'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N26°27'10"E, 255.04 FEET;

THENCE N44°07'40"E, 344.33 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHERLY, 156.40 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 196.66 FEET, A CENTRAL ANGLE OF 45°34'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N21°20'40"E, 152.31 FEET;

THENCE N01°20'40"E, 203.51 FEET;

THENCE N38°28'10"E, 33.54 FEET TO A POINT ON A SOUTHWESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 105;

THENCE S51°31'50"E, 12.58 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF SAID SECTION 9 AND THE WEST LINE OF SAID SUBDIVISION EXEMPTION ARAPAHOE WELL - FOREST VIEW ACRES WATER DISTRICT AND THE **POINT OF BEGINNING**.

CONTAINING 20.886 ACRES MORE OR LESS.

LEGAL DESCRIPTION (ZONE RR-0.5):

A PARCEL OF LAND LOCATED IN THE WEST ½ OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SUBDIVISION EXEMPTION ARAPAHOE WELL - FOREST VIEW ACRES WATER DISTRICT RECORDED NOVEMBER 2, 2016 AT RECEPTION NUMBER 216713864, BEING A PART OF THE EAST ½ OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, THENCE S00°12'16"W, 641.77 FEET ALONG THE WEST LINE OF SAID PLAT AND ALONG THE EAST LINE OF THE WEST ¼ OF SAID SECTION 9 TO THE CENTER OF SAID SECTION 9;

THENCE CONTINUE S00°12'16"W, 527.31 FEET ALONG THE WEST LINE OF SAID PLAT AND ALONG THE EAST LINE OF THE WEST ¼ OF SAID SECTION 9;

THENCE N56°50'39"W, 275.33 FEET;

THENCE N60°52'55"W, 239.69 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RED ROCK RANCH ROAD AS DESCRIBED IN THAT DEED RECORDED IN BOOK 2395 AT PAGE 210 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

[THE FOLLOWING SIX BEARINGS AND DISTANCES ARE ALONG EASTERLY RIGHT-OF-WAY LINE OF SAID RED ROCK RANCH ROAD]

THENCE N08°46'40"E, 63.36 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, 259.13 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 35°21'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N26°27'10"E, 255.04 FEET;

THENCE N44°07'40"E, 344.33 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHERLY, 156.40 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 196.66 FEET, A CENTRAL ANGLE OF 45°34'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N21°20'40"E, 152.31 FEET;

THENCE N01°20'40"E, 203.51 FEET;

THENCE N38°28'10"E, 33.54 FEET TO A POINT ON A SOUTHWESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 105;

THENCE S51°31'50"E, 12.58 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF SAID SECTION 9 AND THE WEST LINE OF SAID SUBDIVISION EXEMPTION ARAPAHOE WELL - FOREST VIEW ACRES WATER DISTRICT AND THE **POINT OF BEGINNING**.

CONTAINING 5.374 ACRES MORE OR LESS.

LEGAL DESCRIPTION (ZONE RR-2.5):

A PARCEL OF LAND LOCATED IN THE WEST ½ OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SUBDIVISION EXEMPTION ARAPAHOE WELL - FOREST VIEW ACRES WATER DISTRICT RECORDED NOVEMBER 2, 2016 AT RECEPTION NUMBER 216713864, BEING A PART OF THE EAST ½ OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, THENCE S89°32'22"W, 1336.87 FEET ALONG THE NORTH LINE OF CLOVEN HOOF ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK B-2 AT PAGE 3 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RED ROCK RANCH ROAD AS DESCRIBED IN THAT DEED RECORDED IN BOOK 2395 AT PAGE 210 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

[THE FOLLOWING FOUR BEARINGS AND DISTANCES ARE ALONG EASTERLY RIGHT-OF-WAY LINE OF SAID RED ROCK RANCH ROAD]

THENCE NORTHWESTERLY, 138.14 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 116.24 FEET, A CENTRAL ANGLE OF 68°05'24" AND BEING SUBTENDED BY A CHORD THAT BEARS N42°18'01"E, 130.15 FEET;

THENCE N76°20'43"E, 183.27 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY, 919.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 780.00 FEET A CENTRAL ANGLE OF 67°34'03" AND BEING SUBTENDED BY A CHORD THAT BEARS N42°33'41"E, 867.45 FEET;

THENCE N08°46'40"E, 374.00 FEET;

THENCE S60°52'55"E, 239.69 FEET;

THENCE S56°50'39"E, 275.33 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF SAID SECTION 9 AND THE WEST LINE OF SAID SUBDIVISION EXEMPTION ARAPAHOE WELL - FOREST VIEW ACRES WATER DISTRICT;

THENCE S00°12'16"W, 807.66 FEET ALONG THE WEST LINE OF SAID PLAT AND ALONG THE EAST LINE OF THE WEST ¼ OF SAID SECTION 9 TO THE **POINT OF BEGINNING**.

CONTAINING 15.511 ACRES MORE OR LESS.

SITE DATA:

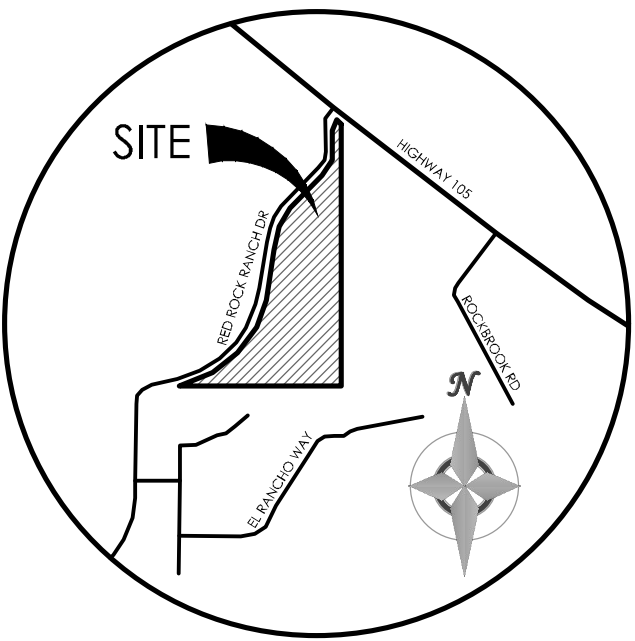
OWNER/APPLICANT  
RED ROCK RANCH INC.,  
8663 PLEASANTS VALLEY ROAD  
WINTERS CA, 95694-9684

CONSULTANT/ENGINEER  
M.V.E., INC.,  
1903 LELARAY STREET, SUITE 200  
COLORADO SPRINGS, CO 80909  
(719) 635-5736

ZONING  
CURRENT: RR-5  
PROPOSED ZONING: RR-0.5 & RR-2.5

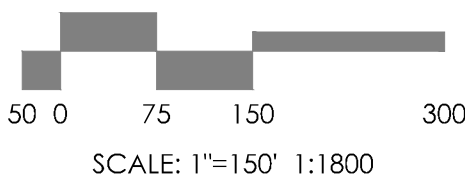
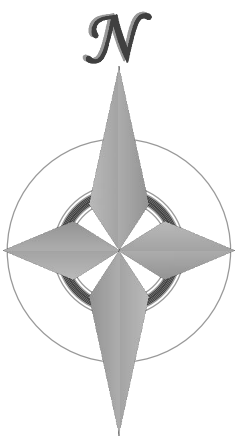
SETBACKS  
FRONT SETBACK = 25'  
REAR SETBACK = 25'  
SIDE SETBACKS = 15' (2.5 AC LOTS) - 10' (0.5 AC LOTS)

TAX SCHEDULE NO.  
7109000024



VICINITY MAP  
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILTS BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

RED ROCK ACRES

REZONE MAP

MVE PROJECT 61125  
MVE DRAWING -REZONE-PS

DECEMBER 14, 2020  
SHEET 1 OF 1