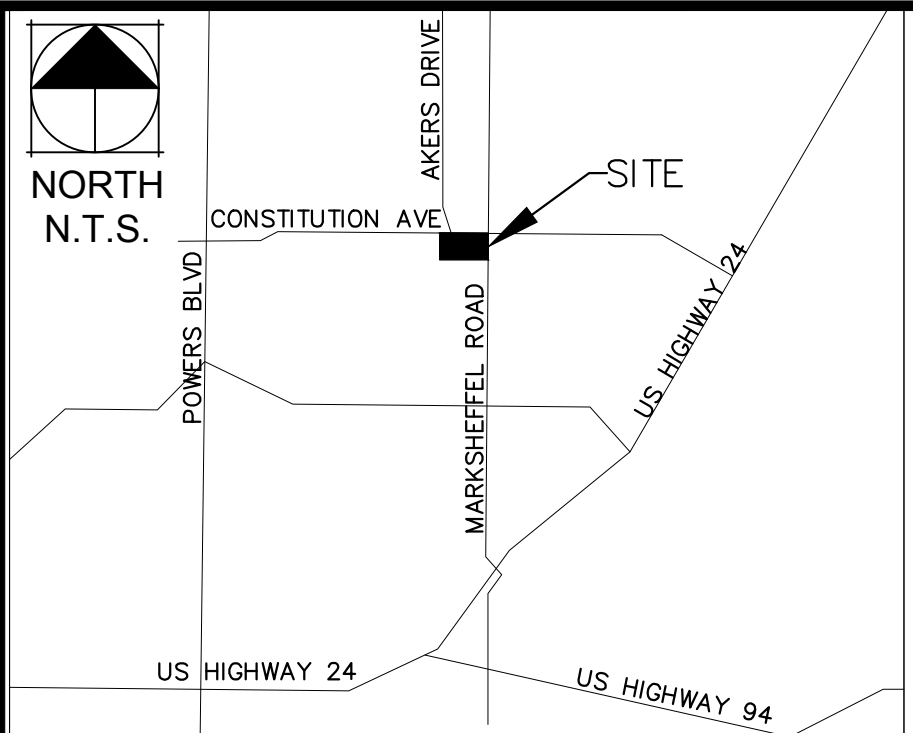
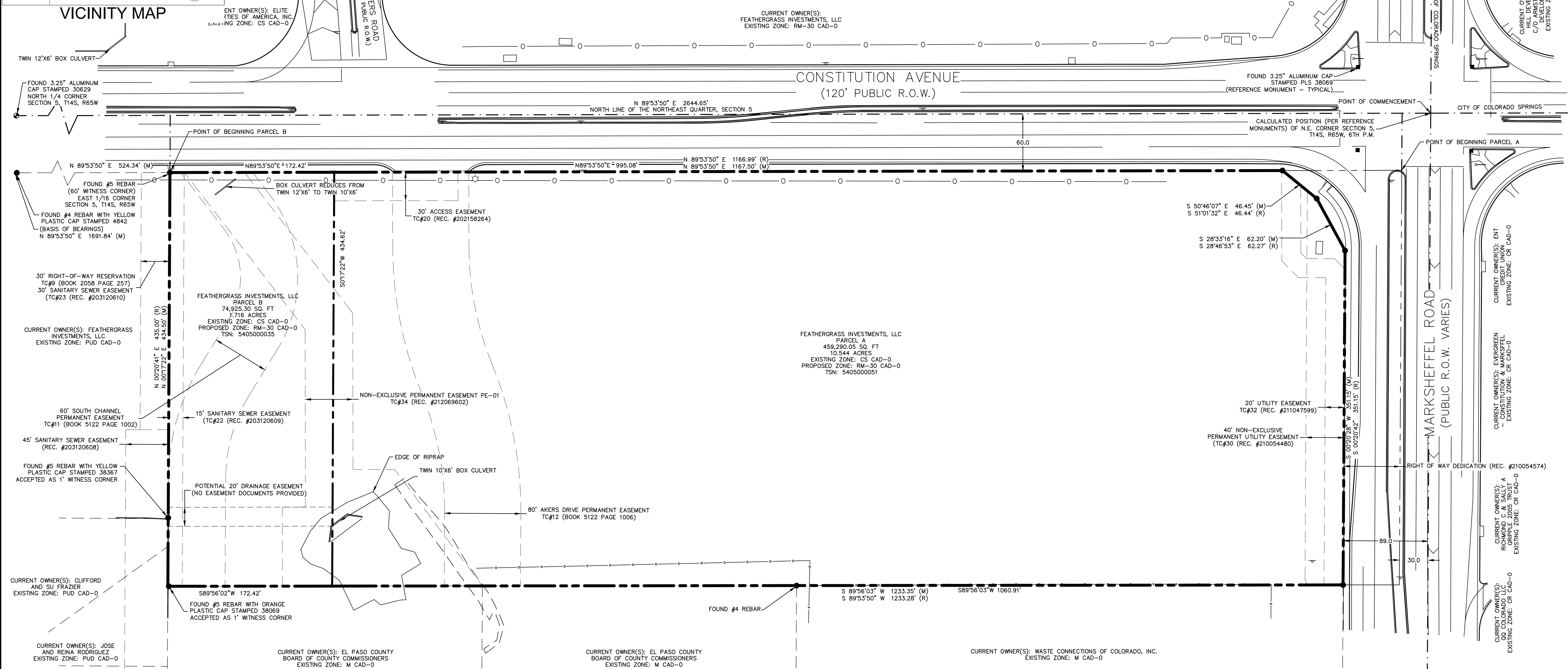


CALIBER AT CONSTITUTION ZONE CHANGE EXHIBIT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP



ZONING INFORMATION
EXISTING ZONING: CS CAD-0
EXISTING LAND USE: VACANT
PROPOSED ZONING: RM-30 CAD-0
PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL (30 DU/AC.)

LEGAL DESCRIPTION
PARCEL A:
A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 89°53'50" WEST, 30.00 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD; THENCE SOUTH 00°20'42" WEST, 60.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED 120.00 FOOT WIDE RIGHT-OF-WAY OF CONSTITUTION AVENUE TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH 00°20'42" WEST, 435.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD TO THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN BOOK 2083 AT PAGE 587 OF THE RECORDS OF SAID COUNTY; THENCE SOUTH 89°53'50" WEST, 1292.28 FEET ALONG THE SOUTH LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°20'41" EAST, 435.00 FEET THE WEST LINE OF SAID TRACT TO A POINT ON SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF CONSTITUTION AVENUE; THENCE NORTH 89°53'50" EAST 1292.28 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, EL PASO COUNTY, COLORADO.
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: THAT PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5,

PARCEL B:
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATE IN EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5 THENCE SOUTH 89°53'50" WEST ON THE NORTH LINE THEREOF, 1322.28 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5; THENCE SOUTH 00°20'41" WEST ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 5, 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED 120.00 FOOT RIGHT-OF-WAY OF CONSTITUTION AVENUE AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE (1) CONTINUE ON THE LAST MENTIONED COURSE 435.00 FEET; (2) NORTH 89°53'50" EAST, 172.42 FEET; (3) NORTH 00°20'41" EAST 435.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED CONSTITUTION AVENUE; (4) SOUTH 89°53'50" WEST ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED CONSTITUTION AVENUE, 172.42 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONER, EL PASO COUNTY, COLORADO IN WARRANTY DEED RECORDED JUNE 9, 2010 UNDER RECEPTION NO. 210054574.
COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL C:
THAT PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATE IN COUNTY EL PASO, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5, THENCE SOUTH 89°53'50" WEST ON THE NORTH LINE THEREOF, 1,322.28 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 5; THENCE SOUTH 00°20'41" WEST ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 5, 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED 120.00 FOOT RIGHT-OF-WAY OF CONSTITUTION AVENUE AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE (1) CONTINUE ON THE LAST MENTIONED COURSE 435.00 FEET; (2) NORTH 89°53'50" EAST, 172.42 FEET; (3) NORTH 00°20'41" EAST 435.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED CONSTITUTION AVENUE; (4) SOUTH 89°53'50" WEST ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED CONSTITUTION AVENUE, 172.42 FEET TO A POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.
(PER TITLE COMMITMENT FILE NO. NCS-1074278-INDY AS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.)
ADDRESS OF RECORD: NOTHING POSTED OR VISIBLE AT THE TIME OF SURVEY.

NOTES
"MINERAL RIGHTS AS SET FORTH IN DECREE RECORDED MARCH 10, 1994 IN BOOK 6397 AT PAGE 1194. NOTE: QUIT CLAIM DEED IN CONNECTION THEREWITH RECORDED DECEMBER 5, 1995 IN BOOK 6776 AT PAGE 1165. NOTIFICATION OF THE ZONING ACTION HAS BEEN PROVIDED TO THE INTEREST/ESTATE HOLDER (ALMA PATRICK REVOCABLE TRUST)."
"OIL AND GAS LEASE RECORDED FEBRUARY 10, 2011 AT RECEPTION NO. 211015157, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AMENDMENT TO OIL AND GAS LEASE IN CONNECTION THEREWITH RECORDED APRIL 13, 2011 AT RECEPTION NO. 211036999. NOTIFICATION OF THE ZONING ACTION HAS BEEN PROVIDED TO THE INTEREST/ESTATE HOLDER (ALMA PATRICK REVOCABLE TRUST)."

PROJECT TEAM:
OWNER: FEATHERGRASS INVESTMENTS 4715 N. CHESTNUT STREET COLORADO SPRINGS, CO 80907
DEVELOPER: THE GARRETT COMPANIES 1051 GREENWOOD SPRINGS BLVD., STE. 101 GREENWOOD, IL 61413
PLANNERS/LANDSCAPE ARCH.: KIMLEY-HORN 2 NORTH NEVADA AVENUE SUITE 300 COLORADO SPRINGS, CO 80903
SURVEYOR: BARRON LAND 2790 N. ACADEMY BLVD, SUITE 311 COLORADO SPRINGS, CO 80917
MINERAL RIGHTS ESTATE HOLDER (INCLUDING OIL/GAS INTERESTS): ALMA PATRICK REVOCABLE TRUST 7 CLOVER CIRCLE W COLORADO SPRINGS, CO 80906-5126
COUNTY FILE NUMBER: TBD

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