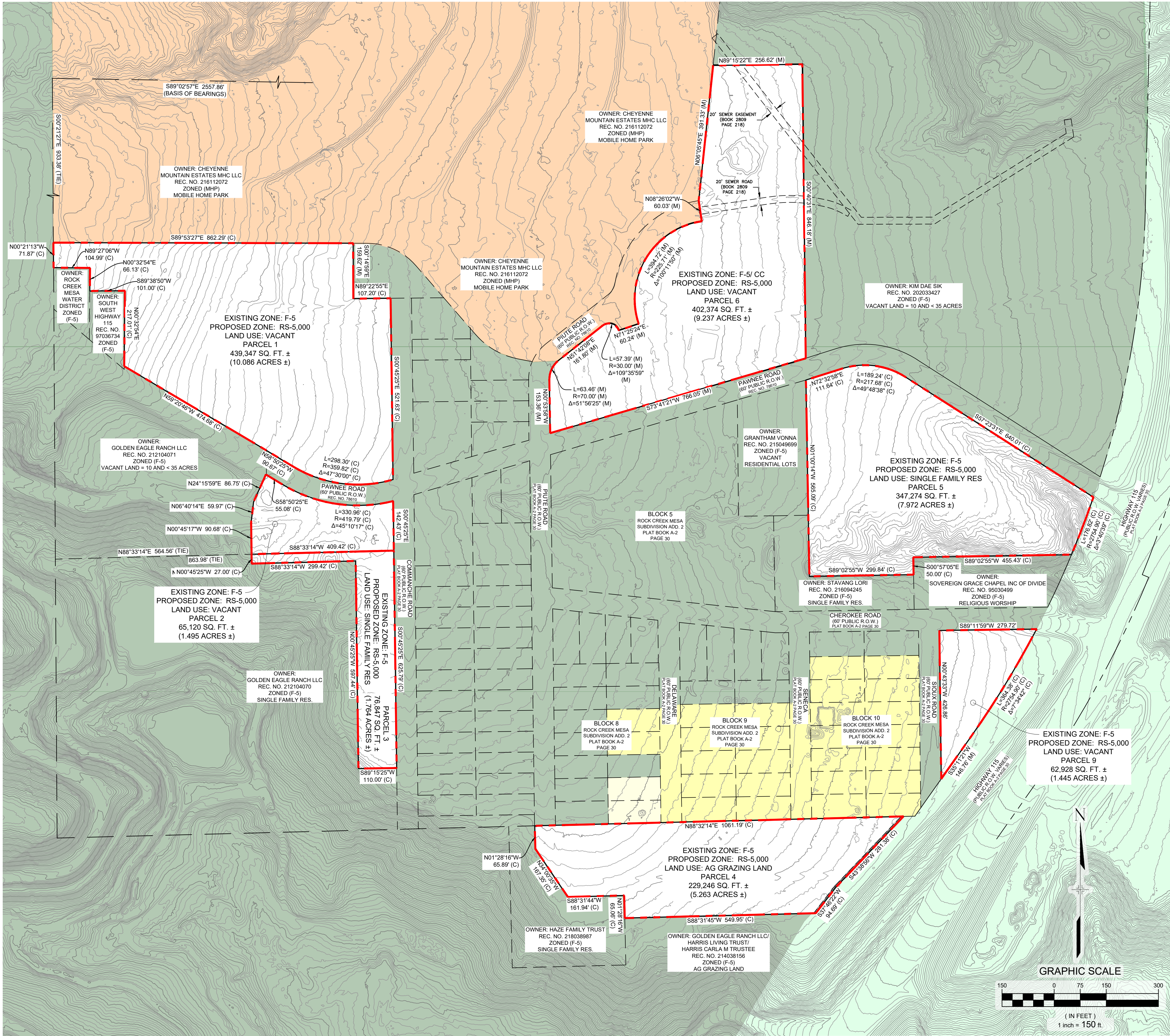


ZONING LEGEND:

- F-5: Forest & Recreation (5 acres) MHP: Mobile Home Park RS-6000: Residential Suburban (6,000 sq. ft.)
A-5: Agricultural (5 acres) RM-30: Residential Multi-Dwelling (30 DU/acre)

ROCK CREEK MESA
ZONE CHANGE MAP



LEGAL DESCRIPTION:

Parcel 1
A portion of that parcel described in that Warranty Deed recorded September 7, 2012 under reception number 212104071 in the Official Records of El Paso County, Colorado, , lying within the S1/2 of Section 30, Township 15 South, Range 66 West, of the Sixth P.M., being more particularly described as follows: COMMENCING at the West Quarter Corner of said Section 30, being monumented by a 2" pipe with a 3 1/4" brass cap, flush with grade, thence S00°21'27"E, (Bearings are relative to the North line of the Southwest Quarter of said Section 30, being monumented at the West Quarter Corner by a 2" pipe with a 3 1/4" brass cap, flush with grade, having a measured bearing of S89°02'57"E and a distance of 2557.86 feet), along the west line of said south 1/2 of said Section 30, a distance of 933.38 feet, to the northwest corner of said parcel, being the POINT OF BEGINNING; thence S89°53'27"E, along the north line of said parcel described in said Warranty Deed, a distance of 862.29 feet, to the northwest corner of that parcel described in that Quit Claim Deed recorded under reception no. 216112072 in said Official Records; thence S00°14'59"E, along the west line of said parcel, a distance of 159.62 feet, to the southwest corner of said parcel; thence N89°22'55"E, along the south line of said parcel, a distance of 107.20 feet, to a point on the west right of way line of Commanche Road; thence S00°45'25"E, along said west right of way line, 521.63 feet, to a point on the north right of way line of Pawnee Road; thence along said north right of way line, along the arc of a non-tangent curve to the right, whose center bears N16°20'24"W, having a radius of 359.82 feet, a central angle of 47°30'00", a distance of 298.30 feet; thence N58°50'25"W, continuing along said north right of way line, a distance of 90.67 feet; thence N59°20'46"W, a distance of 474.68 feet, to a point on the east line of that parcel described in document recorded under reception no. 97036734; thence N00°32'54"E, along the east line of said parcel, a distance of 217.01 feet; thence S89°38'50"W, along 101.00 feet; thence N00°32'54"E, a distance of 66.13 feet; thence N89°27'06"W, a distance of 104.99, to a point on the west line of said Section 30; thence N00°21'13"W, along said west line, a distance of 71.87 feet, to the POINT OF BEGINNING. Containing 439,347 Sq. Ft. or 10.086 acres, more or less.

Parcel 2
A portion of that parcel described in that Warranty Deed recorded September 7, 2012 under reception number 212104071 in the Official Records of El Paso County, Colorado, , lying within the S1/2 of Section 30, Township 15 South, Range 66 West, 6th P.M., being more particularly described as follows: COMMENCING at the Southwest Corner of Section 30, Township 15 South, Range 66 West, of the Sixth P.M., being monumented by a 2 1/2" aluminum cap stamped, "PLS 28658" flush with grade; thence N00°21'27"W, (Bearings are relative to the North line of the Southwest Quarter of said Section 30, being monumented at the West Quarter Corner by a 2" pipe with a 3 1/4" brass cap, flush with grade, and at the Center Quarter Corner by a No. 6 rebar with a 3 1/4" aluminum cap stamped, "PLS 19825" flush with grade, having a measured bearing of S89°02'57"E and distance of 2557.86 feet), along the west line of said Section 30, a distance of 802.58 feet, to the southwest corner of the land described in that Warranty Deed recorded September 7, 2012 under reception number 212104071 in the Official Records of El Paso County, Colorado; thence N88°33'14"E, along the south line of said parcel, a distance of 564.56 feet, to the POINT OF BEGINNING; thence leaving said south line, N00°45'17"W, a distance of 90.68 feet; thence N06°40'14"E, a distance of 59.97 feet; thence N24°15'59"E, a distance of 86.75 feet, to the south right of way line of Pawnee Road, if extended north westerly; thence S88°50'25"E, along said south right of way line, a distance of 55.08 feet; thence continuing along said south right of way line, along the arc of a curve to the left, having a radius of 419.79 feet, a central angle of 45°10'17", a distance of 330.96 feet, to a point on the west right of way line of Commanche Road; thence S00°45'25"E, along said west right of way line, a distance of 142.43 feet, to a point on said south line; thence S88°33'14"W, along said south line, a distance of 409.42 feet, to the POINT OF BEGINNING. Containing 65,120 Sq. Ft. or 1.495 acres, more or less.

Parcel 3
A portion of that parcel as described in that Warranty Deed recorded September 7, 2012 under reception number 212104072 in the Official Records of El Paso County, Colorado, lying within the S1/2 of Section 30, Township 15 South, Range 66 West, 6th P.M., being more particularly described as follows: COMMENCING at the Southwest Corner of Section 30, Township 15 South, Range 66 West, of the Sixth P.M., being monumented by a 2 1/2" aluminum cap stamped, "PLS 28658" flush with grade; thence N00°21'27"W, (Bearings are relative to the North line of the Southwest Quarter of said Section 30, being monumented at the West Quarter Corner by a 2" pipe with a 3 1/4" brass cap, flush with grade, and at the Center Quarter Corner by a No. 6 rebar with a 3 1/4" aluminum cap stamped, "PLS 19825" flush with grade, having a measured bearing of S89°02'57"E and distance of 2557.86 feet), along the west line of said Section 30, a distance of 802.58 feet, to the southwest corner of the land described in that Warranty Deed recorded September 7, 2012 under reception number 212104071 in the Official Records of El Paso County, Colorado; thence N88°33'14"E, along the south line of said parcel, a distance of 564.56 feet, to the POINT OF BEGINNING; thence continuing along said south line, N88°33'14"E, a distance of 409.42 feet, to a point on the west right of way line of Commanche Road; thence S00°45'25"E, along said west right of way line, a distance of 625.79 feet; thence S89°15'25"W, leaving said west right-of-way line, a distance of 110.00 feet; thence N00°45'25"W, a distance of 597.44 feet; thence S88°33'14"W, a distance of 299.42 feet; thence N00°45'25"W, a distance of 27.00 feet, to the POINT OF BEGINNING. Containing 76,847 Sq. Ft. or 1.764 acres, more or less.

Parcel 4
A portion of that parcel as described in that Warranty Deed recorded May 7, 2014 under reception number 214038156, in the Official Records of El Paso County, Colorado, lying within the NW1/4 of Section 31, Township 15 South, Range 66 West, 6th P.M., being more particularly described as follows: COMMENCING at the Southwest Corner of Section 30, Township 15 South, Range 66 West, of the Sixth P.M., being monumented by a 2 1/2" aluminum cap stamped, "PLS 28658" flush with grade; thence N88°32'14"E, (Bearings are relative to the North line of the Southwest Quarter of said Section 30, being monumented at the West Quarter Corner by a 2" pipe with a 3 1/4" brass cap, flush with grade, and at the Center Quarter Corner by a No. 6 rebar with a 3 1/4" aluminum cap stamped, "PLS 19825" flush with grade, having a measured bearing of S89°02'57"E and a distance of 2557.86 feet) along the south line of said Section 30, a distance of 1374.60 feet, to the POINT OF BEGINNING; thence N88°32'14"E, continuing along said south line, a distance of 1061.19 feet, to a point on the west right of way line of Highway 115; thence S43°38'56"W, along said west right of way, a distance of 281.38 feet; thence S17°45'22"W, continuing along said west right of way line, a distance of 94.69 feet; thence S88°31'45"W, leaving said west right of way line, a distance of 549.95 feet, to a point on the easterly line of that parcel described in that Warranty Deed recorded April 6, 2018 under reception no. 218038987 in the Official Records of El Paso County, Colorado, thence along said easterly line the following four (4) courses; N01°28'16"W, a distance of 65.06 feet; S88°31'44"W, a distance of 161.94 feet; N34°00'35"W, a distance of 167.35 feet; N01°28'16"W, a distance of 65.89 feet, to the POINT OF BEGINNING. Containing 229,245 Sq. Ft. or 5.263 acres, more or less.

Parcel 5
A portion of the land described in that Quit Claim Deed recorded October 17, 2017 under reception number 217125519 in the Official Records of El Paso County, Colorado, lying within the S1/2 of Section 30, Township 15 South, Range 66 West, 6th P.M., being more particularly described as follows: BEGINNING at the northwest corner of the land described in said Quit Claim Deed, being a point on the south right of way line of Pawnee Road; thence along said south right-of-way line, N72°32'58"E, (Bearings are relative to the North line of the Southwest Quarter of said Section 30, being monumented at the West Quarter Corner by a 2" pipe with a 3 1/4" brass cap, flush with grade, and at the Center Quarter Corner by a No. 6 rebar with a 3 1/4" aluminum cap stamped, "PLS 19825" flush with grade, having a measured bearing of S89°02'57"E and a distance of 2557.86 feet) a distance of 111.64 feet; thence continuing along said south right of way line, along the arc of a non-tangent curve to the right, whose center bears S16°49'21"E, having a radius of 171.68 feet, a central angle of 49°48'38", a distance of 189.24 feet; thence S17°45'22"E, continuing along said south right of way line, a distance of 94.69 feet, to a point on the west right of way line of Highway 115; thence along said west right of way line along the arc of a non-tangent curve to the right, whose center bears N70°59'39"W, having a radius of 2754.90 feet, a central angle of 03°40'39", a distance of 176.83 feet; thence S89°02'55"W, leaving said west right of way line, a distance of 455.43 feet; thence S00°57'05"E, a distance of 50.00 feet, to the easterly most northeast corner of Lot 1, Merishon Subdivision, recorded 4 May, 2007 under reception number 207712576 in said Official Records; thence along the north line of said Lot 1, S89°02'55"W, a distance of 299.84 feet, to an angle point of said Lot 1; thence along the east line of said Lot 1 and the east line of the land described in said Quit Claim deed, N01°00'14"W, a distance of 555.09 feet, to the POINT OF BEGINNING. Containing 347,274 Sq. Ft. or 7.972 acres, more or less.

Parcel 6
That parcel as described in that Special Warranty Deed recorded on December 18, 2019, under Reception No. 219160847 in the records of the El Paso County Clerk and Recorder's Office Containing 402,374 Sq. Ft. or 9.237 acres, more or less.

Parcel 9
Block 11, Rock Creek Mesa Subdivision Addition No. 2 recorded March 11, 1959, in Plat Book A-2, Page 30 in the records of El Paso County Clerk and Recorder's Office. Containing 62,928 Sq. Ft. or 1.445 acres, more or less.

CONSULTANTS:

PLANNER:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

COLORADO SPRINGS EQUITIES LLC
90 S CASCADE AVE. SUITE 1500
COLORADO SPRINGS, CO 80903
(719) 400-7320

VICINITY MAP:

PROJECT:

ROCK CREEK MESA

EL PASO COUNTY, COLORADO
SECOND SUBMITTAL: FEBRUARY 12, 2021

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY
0	11/23/2020	INITIAL SUBMITTAL	RAF
1	02/12/2021	REVISED PER COUNTY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO: 20.224.011

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

ZONE MAP

ZC01

SHEET 01 OF 01

PCD FILE NO.: