LEGAL DESCRIPTION: ALONG THE SOUTHERLY LINE OF STAPLETON DRIVE THE FOLLOWING 9 **LEGAL DESCRIPTION:** COURSES. PARCEL 1: A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION PARCEL 2: A TRACT OF LAND IN THE SOUTHWEST QUARTER 33 TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL COURSE 1: N 64°28'13" E 855.66 FEET, OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS: COURSE 2: ON A CURVE TO THE RIGHT WITH A RADIUS OF 1275.00 FEET, 33 TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH AN ARC DISTANCE OF 1198.14 FEET, CHORD BEING S 88°55'14" E 1154.54 PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEGINNING AT A POINT THAT IS S 00°32'40" E 1248.74 FEET AND S **DESCRIBED AS FOLLOWS:** 89°27'20" W 756.12 FEET FROM THE NORTHEAST CORNER OF THE COURSE 3: ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN 4-WAY COMMERCIAL NORTHWEST QUARTER OF SAID SECTION 33; THENCE ARC DISTANCE OF 33.70 FEET, CHORD BEING BEGINNING AT THE NORTHEAST CORNER OF THE S 13°43'29" E 29.85 FEET, S 89°21'54" W 518.84 FEET TO A CAPPED PLS 38254 REBAR; THENCE COURSE 4: S 34°33'01" W 79.10 FEET, NORTHWEST QUARTER OF SAID SECTION 33; THENCE S 89°05'22" W 196.52 FEET TO A CAPPED PLS 38254 REBAR; THENCE **ZONE CHANGE MAP** S 00°32'40" E 531.35 FEET ALONG THE EAST LINE OF THE S 89°24'38" W 346.20 FEET TO A CAPPED PLS 38254 REBAR: THENCE COURSE 5: S 55°26'59" E 100.11 FEET, NORTHWEST QUARTER OF SAID SECTION 33; THENCE S 00°17'22" E 39.41 FEET TO CAPPED PLS 38254 REBAR; THENCE COURSE 6: N 34°33'01" E 87.29 FEET, S 45°52'34" W 18.02 FEET TO THE NORTH RIGHT OF WAY COURSE 7: ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN N 89°52'17" W 237.85 FEET TO THE SOUTHWEST CORNER OF LOT 13, 4 LINE OF STAPLETON DRIVE: THENCE WAY RANCH FILING NO. 1 AS PLATTED IN THE EL PASO COUNTY RECORDS ARC DISTANCE OF 31.37 FEET, CHORD BEING ALONG THE NORTH RIGHT OF WAY LINE OF STAPLETON UNDER RECEPTION NO. 206712416; THENCE N 79°29'01" E 28.25 FEET, DRIVE THE FOLLOWING 2 COURSES, ALONG THE EASTERLY LINE OF SAID LOTS 13 AND 14, 4 WAY RANCH COURSE 8: ON A CURVE TO THE RIGHT WITH A RADIUS OF 1275.00 FEET, AN ARC DISTANCE OF 266.18 FEET, CHORD BEING S 49°36'31" E 265.70 FILING NO. 1, THE FOLLOWING 13 COURSES, COURSE 1: N 43°41'10" W 344.15, COURSE 2: ON A CURVE TO THE LEFT WITH A RADIUS OF COURSE 1: N 02°32'27" E 104.58 FEET, COURSE 9: S 43°41'10" E 345.14 FEET; THENCE 1405.00 FEET, AN ARC DISTANCE OF 1127.25 FEET, CHORD COURSE 2: N 17°20'56" W 90.67 FEET, S 45°58'32" W 894.27 FEET TO THE POINT OF BEGINNING, CONTAINING BEING N 66°37'01" W 1097.26 FEET; THENCE OWNER: 4 WAY RANCH JOINT VENTURE LLC COURSE 3: N 33°10'19" W 117.65 FEET 51.6 ACRES. RECORD NUMBER: 200000366 N 00°02'16" E 472.31 FEET; THENCE COURSE 4: N 46°32'54" W 111.92 FEET ZONED: PUD S 33°06'23" W 38.23 FEET; THENCE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. COURSE 5: N 45°38'56" W 135.29 FEET VACANT LAND > 100 ACRES S 47°20'54" E 86.31 FEET; THENCE COURSE 6: N 37°49'00" W 77.43 FEET, 1111 -S 33°06'23" W 38.23' (S) S 50°43'58" E 50.43' (S)-S 64°11'25" E 94.79 FEET; THENCE COURSE 7: N 69°33'24" W 63.38 FEET, -S 47°20'54" E 86.31' (S) S 80°44'44" E 101.96 FEET; THENCE COURSE 8: N 81°58'46" W 73.71 FEET, N 89°54'58" E 64.36' (S)— S 61°15'34" E 141.09 FEET; THENCE -S 64°11'25" E 94.79' (S) COURSE 9: N 64°01'48" W 66.05 FEET, N 81°40'20" E 79.00' (S)-N 82°37'58" E 108.63 FEET; THENCE _S 80°44'44" E 101.96' (S) COURSE 10: N 40°22'05" W 60.18 FEET S 88°02'18" E 52.46 FEET; THENCE COURSE 11: N 27°05'02" W 46.89 FEET, -S 61°15'34" E 141.09' (S) N 68°54'08" E 67.16' (S)-S 80°29'21" E 62.10 FEET; THENCE COURSE 12: N 03°48'16" E 78.58 FEET, -N 82°37'58" E 108.63' (S) S 64°44'27" E 28.07 FEET; THENCE COURSE 13: N 09°33'20" E 72.86 FEET TO THE SOUTH RIGHT OF WAY LINE S 88°02'18" E 52.46' (S) S 72°25'24" E 39.10 FEET; THENCE OF STAPLETON DRIVE; THENCE N 80°32'12" E 53.40 FEET; THENCE N 62°41'35" E 59.14 FEET; THENCE N 68°54'08" E 67.16 FEET; THENCE N 81°40'20" E 79.00 FEET; THENCE S 80°29'21" E 62.10' (S) N 89°54'58" E 64.36 FEET; THENCE PROPERTY LINE CURVE DATA S 50°43'58" E 50.43 FEET; THENCE OWNER: 4 WAY RANCH JOINT VENTURE LLC S 64°44'27" E 28.07' (S) ✓N 80°32'12" E 53.40' (S) CURVE # LENGTH RADIUS DELTA BEARING CHORD TANGENT RECORD NUMBER: 4200000417 N 38°28'19" E 283.60 FEET; THENCE ZONED: PUD S 72°25'24" E 39.10' (S)-C1 | 1198.14 | 1275.00 | 53°50'31" | S 88°55'14" E | 1154.54 | 647.43 ON A CURVE TO THE RIGHT WITH A RADIUS OF 640.00 FEET, VACANT LAND > 100 ACRES AN ARC DISTANCE OF 65.22 FEET, CHORD EXISTING ZONE: PUD C2 33.70 20.00 96°33'00" S 13°43'29" E 29.85 PROPOSED ZONE: C-S BEING N 41°25'43" E 65.19 FEET TO THE EAST LINE OF THE 31.37 | 20.00 | 89°51'21" | N 79°29'01" E | 28.25 LAND USE:AG GRAZING LAND SOUTHWEST QUARTER OF SAID SECTION 28; THENCE 266.11 | 1275.00 | 11°57'30" | S 49°36'31" E | 265.63 | 133.54 PARCEL 2 S 00°26'34" E 685.50 FEET TO THE POINT OF BEGINNING, 15.523 ac. C5 | 1127.25 | 1405.00 | 45°58'09" | N 66°37'01" W | 1097.26 | 595.94 **CONTAINING 15.5 ACRES.** 676,187 sq. ft. POINT OF BEGINNING 640.00 | 5°50'19" | N 41°25'42" E | 65.19 | 32.64 STAPLETON ROAD NORTH TRACT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. S 89°47'47" E 2634.04' (S) OWNER: 4 WAY RANCH JOINT VENTURE LLC RECORD NUMBER: 4200000368 ZONED: PUD VACANT LAND 10 AND < 35 ACRES S 34°33'01" W 79.10' (S) OWNER: VORHES GARY RECORD NUMBER: 4200000148 ZONED: A-35 AG GRAZING LAND N 09°33'20" E 72.86' (S)-EXISTING ZONE: PUD PROPOSED ZONE: C-S LAND USE:AG GRAZING LAND N 03°48'16" E 78.58' (S)-PARCEL 1 N 27°05'02" W 46.89' (S)-51.621 ac. 2,248,608 sq. ft. N 40°22'05" W 60.18' (S)-N 64°01'48" W 66.05' (S)-N 81°58'46" W 73.71' (S)-**OWNER: SILVER STAR FAMILY** N 69°33'24" W 63.38' (S) RECORD NUMBER: 4233000033 ZONED: PUD N 37°49'00" W 77.43' (S)— SINGLE FAMILY RESIDENTIAL OWNER: JORDAN JACE C RECORD NUMBER: 4233201001 N 45°38'56" W 135.29' (S) **EXISTING** ZONED: RR-2.5 STORAGE SINGLE FAMILY RESIDENTIAL **FACILITY** N 46°32'54" W 111.92' (S)—/ N 33°10'19" W 117.65' (S)-OWNER: GUINANE JORDON **RECORD NUMBER: 4233201002** N 17°20'56" W 90.67' (S)-POINT OF BEGINNING ZONED: RR-2.5 SOUTH TRACT SINGLE FAMILY RESIDENTIAL N 02°32'27" E 104.58' (S)-S 89°24'38" W 346.20' (S) S 89°05'22" W 196.52' (S) S 89°27'20" W 756.12' (S) OWNER: STORE MASTER FUNDING VIII LLC /_/N 89°52'17" W 237.85' (S RECORD NUMBER: 4233000021 ZONED: CS **MERCHANDISING** OWNER: DISTINCTIVE MARINE CO OWNER: 14094 EAST US HIGHWAY 24 LLC OWNER: DISTINCTIVE MARINE CO RECORD NUMBER: 4233000004 RECORD NUMBER: 4233000030 RECORD NUMBER: 4233000005 ZONED: A-35 ZONED: A-35 PUD ZONED: A-35 MOBILE ON OWNED LAND SINGLE FAMILY RESIDENTIAL, SPECIAL PURPOSE SINGLE FAMILY RESIDENTIAL

CONSULTANTS:

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455 E PIKES PEAK AVE. SUITE 102

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APPROVAL:

VICINITY MAP:

E WOODMEN RD

STAPLETON DR

ST

4-WAY COMMERCIAL

EL PASO COUNTY, COLORADO SEPTEMBER 2022

REVISION HISTORY:

NO. DATE

1 11/10/22 REV

1 11/10/22 REV1 RESPONSE TO COMMENTS

DRAWING INFORMATION:

PROJECT NO: 22.1288.002

DRAWN BY: AV

CHECKED BY: JA

APPROVED BY: JA

APPROVED BY: SHEET TITLE:

ZONE MAP

ZC01

SHEET 01 OF 01

PCD FILE NO.: CS-22-003