

EXISTING EASEMENTS (as listed in the title policy)

Note: The known location of existing easements is shown per the plan. The easements listed below are blanket easements per book and page of each specific easement with unknown location.

- All section lines subject to a 60 feet wide right-of-way easement, being 30 feet on each side of section line, as recorded in book 4 at page 78 of the records of El Paso County, Colorado. *Blanket easement*
- This property subject to 20 ft. Wide right of way easement granted to Colorado independent telephone association as recorded in book 2408 at page 874 of the records of El Paso County, Colorado. *Blanket easement*
- This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2169 page 332 of the records of El Paso County, Colorado. *Blanket easement*
- This property subject to right of way easement as granted to mountain view electric association, inc. As recorded in book 3649 at page 394 of the records of El Paso County, Colorado. *Blanket easement*
- This property subject to a perpetual easement granted to El Paso county for maintaining drainage structure as recorded in book 2907 at page 684 of the records of El Paso County, Colorado. *Blanket easement*
- This property subject to 20 ft. Wide right of way easement granted to mountain view electric association, inc. As recorded in book 2259 at page 710 of the records of El Paso County, Colorado. *Blanket easement*
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- This property subject to a 50 ft. Wide easement granted to mountain view electric association, inc., as recorded in book 2656 at page 813 of the records of El Paso County, Colorado. *Blanket easement*
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- Subject to right-of-way easement granted to mountain view electric association recorded in book 3673 at page 894, El Paso County, Colorado. *Blanket easement*
- Subject to aviation easement recorded in book 5789 at page 1288, El Paso County, Colorado. *Blanket easement*
- Right of Way easement as granted to El Paso County in instrument recorded March 22, 1977, in Book 2907 at Page 684. (Affects N1/2NE1/4 32-12-63). *Per plan*
- Right of Way easement as granted to the City of Colorado Springs in instrument recorded October 02, 1998, under reception No. 98143516. (Affects 9-13-64). *Per plan*
- Right of way easement as granted to El Paso County Telephone Company in instrument recorded August 09, 1993, in Book 3765 at Page 805. (Affects 9-13-64). *Per plan*
- Right of Way easement as granted to El Paso County Mutual Telephone Company in instrument recorded May 17, 1971, in Book 2408 at Page 874. (Affects NE1/4 7-13-63; E1/2 6-13-63). *Per Plan*

Existing Adjacent Roads and Widths:

Road Name	Width	Type
Curtis Rd.	28.4'	Maj. Arterial/ Asphalt
Falcon Hwy.	25.0'	Maj. Arterial/ Asphalt
Judge Orr Rd.	28.4'	Maj. Arterial/ Asphalt
Elbert Rd.	25.1'	Maj. Arterial/ Asphalt

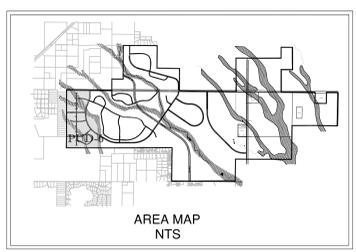
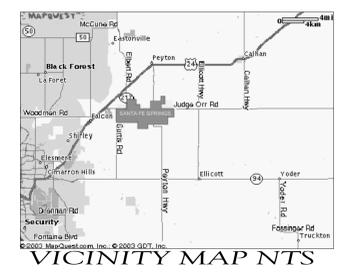
Prepared and Submitted by:	Submitted on Behalf of:
William Guman & Associates, L.T.D. 815 N. Weber St. Colorado Springs, CO 80903 Attn: Bill Guman/ Jason Alwine	Realty Development Services 25 N. Tejon St., 3rd Floor Colorado Springs, CO 80903 Attn: Raymond O'Sullivan
Mineral Rights Owners of Record:	
Singer Brothers P.O. Box 755 Tulsa, OK 74101-0755	Sandra Creager et al 3840 Constitution Avenue Colorado Springs, CO 80909
U.S. Government General Services Administration Washington, D.C. 20405	Georgia Brennicke et al 3840 Constitution Avenue Colorado Springs, Co 80909

Legal Description:

A tract of land located in Section 3 and 10, Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado, said tract being more particularly described as follows:

Commencing at the Southeast Corner of the North one-half of the north one-half of said Section 10; thence N 89° 48' 49" W along the south line thereof, a distance of 1,398.61 feet to the point of beginning of the tract herein described;

Thence N 07° 14' 06" W, a distance of 303.80 feet; thence N 02° 39' 29" W, a distance of 646.91 feet; thence N 03° 51' 31" W, a distance of 572.49 feet; thence N 06° 54' 23" E, a distance of 570.53 feet; thence N 00° 39' 07" W, a distance of 376.63 feet; thence N 19° 41' 04" W, a distance of 739.29 feet; thence N 27° 23' 37" W, a distance of 494.47 feet; thence N 65° 56' 39" W, a distance of 797.91 feet; thence N 42° 39' 23" W, a distance of 290.96 feet; thence N 47° 27' 31" W, a distance of 257.46 feet; thence N 00° 05' 14" E a distance of 107.24 feet; thence northerly along the arc of a 1,000.00 foot radius curve to the right through a central angle of 21° 14' 26" (the long chord of which bears N 10° 42' 27" E, a long chord distance of 368.60), an arc length of 370.72 feet; thence N 21° 19' 40" E, a distance of 945.09 feet; thence northeasterly along the arc of a 1,000.00 foot radius curve to the left through a central angle of 21° 21' 49" (the long chord of which bears N 10° 38' 45" E, a long chord distance of 370.71 feet), an arc length of 372.87 feet; thence N 00° 02' 09" W, a distance of 785.28 feet to a point on the north line of said Section 3; thence N 89° 21' 33" W along said north line, a distance of 2,707.84 feet to the northwest corner of said Section 3, a distance of 5,507.28 feet to the southwest corner thereof; thence S 00° 43' 38" W along the west line of said N 1/2 N 1/2 of Section 10, a distance of 1,320.06 feet to the southwest corner thereof; thence S 89° 48' 49" E along the south line thereof, a distance of 3,886.90 feet to the point of beginning. Said tract contains 499.4 acres, more or less.



Rezoning Plan- PUD 6

William Guman & Associates, Ltd.
MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

815 North Weber Street
Colorado Springs, CO 80903

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RDS
Realty Development Services

25 North Tejon Street, 3rd Floor
Colorado Springs, Colorado 80903
719-227-1022

Santa Fe Springs

El Paso County, Colorado



DATE: September 10, 2004	REVISIONS:
BY: WFG, JRA, LRG	SFS PUD-6 PG APPROVAL
FILE NO:	11/23/04
REVISIONS:	SFS PUD-6 COMMENTS
	8/23/05

SCALE: 1" = 5000'

north

0 500 1000 1500

SHEET:

1 OF 3

PUD 6 LAND USE KEY

Land Use	Gross AC	%	Total DU	Use
R-1	104.92	21.0%	400	SFR
R-2	10.86	2.2%	50	SFR
SUBTOTAL:	115.78	23.2%	450	3.88 DU/AC
SS	18.33	3.7%		School Site, K-8
PBC	99.54	20.0%		Business Center
PBD	31.00	6.2%		Business District
POC	13.87	2.3%		Office Center
PF	3.7	0.7%		Water Tank
SUBTOTAL:	166.44	32.9%		
OS/P	34.96	7.0%		Open Space/Park
Pres. Esmt.	44.05	8.8%		Preservation/No-Build
Trail Esmt.	10.35	2.1%		Trail System
LS Esmt.	50.58	10.1%		Landscape Easement
Detention Pond	5.5	1.1%		Preservation/No-Build
SUBTOTAL:	145.44	29.1%		
Road R.O.W.	71.74	14.4%		
TOTAL:	499.4	100.00%		PUD - Incl. Future Filings

- Notes:
- This Plan is an amendment to a portion of the Santa Fe Springs Phase One Planned Unit Development Plan (February 1990) as approved by the El Paso County Board of County Commissioners.
 - Acreages and percentages are rounded up to equal 100%.
 - Proposed uses are permitted principal uses as defined by the El Paso County Land Development Code.
 - All proposed uses are as permitted in a PUD (Planned Unit Development) as approved by the Board of County Commissioners.
 - Areas designated as Preservation Easements and Landscape Easements are no build zones. These are to be owned and maintained in perpetuity by the Santa Fe Springs Metropolitan District. All developed parks and community centers are to be maintained by the Santa Fe Springs Metropolitan District.
 - All public roadways are to be dedicated to and maintained by El Paso County.
 - This property is located within a designated FEMA floodplain as determined by the flood insurance rate map. Community map number 08041c0575f, effective date March 17, 1997. No structures are permitted with designated floodplain areas.
 - This property is subject to the Santa Fe Springs Development Guidelines as recorded under Reception NO. _____ of the records of El Paso County.
 - The electrical substation site is to be owned and maintained by the Mountain View Electrical Association. All water issue related sites, such as the waste water treatment facility and the water tank site, are to be owned and maintained by the Sunset Metropolitan District.

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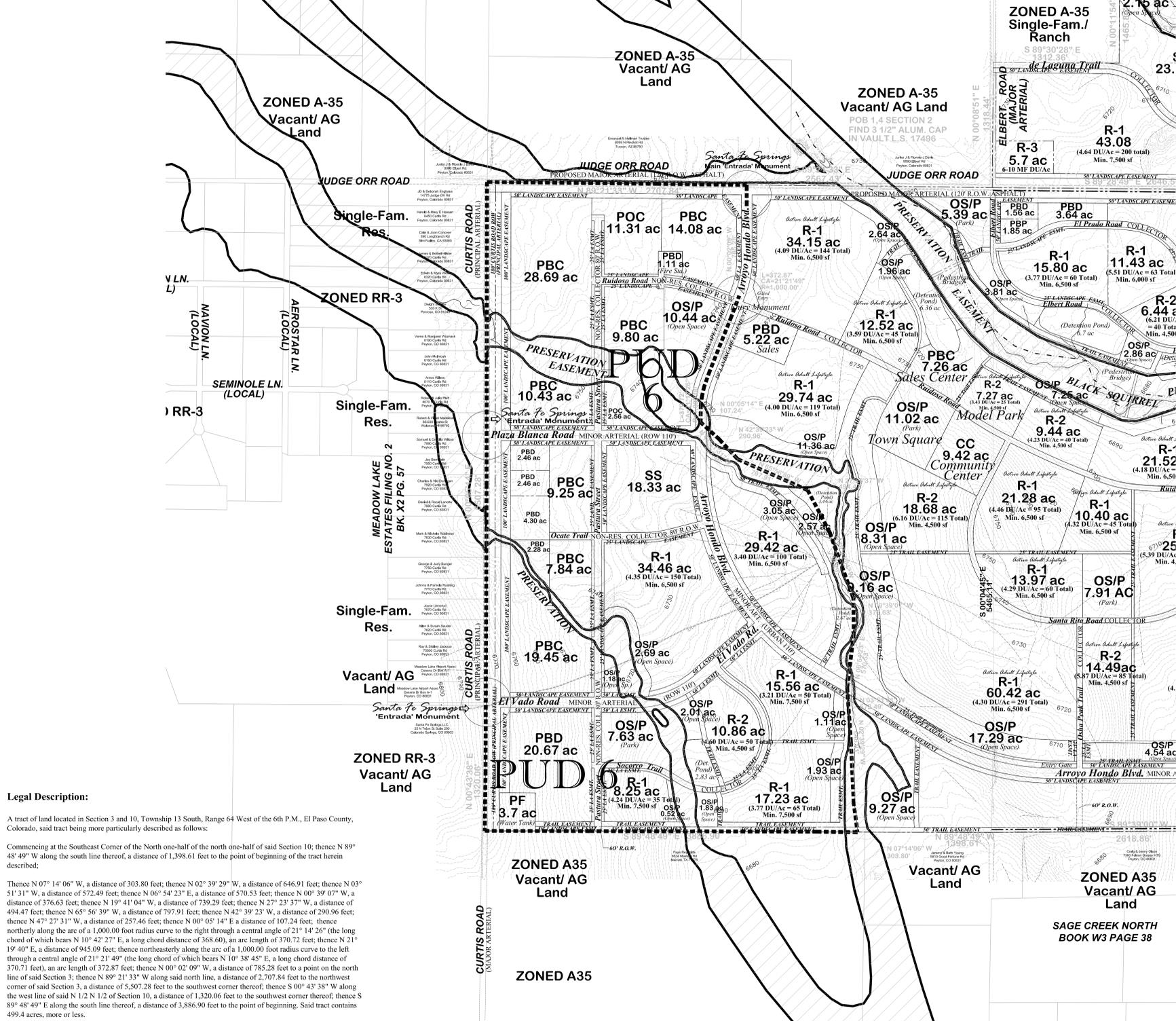
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Judge Orr Rd.	28.4'	Maj. Arterial/ Asphalt
Elbert Rd.	25.1'	Maj. Arterial/ Asphalt

Proposed Interior Roads and R.O.W.

Road Name	R.O.W.	Type
Socorro Trail	60' R.O.W.	Collector/ Asphalt
Ocate Trail	80' R.O.W.	Collector/ Asphalt
Ruidoso Road	80' R.O.W.	Collector/ Asphalt
Pastura Street	80' R.O.W.	Collector/ Asphalt
Plaza Blanca Road	110' R.O.W.	Urban Minor Arty./ Asphalt
El Vado Road	110' R.O.W.	Urban Minor Arty./ Asphalt
Arroyo Hondo Blvd.	110' R.O.W.	Urban Minor Arty./ Asphalt
Curtis Road	180' R.O.W.	Principal Arterial/ Asphalt



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PROPOSED PUD ZONING DISTRICTS

- R-1 Residential (Min. 6,000 sf lot size)
- SS School Site
- PBD Planned Business District
- POC Planned Office Complex District
- OS/P Open Space / Park
- R-2 Residential/Duplex (Min. 4,500 sf lot size)
- PBC Planned Business Center
- PF Public Facility
- PER PLAN 50' Landscape Setback/Easement
- PER PLAN Multi-Use Trail (50' Easement)

Development Plan-PUD 6

AUTHORITY: THIS PLAN PREPARED BY WILLIAM GUMAN & ASSOCIATES ON BEHALF OF REALTY DEVELOPMENT SERVICES FALLS UNDER THE AUTHORITY OF THIS DEVELOPMENT PLAN PART IV, SECTION 16 (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY ZONING RESOLUTION. THE AUTHORITY FOR SECTION 16 OF THE EL PASO COUNTY ZONING RESOLUTION IS THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972.

ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR SANTA FE SPRINGS IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, IS AUTHORIZED BY THE PROVISION OF PART IV, SECTION 16 OF THE EL PASO COUNTY ZONING RESOLUTION, AND THAT SUCH PART IV, SECTION 16 AND THIS DEVELOPMENT PLAN COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN AND THE SANTA FE SPRINGS GUIDELINES AS RECORDED AT RECEPTION NUMBER _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF SANTA FE SPRINGS, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY ZONING RESOLUTION, AS AMENDED OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

CERTIFICATE OF OWNERSHIP
I, _____ OF REALTY DEVELOPMENT SERVICES, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS SANTA FE SPRINGS, COUNTY CASE NUMBER PUD-04-007, AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS PROPERTY AND DEVELOPMENT.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20____, BY (NAME) _____ AS (TITLE) _____ OF _____ AN AUTHORIZED SIGNATORY.

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____

OWNER OF RECORD OF AUTHORIZED AGENT
STATE OF COLORADO)) SS
COUNTY OF EL PASO)

THE AFOREMENTIONED SANTA FE SPRINGS
HAVE EXECUTED THIS INSTRUMENT THIS ___ DAY OF _____, 20____, A.D.

_____, MANAGER
STATE OF COLORADO)) SS
COUNTY OF EL PASO)

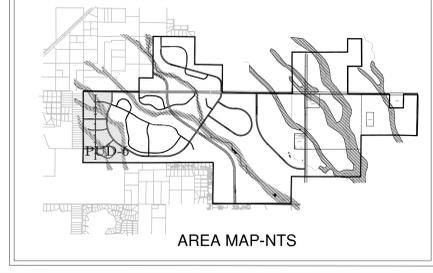
COUNTY APPROVAL:
APPROVAL IS GRANTED THIS ___ DAY OF _____, 20____, A.D.

DEVELOPMENT SERVICES DIRECTOR
COUNTY APPROVAL:
APPROVAL IS GRANTED THIS ___ DAY OF _____, 20____, A.D.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
CLERK AND RECORDER'S CERTIFICATE
RECEPTION NO. _____
FEE: _____ SURCHARGE: _____

BY: _____, DEPUTY

Prepared and Submitted by:	Submitted on Behalf of:
William Guman & Associates, LTD. 815 N. Weber St. Colorado Springs, CO 80903 Attn: Bill Guman/ Jason Alwine	Realty Development Services 25 N. Tejon St., 3rd Floor Colorado Springs, CO 80903 Attn: Raymond O'Sullivan
Mineral Rights Owners of Record: Singer Brothers P.O. Box 755 Tulsa, OK 74101-0755	Sandra Creager et al 3840 Constitution Avenue Colorado Springs, CO 80909
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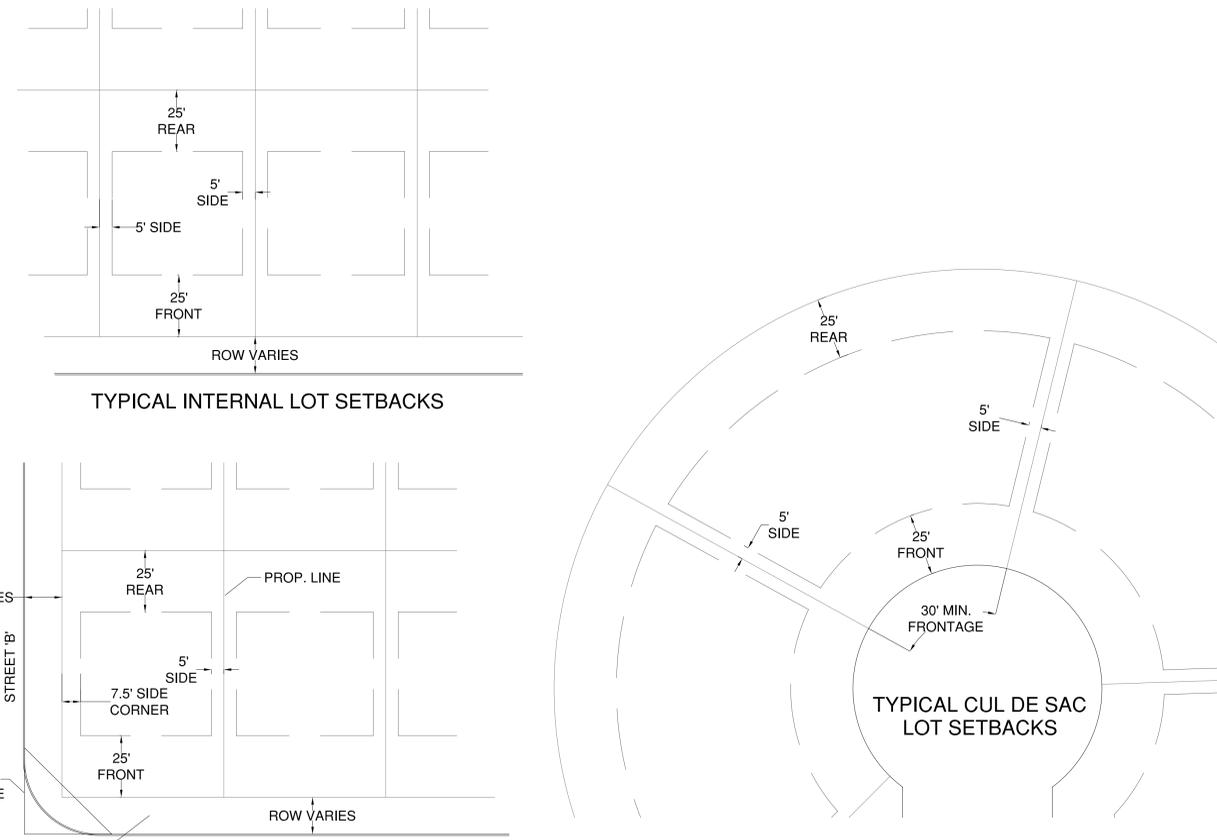
DATE: September 10, 2004 REVISIONS:
BY: WFG, JRA, LRG SFS PUD-6 PC APPROVAL
FILE NO.: 11/23/04
REVISIONS: SFS PUD-6 COMMENTS
8/23/05

SCALE: 1"= 5000'
north
0 500 1000 1500

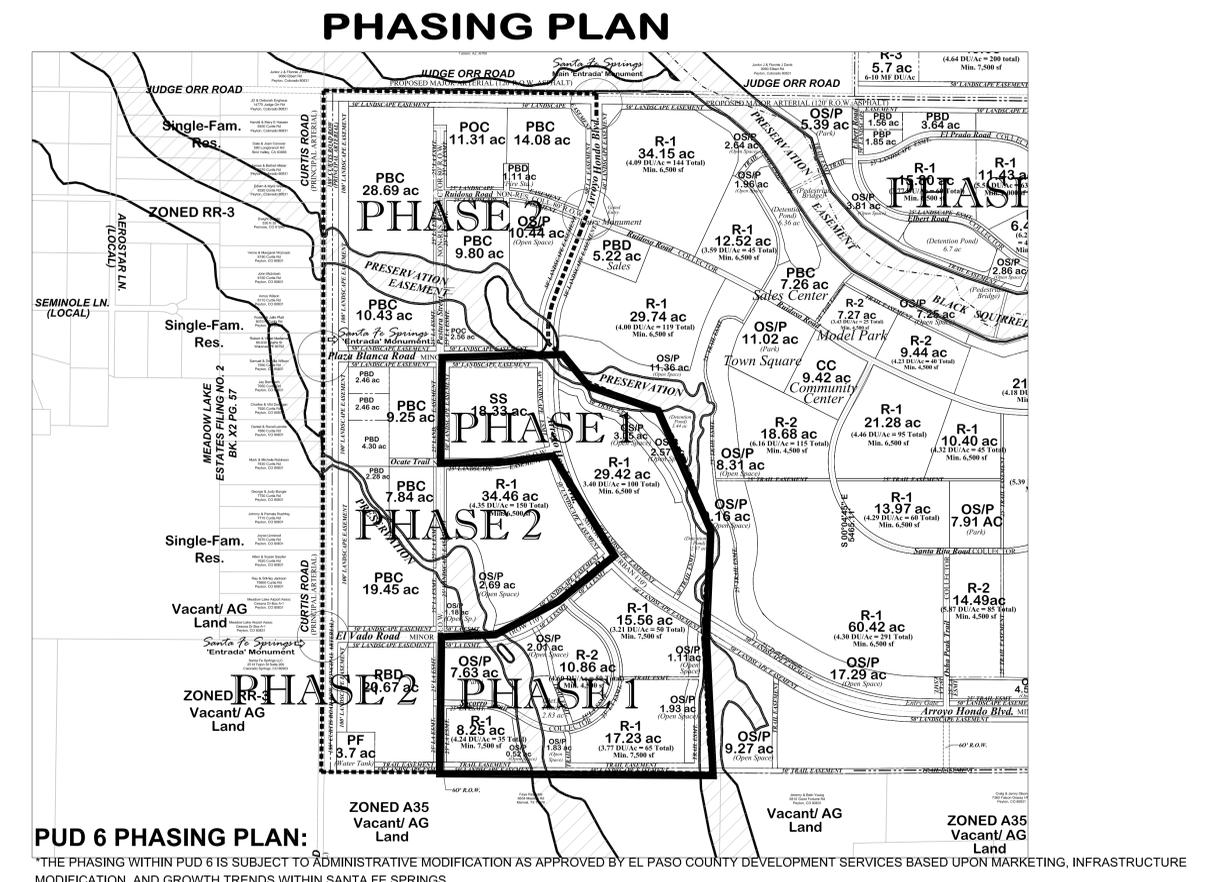
SHEET:
2 OF 3

PROPOSED PUD ZONING DISTRICTS

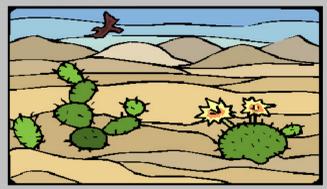
- R-1 Residential (Min. 6,000 sf lot size)**
Permitted Principal Use = Single Family Dwelling, Public Park & Open Space, Educational Institution/ Private School (Subject to El Paso County Plot Plan/ Site Plan Approval), Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Home Occupation per Code Section 35.6
Special Uses = Home Day Care (As regulated in the El Paso County Land Development Code), Emergency Facility
Required Setbacks = Front & Rear yard - 25'-0"
Left and Right Side Yard - 5'-0"
Corner Lot Setback- 7'-6" (Streetside), 5'-0" internal
Maximum Lot Coverage (by structure) = 35%
Maximum Structure Height = 30'-0"
Accessory Structure= 5' Rear Yard
Minimum Lot Width at Setback: 50'
Minimum Lot Width at ROW: 30'
- R-2 Residential (Min. 4,500 sf lot size) Duplex/ Two-Family (Min. 7,000 sf lot size)**
Permitted Principal Use = Single Family Dwelling, Two Family or Duplex Dwelling, Public Park & Open Space, Educational Institution/ Private School (Subject to El Paso County Plot Plan/ Site Plan Approval), Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Home Occupation per Code Section 35.6
Special Uses = Home Day Care (As regulated in the El Paso County Land Development Code), Emergency Facility
Required Setbacks = Front & Rear yard - 25'-0"
Left and Right Side Yard - 5'-0"
Corner Lot Setback- 7'-6" (Streetside), 5'-0" internal
Maximum Lot Coverage (by structure) = 30%
Maximum Structure Height = 30'-0"
Accessory Structure= 5' Rear Yard
Minimum Lot Width at Setback: 40'
Minimum Lot Width at ROW: 30'
- SS School Site**
Permitted Principal Use(s) = High School, Middle School, Elementary School
Special Use(s) = Educational Institution (K-12, Private, Parochial) Subject to El Paso County Plot Plan/ Site Plan Approval
Required Setbacks = Front yard - 50'-0"
Rear and Side yards - 25'-0"
Maximum Structure Height = 65'-0"
* In the event these sites are not utilized for an educational institution they will become R-1 residential zones. In any case it is understood that the overall lot cap established by the County for Santa Fe Springs still will not exceed 5,370 dwelling units if school sites become zone residential.
- PBC Planned Business Center**
Minimum Zone Size = 5 acres
Permitted Use(s) = Any Retail or Commercial Use Included as Part of an Overall Shopping Center Design
Retail Bakery, Bar, Child Care Center, Community Building, Emergency Facility, Financial Institution, Gasoline Filling Station, Home Improvement Center, Self-Service Laundromat, Laundry Service, Library, Medical Clinic, Nightclub, Office, Public Park & Open Space, Parking Lot, Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Restaurant, Store, Proprietary School (Subject to El Paso County Plot Plan/ Site Plan Approval)
Minimum Setbacks = Front yard - 50'-0" Side and Rear yard- 25'-0"
Maximum Lot Coverage = none
Maximum Structural Height = 40'-0"
Special Uses = Bus Station, Car Wash, Hotel & Motel, Private School (Subject to El Paso County Plot Plan/ Site Plan Approval), Train Station, Private Tower, Commercial Tower, Outside Amusement Center
- PBD Planned Business District**
Minimum Zone Size = 2 acres
Principal Uses = Indoor Amusement Center, Bakery, Bar, Community Building, Emergency Facility, Financial Institution, Food Processing, Funeral Parlor, Auto Repair, Gasoline Filling Station, Home Improvement Center, Hotel & Motel, Self-Service Laundromat, Laundry Service, Library, Medical Clinic, Mini-Warehouse, Museum, Office, Parking Lot, Printing or Publishing Establishment, Public Park & Open Space, Religious Institution (Subject to El Paso County Plot Plan/ Site Plan Approval), Repair Shop, Restaurant, Store, Warehouse, Wholesale Business, Proprietary School (Subject to El Paso County Plot Plan/ Site Plan Approval)
Minimum Setbacks = 25'-0" all sides
Maximum Structure Height = 40'-0"
Maximum Lot Coverage = none
Special Uses = Outdoor Amusement Center, Bus Station, Car Wash, Child Care Center, Equipment Rental, Light Industry, Lumber Yard, Hospital, Hospital-Veterinary, Private Tower, Commercial Tower, Educational Institution (Subject to El Paso County Plot Plan/ Site Plan Approval)
Maximum Structural Height = 40'-0"
- POC Planned Office Complex District**
Minimum Zone Size = 20,000 Sq. Ft.
Permitted Uses = Financial Institution, Medical Clinic, Office, Public Park & Open Space
Minimum Setbacks = Front yard = 25'-0"
Rear and Side yards = 25'-0"
Minimum Lot Coverage = none
Maximum Structure Height = 40'-0"
Maximum Structural Coverage = 30%
Special Uses = Child Care Center, Emergency Facility, Restaurant, Private Tower, Proprietary School (Subject to El Paso County Plot Plan/ Site Plan Approval)
- OS/P Open Space / Park**
Permitted Use(s) = Outdoor Recreational Facility, Athletic and Sports Fields, Public Park, Open Space (unimproved, semi-improved, improved)
Water storage, Detention pond, Treatment facility
Temporary Use(s) = Temporary Sports Events (ballooning events, track & field events, dog shows) for which the user must first obtain permission from the Santa Fe Metro District for special events. Motorized events are prohibited. Temporary Use events must follow the criteria/process as established in the El Paso County Land Development Code.
- PER PLAN 50' Landscape Setback/Easement**
Landscape buffer zone to separate residential lots from adjacent non-residential arterials.
*Landscape development of these areas shall follow the criteria established in the Santa Fe Springs Development Guidelines, Reception No. _____ for streetscape and buffer areas. A Landscape Development Plan that shows all proposed trees and shrub plantings, groundcovers, and other improvements in all setbacks shall be prepared and submitted to the County for approval concurrent with the Final Plat plans for fillings adjacent to any landscape setback.
- PER PLAN Multi-Use Trail (50' Easement)**
Pedestrian and Equestrian Trail
No motorized vehicles permitted.
Trail type = 8'-0" width asphalt paved trail (to be built on centerline of easement)



DIMENSIONAL SETBACK STANDARDS



Development Plan-PUD 6



DATE: September 10, 2004	REVISIONS:
BY: WFG, JRA, LRG	SFS PUD-6 PC APPROVAL
FILE NO.: 11/23/04	11/23/04
REVISIONS:	SFS PUD-6 COMMENTS
	8/23/05
SCALE: 1" = 500'0"	
north	
SCALE: 0 500 1000 1500	

SHEET:
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