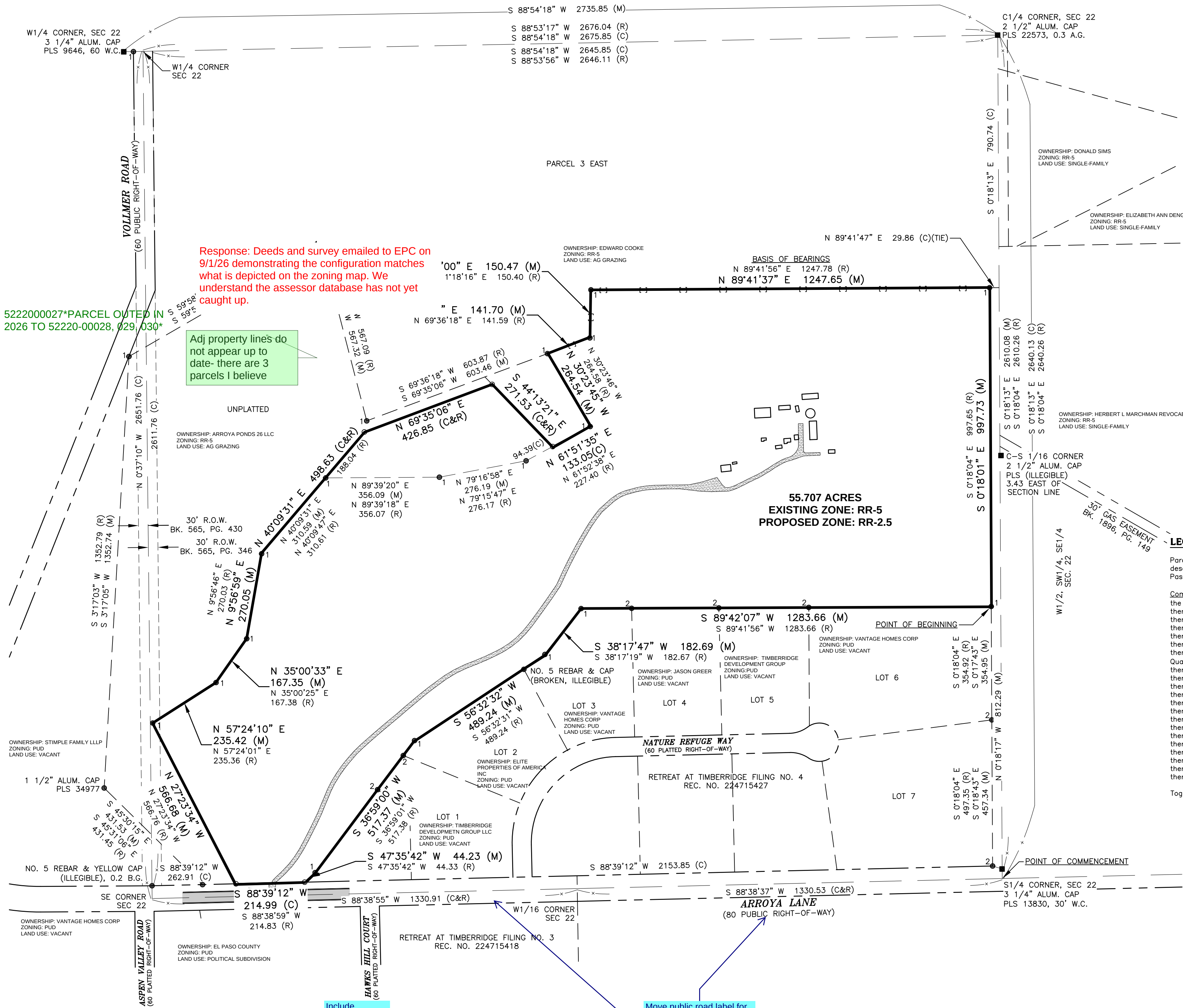


# TIMBERS AT BLACK FOREST MAP AMENDMENT (REZONE)

A PORTION OF THE SOUTHWEST QUARTER  
SEC. 22, T12S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



Response: Deeds and survey emailed to EPC on 9/1/26 demonstrating the configuration matches what is depicted on the zoning map. We understand the assessor database has not yet caught up.

Adj property lines do not appear up to date- there are 3 parcels I believe

5222000027\*PARCEL OUTED IN 2026 TO 52220-00028, 029, 030\*

## LEGAL DESCRIPTION:

Parcel 2, Trails at Timberline East being a portion of the Southwest Quarter of Section 22, Township 12 South, Range 65 West of the 6TH P.M. as described in Warranty Deed, filed for record on November 15, 2016 under Reception No. 216132384 in the Office of Clerk and Recorder, County of El Paso, State of Colorado, being more particularly described as follows:

Commencing at the southeast corner of the Southwest Quarter (SW/4) of said Section 22; thence South 88 degrees 38 minutes 37 seconds West along the south line of the Southeast Quarter of the Southwest Quarter (SE/4, SW/4), a distance of 30.00 feet; thence North 0 degrees 18 minutes 17 seconds West, a distance of 852.29 feet to the Point of Beginning of the parcel of land herein described; thence South 89 degrees 41 minutes 56 seconds West, a distance of 1283.66 feet; thence South 58 degrees 17 minutes 19 seconds West, a distance of 182.67 feet; thence South 56 degrees 32 minutes 31 seconds West, a distance of 489.24 feet; thence South 36 degrees 59 minutes 01 seconds West, a distance of 517.38 feet; thence South 47 degrees 35 minutes 42 seconds West, a distance of 105.23 feet to a point on the south line of the Southwest Quarter of the Southwest Quarter (SW/4, SW/4) of said Section 22; thence South 88 degrees 38 minutes 56 seconds West along said south line, a distance of 149.37 feet; thence North 27 degrees 23 minutes 34 seconds West, a distance of 611.28 feet; thence North 57 degrees 24 minutes 01 seconds East, a distance of 235.36 feet; thence North 35 degrees 00 minutes 25 seconds East, a distance of 167.38 feet; thence North 9 degrees 56 minutes 46 seconds East, a distance of 270.03 feet; thence North 40 degrees 09 minutes 47 seconds East, a distance of 310.61 feet; thence North 89 degrees 39 minutes 15 seconds East, a distance of 356.07 feet; thence North 79 degrees 15 minutes 47 seconds East, a distance of 276.17 feet; thence North 61 degrees 52 minutes 38 seconds East, a distance of 227.40 feet; thence North 30 degrees 23 minutes 46 seconds West, a distance of 264.58 feet; thence North 69 degrees 36 minutes 18 seconds East, a distance of 141.59 feet; thence North 1 degrees 18 minutes 16 seconds East, a distance of 150.40 feet; thence North 89 degrees 41 minutes 56 seconds East, a distance of 1247.78 feet; thence South 0 degrees 18 minutes 04 seconds East, a distance of 997.65 feet to the Point of Beginning.

Together with that track of as described in Deed filed for record \_\_\_\_\_, 2026 under Reception No. \_\_\_\_\_.

Response: ADDED

Response: Moved

## GENERAL NOTES

| NO. | REVISION/ISSUE | DATE |
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OWNER:  
MICHAEL TURNER  
9220 ARROYA LANE  
COLORADO SPRINGS, CO 80908

**VERTEX**  
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| PROJECT NO.<br>P26XX | SHEET           |
| DATE<br>02/23/26     | 1 OF 1          |
| PREPARED<br>ND       | APPROVED<br>CAD |