

KARMAN LINE LAND USE PLAN

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 32, SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 14 SOUTH, RANGE 64 WEST, AND THE NORTH WEST QUARTER OF SECTION 3, SECTION 4,
AND THE EAST HALF OF SECTION 5, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF 6TH P.M.,
COUNTY OF EL PASO, COLORADO

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, S00°10'13"E (BASIS OF BEARINGS IS THE NORTH-SOUTH CENTERLINE OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH 1/4 CORNER OF SAID SECTION BY A 3-1/4" ALUMINUM CAP, PROPERLY MARKED, STAMPED PLS 23044, FLUSH WITH GRADE AND AT THE CENTER 1/4 CORNER OF SAID SECTION BY A 3-1/4" ALUMINUM CAP, PROPERLY MARKED, STAMPED PLS 23044, FLUSH WITH GRADE AND MEASURED TO BEAR S00°10'13"E, A DISTANCE OF 2642.17 FEET), A DISTANCE OF 1392.61 FEET, TO THE NORTHWEST CORNER OF RIGHT-OF-WAY PARCEL NO. 2 AS DESCRIBED IN THE COUNTY RESOLUTION RECORDED ON AUGUST 31, 1998 AS RECEPTION NUMBER 098124132 IN THE RECORDS OF THE EL PASO COUNTY, CLERK AND RECORDER, COLORADO, ALSO BEING THE **POINT OF BEGINNING**; THENCE N89°27'54"E, A DISTANCE OF 493.58 FEET; THENCE S65°02'39"W, A DISTANCE OF 543.51 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL, ALSO BEING A POINT ON SAID CENTER LINE; THENCE ALONG SAID CENTER LINE, N00°10'13"W, A DISTANCE OF 210.10, TO THE **POINT OF BEGINNING**, CONTAINING 53,317 SQ. FT. OR 1.224 ACRES, MORE OR LESS.

A PORTION OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, S00°10'13"E (BASIS OF BEARINGS IS THE NORTH-SOUTH CENTERLINE OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH 1/4 CORNER OF SAID SECTION BY A 3-1/4" ALUMINUM CAP, PROPERLY MARKED, STAMPED PLS 23044, FLUSH WITH GRADE AND AT THE CENTER 1/4 CORNER OF SAID SECTION BY A 3-1/4" ALUMINUM CAP, PROPERLY MARKED, STAMPED PLS 23044, FLUSH WITH GRADE AND MEASURED TO BEAR S00°10'13"E, A DISTANCE OF 2642.17 FEET), A DISTANCE OF 1392.61 FEET, TO THE NORTHWEST CORNER OF RIGHT-OF-WAY PARCEL NO. 2 AS DESCRIBED IN THE COUNTY RESOLUTION RECORDED ON AUGUST 31, 1998 AS RECEPTION NUMBER 098124132 IN THE RECORDS OF THE EL PASO COUNTY, CLERK AND RECORDER, COLORADO, ALSO BEING THE **POINT OF BEGINNING**; THENCE LEAVING SAID CENTER LINE, N78°39'41"E, A DISTANCE OF 2485.34 FEET; THENCE S73°48'30"W, A DISTANCE OF 2536.28 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL, ALSO BEING A POINT ON SAID CENTER LINE; THENCE LEAVING SAID CENTER LINE, N65°02'36"E, A DISTANCE OF 543.51 FEET; THENCE S88°27'54"W, A DISTANCE OF 493.58 FEET, TO THE **POINT OF BEGINNING**, CONTAINING 210,090 SQ. FT. OR 4.823 ACRES, MORE OR LESS.

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 1, THE NORTHEAST 1/4 OF SECTION 11, THE N 1/2 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 65 WEST, THE SOUTHWEST 1/4 OF SECTION 6 AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, S00°10'13"E (BASIS OF BEARINGS IS THE NORTH-SOUTH CENTERLINE OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH 1/4 CORNER OF SAID SECTION BY A 3-1/4" ALUMINUM CAP, PROPERLY MARKED, STAMPED PLS 23044, FLUSH WITH GRADE AND AT THE CENTER 1/4 CORNER OF SAID SECTION BY A 3-1/4" ALUMINUM CAP, PROPERLY MARKED, STAMPED PLS 23044, FLUSH WITH GRADE AND MEASURED TO BEAR S00°10'13"E, A DISTANCE OF 2642.17 FEET), A DISTANCE OF 1392.61 FEET, TO THE NORTHWEST CORNER OF RIGHT-OF-WAY PARCEL NO. 2 AS DESCRIBED IN THE COUNTY RESOLUTION RECORDED ON AUGUST 31, 1998 AS RECEPTION NUMBER 098124132 IN THE RECORDS OF THE EL PASO COUNTY, CLERK AND RECORDER, COLORADO, ALSO BEING THE **POINT OF BEGINNING**; THENCE ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY PARCEL NO. 2 ALONG THE FOLLOWING THREE (3) COURSES:

- N76°10'57"E, A DISTANCE OF 5797.62 FEET;
- ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5105.00 FEET, A CENTRAL ANGLE OF 13°39'41", A DISTANCE OF 1217.22 FEET;
- N89°51'34"E, A DISTANCE OF 1124.07 FEET, TO A POINT FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 7 BEARS S00°16'28"E, A DISTANCE OF 30.00 FEET.

THENCE ALONG A LINE 30 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 7, N89°50'56"E, A DISTANCE OF 2790.67 FEET, TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 6, THENCE ALONG SAID CENTER LINE, S00°36'59"E, A DISTANCE OF 30.00 FEET, TO THE NORTH 1/4 CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 7, S00°42'09"E, A DISTANCE OF 180.01 FEET, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN THE NOTICE OF LIS PENDENS, RECORDED AUGUST 16, 1999 AS RECEPTION NUMBER 099131064, THENCE ALONG SAID SOUTH LINE, S89°50'56"W, A DISTANCE OF 2792.19 FEET, TO THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY PARCEL NO. 2, ALSO BEING A POINT ON THE WEST LINE OF SAID SECTION 7, THENCE ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY PARCEL NO. 2 THE FOLLOWING THREE (3) COURSES:

- S89°51'35"W, A DISTANCE OF 1124.51 FEET;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 4895.00', A RADIAL BEARING OF S00°09'23"E, A CENTRAL ANGLE OF 13°39'41", A DISTANCE OF 1167.15 FEET;
- S78°10'57"W, A DISTANCE OF 5848.61 FEET, TO THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY PARCEL NO. 2, ALSO BEING A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11,

THENCE LEAVING SAID CENTER LINE, N73°48'36"E, A DISTANCE OF 2536.28 FEET; THENCE S78°36'14"W, A DISTANCE OF 2485.34 FEET, TO THE **POINT OF BEGINNING**, CONTAINING 2,032,108 SQ. FT. OR 46,651 ACRES, MORE OR LESS.

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 6 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 7; THENCE ALONG THE EAST LINE OF ANNEXATION PLAT, NORRIS RANCH NO. 3, RECORDED AS RECEPTION NUMBER _____, N00°36'59"W (BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTH 1/4 CORNER OF SAID SECTION 7 BY A NUMBER 6 REBAR WITH A 2-1/2" ALUMINUM CAP, PROPERLY MARKED, STAMPED PLS 27589, FLUSH WITH GRADE AND MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 7 BY A NUMBER 6 REBAR WITH A 3-1/4" ALUMINUM CAP, PROPERLY MARKED, STAMPED PLS 17496, 0.2' BELOW GRADE, MEASURED TO BEAR N89°51'09"E, A DISTANCE OF 2696.21 FEET), 30.00 FEET, TO THE NORTHEAST CORNER OF SAID AMARA ADDITION NO. 5, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BRADLEY ROAD AS SHOWN ON THE HAMMER RANGE LAND SURVEY PLAT, RECORDED AS RECEPTION NUMBER 200115347 AND THE NORTH LINE OF THE RIGHT-OF-WAY RESERVED UNDER BOOK A, PAGE 78, THENCE DEPARTING SAID NORTHEAST CORNER, S78°34'02"E, A DISTANCE OF 500.00 FEET; THENCE S71°11'37"W, A DISTANCE OF 500.00 FEET, TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BRADLEY ROAD AS DEDICATED BY NOTICE OF LIS PENDENS RECORDED AS RECEPTION NUMBER 99131064 AND THE EAST LINE OF SAID AMARA ADDITION NO. 5, THENCE ALONG SAID EAST LINE N00°42'09"W, A DISTANCE OF 180.01 FEET, TO THE POINT OF BEGINNING.

CONTAINING 51,338 SQ. FT. OR 1.179 ACRES, MORE OR LESS.
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 6 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 7; THENCE ALONG THE EAST LINE OF ANNEXATION PLAT, NORRIS RANCH NO. 3, RECORDED AS RECEPTION NUMBER _____, N00°36'59"W (BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE NORTH 1/4 CORNER OF SAID SECTION 7 BY A NUMBER 6 REBAR WITH A 2-1/2" ALUMINUM CAP, PROPERLY MARKED, STAMPED PLS 27589, FLUSH WITH GRADE AND MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 7 BY A NUMBER 6 REBAR WITH A 3-1/4" ALUMINUM CAP, PROPERLY MARKED, STAMPED PLS 17496, 0.2' BELOW GRADE, MEASURED TO BEAR N89°51'09"E, A DISTANCE OF 2696.21 FEET), 30.00 FEET, TO THE NORTHEAST CORNER OF SAID AMARA ADDITION NO. 5, AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BRADLEY ROAD AS SHOWN ON THE HAMMER RANGE LAND SURVEY PLAT, RECORDED AS RECEPTION NUMBER 200115347 AND THE NORTH LINE OF THE RIGHT-OF-WAY RESERVED UNDER BOOK A, PAGE 78, ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHEAST CORNER, S88°16'58"E, A DISTANCE OF 2500.00 FEET; THENCE S86°54'10"W, A DISTANCE OF 2500.00 FEET, TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BRADLEY ROAD AS DEDICATED BY NOTICE OF LIS PENDENS RECORDED AS RECEPTION NUMBER 99131064 AND THE EAST LINE OF SAID AMARA ADDITION NO. 5, THENCE LEAVING SAID POINT OF INTERSECTION, N71°11'37"E, A DISTANCE OF 500.00 FEET; THENCE N78°34'02"W, A DISTANCE OF 500.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 210,349 SQ. FT. OR 4.843 ACRES, MORE OR LESS.
A PORTION OF THE NORTH 1/2 OF SECTION 5 AND 6, AND THE SOUTH 1/2 OF SECTIONS 7, 8 AND 9, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 7; THENCE ALONG THE EAST LINE OF ANNEXATION PLAT, NORRIS RANCH NO. 3, RECORDED AS RECEPTION NUMBER _____, N00°36'59"W (BASIS OF BEARINGS IS THE SOUTH LINE OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 4 BY A NUMBER 6 REBAR WITH A 3-1/4" ALUMINUM CAP, PROPERLY MARKED, STAMPED PLS 17496, FLUSH WITH GRADE AND MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 4 BY A 2-1/2" ALUMINUM CAP IN RANGE BOX, PROPERLY MARKED LS 38073, MEASURED TO BEAR N89°50'09"E, A DISTANCE OF 5245.32 FEET), 30.00 FEET, TO THE NORTHEAST CORNER OF SAID AMARA ADDITION NO. 5, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BRADLEY ROAD AS SHOWN ON THE HAMMER RANGE LAND SURVEY PLAT, RECORDED AS RECEPTION NUMBER 200115347 AND THE NORTH LINE OF THE RIGHT-OF-WAY RESERVED UNDER BOOK A, PAGE 78, AND THE NORTH LINE OF THE 30 FEET DEDICATED TO EL PASO COUNTY IN THE RIGHT-OF-WAY RESERVED UNDER BOOK A, PAGE 78, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF THE RIGHT-OF-WAY RESERVED UNDER BOOK A, PAGE 78, SAID LINE ALSO BEING 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 6, N89°51'09"E, A DISTANCE OF 2696.46 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, SAID LINE ALSO BEING 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, N89°51'30"E, A DISTANCE OF 2643.89 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, SAID LINE ALSO BEING 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, N89°51'16"E, A DISTANCE OF 1378.50 FEET; TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED AS RECEPTION NUMBER 21709005, ON JANUARY 3, 2017, THENCE ALONG THE EAST LINE OF SAID PARCEL, N01°41'08"W, A DISTANCE OF 2598.21 FEET, TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 5, THENCE ALONG SAID CENTER LINE, N88°49'10"E, A DISTANCE OF 1267.44 FEET, TO THE WEST 1/4 CORNER OF SAID SECTION 4; THENCE LEAVING SAID WEST 1/4 CORNER ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 4, N89°31'07"E, A DISTANCE OF 1127.65 FEET; THENCE ALONG THE FOLLOWING FOUR (4) COURSES:

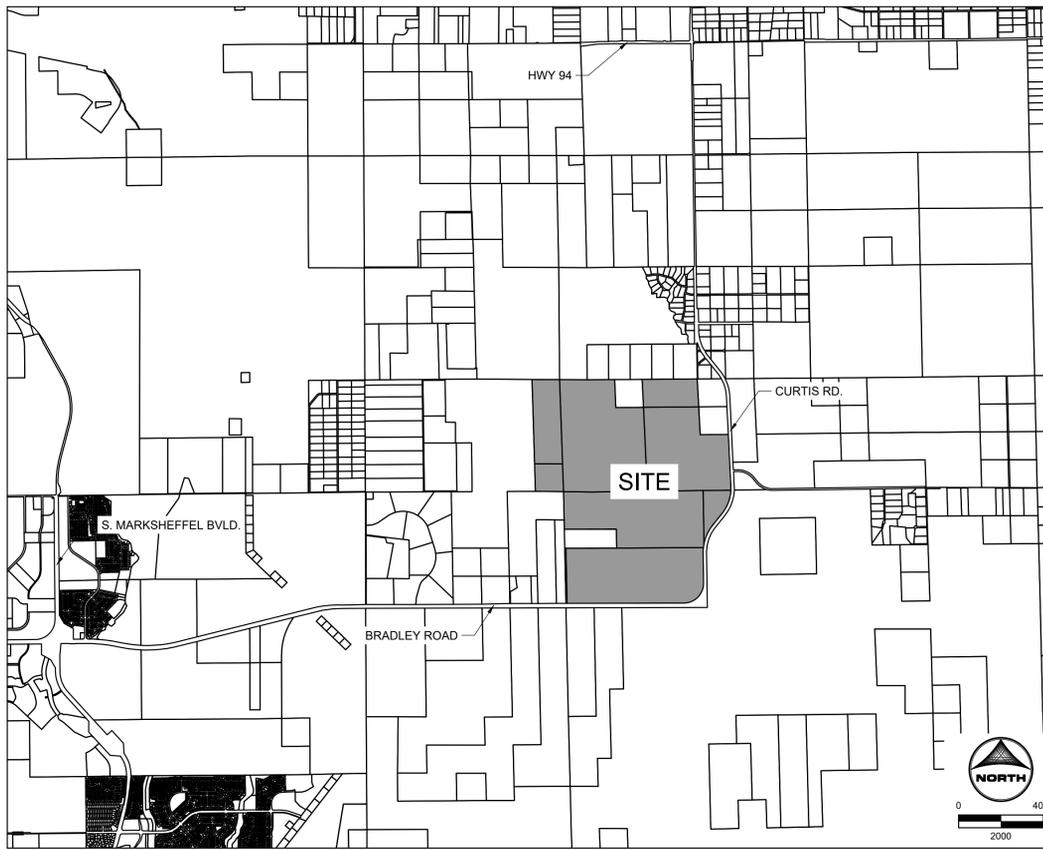
- N01°10'22"W, A DISTANCE OF 890.06 FEET;
- S89°31'07"W, A DISTANCE OF 1114.58 FEET;
- S89°49'10"W, A DISTANCE OF 1333.11 FEET;
- S01°10'22"E, A DISTANCE OF 890.13 FEET, TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 5.

THENCE ALONG SAID CENTER LINE, S89°49'10"W, A DISTANCE OF 4.65 FEET, TO THE CENTER-EAST 1/16TH CORNER OF SAID SECTION 5; THENCE ALONG THE EAST 1/16TH LINE OF SAID SECTION 5, N01°14'08"W, A DISTANCE OF 2651.22 FEET, TO THE EAST 1/16TH CORNER SHARED BETWEEN SAID SECTION 5 AND SAID SECTION 32; THENCE ALONG THE SOUTH LINE OF SAID SECTION 32, N89°13'19"W, A DISTANCE OF 1328.25 FEET, TO THE SOUTH 1/4 CORNER OF SAID SECTION 32; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 32, N01°43'12"W, A DISTANCE OF 2615.20 FEET, TO THE CENTER 1/4 CORNER OF SAID SECTION 32; THENCE CONTINUING ALONG SAID CENTER LINE, N01°41'21"W, TO THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE ALONG THE NORTH LINE OF SAID SECTION 32, S89°38'17"E, A DISTANCE OF 2597.62 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 33; THENCE ALONG THE NORTH LINE OF SAID SECTION 33, N89°31'16"E, A DISTANCE OF 1298.28 FEET, TO THE WEST 1/16 SHARED BETWEEN SECTION 28, TOWNSHIP 14 SOUTH, RANGE 64 WEST AND SAID SECTION 33; THENCE ALONG THE WEST 1/16TH LINE, S02°50'01"E, A DISTANCE OF 1318.96 FEET, TO THE NORTHWEST 1/16TH CORNER OF SAID SECTION 33; THENCE ALONG THE NORTH 1/16TH LINE, N89°49'42"E, A DISTANCE OF 1305.00 FEET, TO THE NORTH-CENTER 1/16TH CORNER OF SAID SECTION 33; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 33, N02°50'16"W, A DISTANCE OF 1318.97 FEET, TO THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE ALONG THE NORTH LINE OF SAID SECTION 33, N89°32'00"E, A DISTANCE OF 2598.45 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE EAST LINE OF SAID SECTION 33, S03°02'26"E, A DISTANCE OF 2623.99 FEET, TO THE EAST 1/4 CORNER OF SAID SECTION 33; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 34, N89°23'24"E, A DISTANCE OF 1486.72 FEET, TO A POINT ON THE EAST LINE OF THE RIGHT-OF-WAY EASEMENT DESCRIBED IN APPLICATION 981176 RECORDED AS RECEPTION NUMBER 98152755; THENCE ALONG SAID EAST LINE THE FOLLOWING FIVE (5) COURSES:

- S02°47'42"E, A DISTANCE OF 2416.75 FEET;
- ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2080.00 FEET, A RADIAL BEARING OF S87°12'25"W, A DELTA ANGLE OF 0°41'28"18", A DISTANCE OF 1505.54 FEET;
- S38°44'34"W, A DISTANCE OF 690.99 FEET;
- ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1920.00 FEET, A RADIAL BEARING OF S51°19'16"E, A DELTA ANGLE OF 39°49'44", A DISTANCE OF 1329.65 FEET;
- S00°59'58"E, A DISTANCE OF 3543.98 FEET, TO THE SOUTHEAST CORNER OF PARCEL 17 AS DESCRIBED IN SAID APPLICATION.

THENCE ALONG THE SOUTH LINE OF SAID PARCEL 17 AND CONTINUING ALONG THE SOUTH LINE OF BRADLEY ROAD AS DEPICTED ON THE EXHIBIT FOR THE WARRANTY DEED RECORDED AS RECEPTION NUMBER 99080225, SAID LINE BEING 180.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 4, S89°50'09"W, A DISTANCE OF 5355.99 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°51'07"W, A DISTANCE OF 2643.69 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°51'30"W, A DISTANCE OF 2643.89 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°51'09"W, A DISTANCE OF 2694.46 FEET, TO THE POINT OF INTERSECTION BETWEEN SAID SOUTH LINE AND THE EAST LINE OF SAID AMARA ADDITION NO. 5, THENCE DEPARTING SAID POINT OF INTERSECTION, N89°19'22"E, A DISTANCE OF 10630.65 FEET; THENCE N89°32'43"W, A DISTANCE OF 10632.78 FEET, TO THE POINT OF BEGINNING.

CONTAINING 79,902,913 SQ. FT. OR 1,834,298 ACRES, MORE OR LESS.



SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - LAND USE PLAN
- SHEET 3 - SLOPE ANALYSIS
- SHEET 4 - NATURAL FEATURES & EXISTING CONDITIONS
- SHEET 5 - SOIL ANALYSIS
- SHEET 6 - VEGETATION ANALYSIS

SITE DATA

OWNER/APPLICANT: NORRIS RANCH JOINT VENTURE, LLC
CRAIG DOSSEY
VERTEX CONSULTING SERVICES
455 E. PIKES PEAK AVE, STE 101
COLORADO SPRINGS, 80903

TAX ID NUMBERS: 4400000340, 4400000343, 4400000326, 4400000269
4400000454, 4400000091, 4500000134, 4500000135

CURRENT ZONING: RR-5

PROPOSED ZONING: PUD

TOTAL SITE AREA: 1834.3 AC

EXISTING LAND USE: VACANT

PROPOSED LAND USE

LAND USE CATEGORY	DENSITY RANGE	ACREAGE
RURAL RESIDENTIAL (RR)	0.4 - 1	269.2 AC
LOW DENSITY RESIDENTIAL (LD)	3 - 6	335.3 AC
MEDIUM DENSITY RESIDENTIAL (MD)	6 - 10	209.2 AC
HIGH DENSITY RESIDENTIAL (HD)	20 - 22	82.4 AC
MIXED-USE (MU)	20 - 22	99.4 AC
COMMERCIAL/RETAIL (C/R)		105.1 AC
LIGHT INDUSTRIAL/OFFICE (LI/OFF)		45.6 AC
SCHOOL SITE		20.1 AC
AMENITY CENTER		6.7 AC
OPEN SPACE / TRAIL		489.6 AC
PARKS		81.4 AC
RIGHT OF WAY		90.3 AC
TOTAL		1834.3 AC

PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO ANNEX ±1,835 ACRES OF LAND INTO THE CITY OF COLORADO SPRINGS. THIS MASTER PLAN PROPOSES A MIX OF LAND USES INCLUDING SEVERAL TYPES OF RESIDENTIAL, MULTI-USE, COMMERCIAL, RETAIL, LIGHT INDUSTRIAL, PUBLIC FACILITIES, OPEN SPACE, AND PARKS. THE GOAL OF THE PROJECT IS TO HELP ACHIEVE THE OVERALL VISION OF THE CITY OF COLORADO SPRINGS BY PROVIDING A VARIETY OF HOUSING TYPES, PRESERVING AND ENHANCING THE NATURAL FEATURES OF THE SITE, AND FOSTERING A SENSE OF PLACE AND COMMUNITY THAT WILL ULTIMATELY IMPROVE THE QUALITY OF LIFE FOR ITS CITIZENS.

GENERAL NOTES

- ROAD ALIGNMENTS AND ACCESS POINTS ARE CONCEPTUAL AND FINAL ALIGNMENTS WILL BE DETERMINED WITH THE SUBDIVISION PLATS.
- THE DISTRICT OR HOA FOR KARMAN LINE WILL DEVELOP, OWN, AND MAINTAIN THE NEIGHBORHOOD PARK TRACTS WITHIN THE LAND USE PLAN.
- THE CITY OF COLORADO SPRINGS SHALL OWN AND MAINTAIN THE COMMUNITY PARKS WITHIN THE LAND USE PLAN. THIS INCLUDES COMMUNITY PARK 53.30 ACRES.
- PARK AND OPEN SPACE BOUNDARIES ARE CONCEPTUAL ONLY. FINAL PARK AND OPEN SPACE BOUNDARIES SHALL BE ESTABLISHED AT THE TIME OF FINAL PLAT.
- THE FLOODWAY AND FLOODPLAIN AREAS BOUNDARIES ARE ESTIMATED AND WILL BE DETERMINED AT A LATER DATE.
- A REGIONAL TRAIL SYSTEM IS ANTICIPATED SOUTHWEST OF THE SITE THAT WILL CONTINUE THROUGH THE NORTHWEST SECTION OF THE KARMAN LINE PROJECT AS SHOWN ON THE LAND USE PLAN.
- DENSITY RANGES SHOWN ON THE LAND USE PLAN SHALL BE APPLIED TO THE OVERALL CUMULATIVE AREA FOR EACH LAND USE AS LONG AS 6500 UNITS TOTAL FOR THE DEVELOPMENT IS NOT EXCEEDED. FINAL DENSITY FOR EACH PARCEL SHALL BE DETERMINED AT THE FINAL PLAT STAGE. THE DENSITY FOR EACH INDIVIDUAL PARCEL MAY FLUCTUATE OUTSIDE OF THE PROVIDED DENSITY RANGE OF EACH LAND USE CATEGORY, PROVIDED THAT THE DENSITY OF THE OVERALL CUMULATIVE AREA FOR EACH LAND USE CATEGORY FALLS WITHIN THE APPROVED DENSITY RANGE OF THE LAND USE PLAN.
- THE SCHOOL TRACT DEPICTED ON THE LAND USE PLAN SHALL BE DEDICATED TO ELLICOTT SCHOOL DISTRICT NO. 22, UPON REQUEST, AT THE TIME OF FINAL PLAT.
- SPECIFIC DEVELOPMENT STANDARDS SUCH AS SETBACKS, LOT COVERAGE, BUILDING HEIGHTS AND LAND USES SHALL BE ADDRESSED WITH SUBSEQUENT ZONING ACTIONS.
- PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES WITH REVIEW AND APPROVAL BY THE CITY.

PARK LAND DEDICATION CALCULATIONS						
BASED UPON STANDARD OF 5.5 ACRES / 1,000 POPULATION						
HOUSING TYPE	ESTIMATED MAX NO. OF UNITS	NO. OF UNITS PER STRUCTURE	ACRES OF DEDICATION PER UNIT	TOTAL ACRES OF LAND DEDICATION REQUIRED	ACRES OF NEIGHBORHOOD PARK REQUIRED (2.5AC/1,000 RESIDENTS)	ACRES OF COMMUNITY PARK REQUIRED (3.0AC/1,000 RESIDENTS)
SINGLE-FAMILY DETACHED	2297	1	0.0141	32.39 AC	45.455%	54.545%
SINGLE-FAMILY ATTACHED	2089	2-4	0.01143	23.88 AC		
MULTI-FAMILY HOUSING (1)	2904	5-19	0.01038	30.14 AC		
MULTI-FAMILY HOUSING (2)	1093	20-49	0.01035	11.31 AC		
TOTAL				97.72 AC	44.42 AC	53.30 AC

DRAWN BY: JAG JOB DATE: 4/4/2023
APPROVED: PLS JOB NUMBER: 2202783
CAD DATE: 4/4/2023
CAD FILE: \\hrgreen.com\HRG\Data\2022\2202783\CAD\Draws\C\2783_MPCover_Sheet

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0" = 1"

IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

KARMAN LINE
NORRIS RANCH JOINT VENTURE, LLC
COLORADO SPRINGS, CO

KARMAN LINE LAND USE PLAN
COVER SHEET

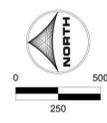
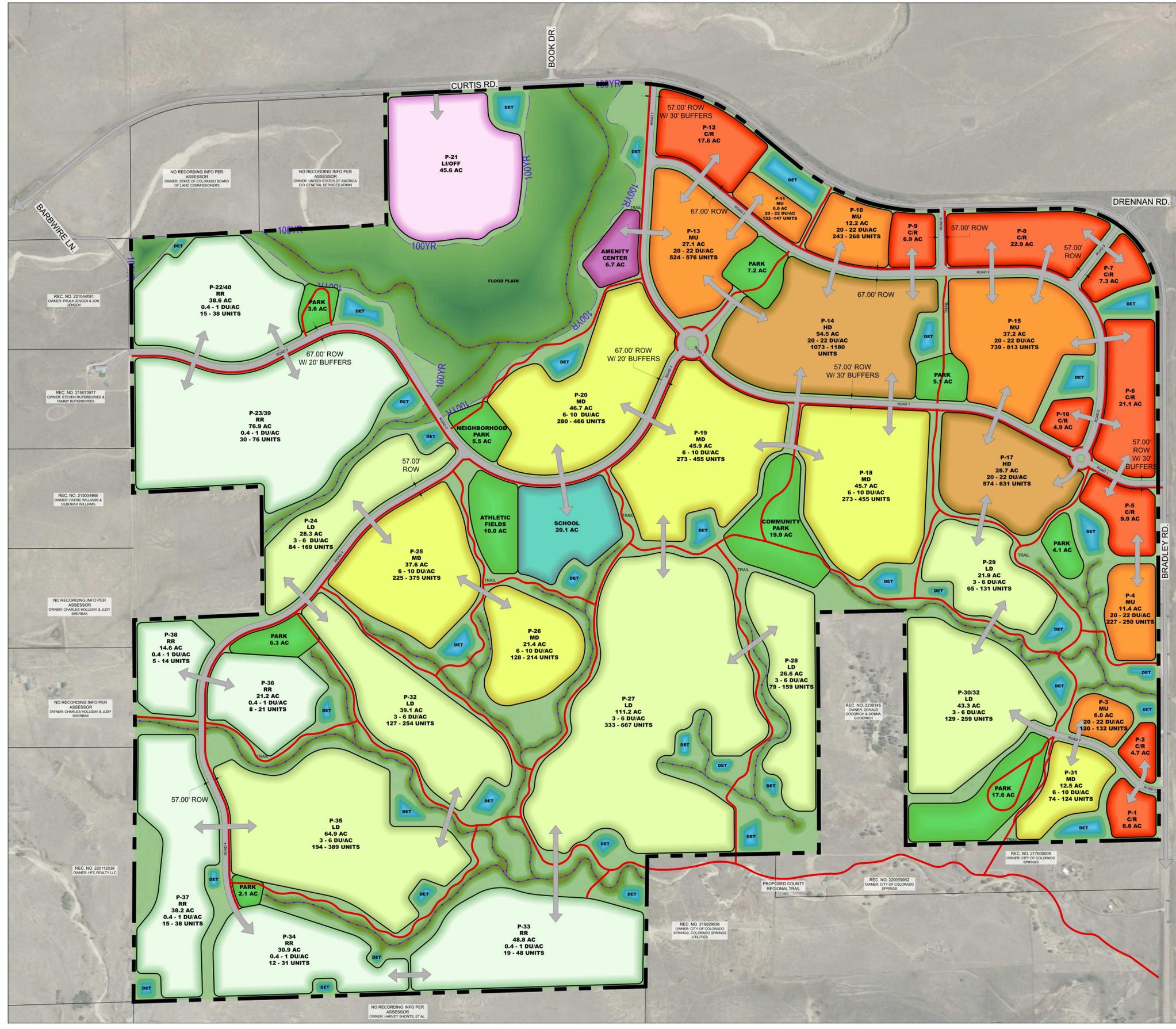
SHEET CV 1

HR GREEN Xrefs: xref-1-srch.dwg, MP_Visibility_Map

LAND USE SUMMARY				
USE TYPE	ABBR.	DENSITY (DU/AC)	ACREAGE	UNIT RANGE
RURAL RESIDENTIAL	RR	0.4 - 1	269.2 AC	108 - 269
LOW DENSITY	LD	3 - 6	335.3 AC	1011 - 2028
MEDIUM DENSITY	MD	6 - 10	209.2 AC	1253 - 2089
HIGH DENSITY	HD	20 - 22	82.4 AC	1647 - 1811
MIXED-USE	MU	20 - 22	99.4 AC	1986 - 2186
COMMERCIAL/RETAIL	C/R	N/A	105.1 AC	N/A
LIGHT INDUSTRIAL/OFFICE	LI/OFF	N/A	45.6 AC	N/A
SCHOOL			20.1 AC	
AMENITY CENTER			6.7 AC	
OPEN SPACE/TRAIL			489.6 AC	
PARKS			81.4 AC	
RIGHT OF WAY			90.3 AC	

LEGEND

SYMBOLS	ABBREV.	NAME
	AC	ACRE
	ROW	RIGHT OF WAY
	P-X	PLANNING AREA
	DU/AC	DWELLING UNIT PER ACRE
	DET	DETENTION
	RR	RURAL RESIDENTIAL
	LD	LOW DENSITY RESIDENTIAL
	MD	MEDIUM DENSITY RESIDENTIAL
	HD	HIGH DENSITY RESIDENTIAL
	MU	MIXED-USE
	C/R	COMMERCIAL/RETAIL
	LI/OFF	LIGHT INDUSTRIAL/OFFICE
	SCHOOL	SCHOOL
	PARK	PARK
	AC	AMENITY CENTER
		PROPERTY BOUNDARY
		PROPOSED TRAIL
		EXISTING DRAINAGE
		PROPOSED ROADWAY
		ROADWAY ACCESS
		100 YEAR FLOODPLAIN
		DRAINAGE WAY



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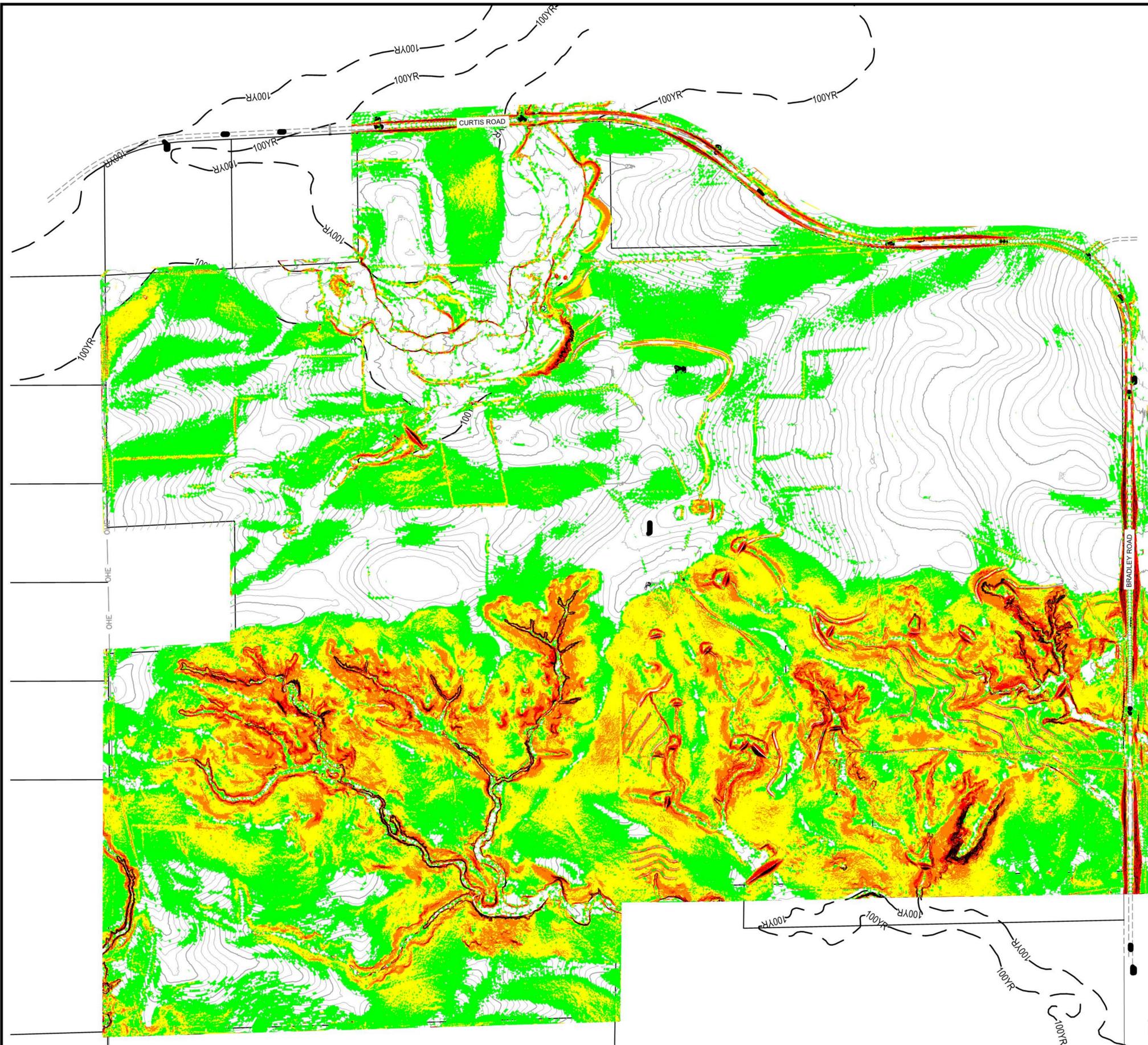


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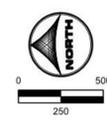
KARMAN LINE LAND USE PLAN
 LAND USE PLAN

GREEN, JUSTIN, 4/4/2023 11:16 AM



SLOPE ANALYSIS LEGEND

- 0.00 - 5%
- 5% - 8%
- 8% - 12%
- 12% - 20%
- 20% - 35%
- 35% - 100%



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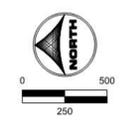
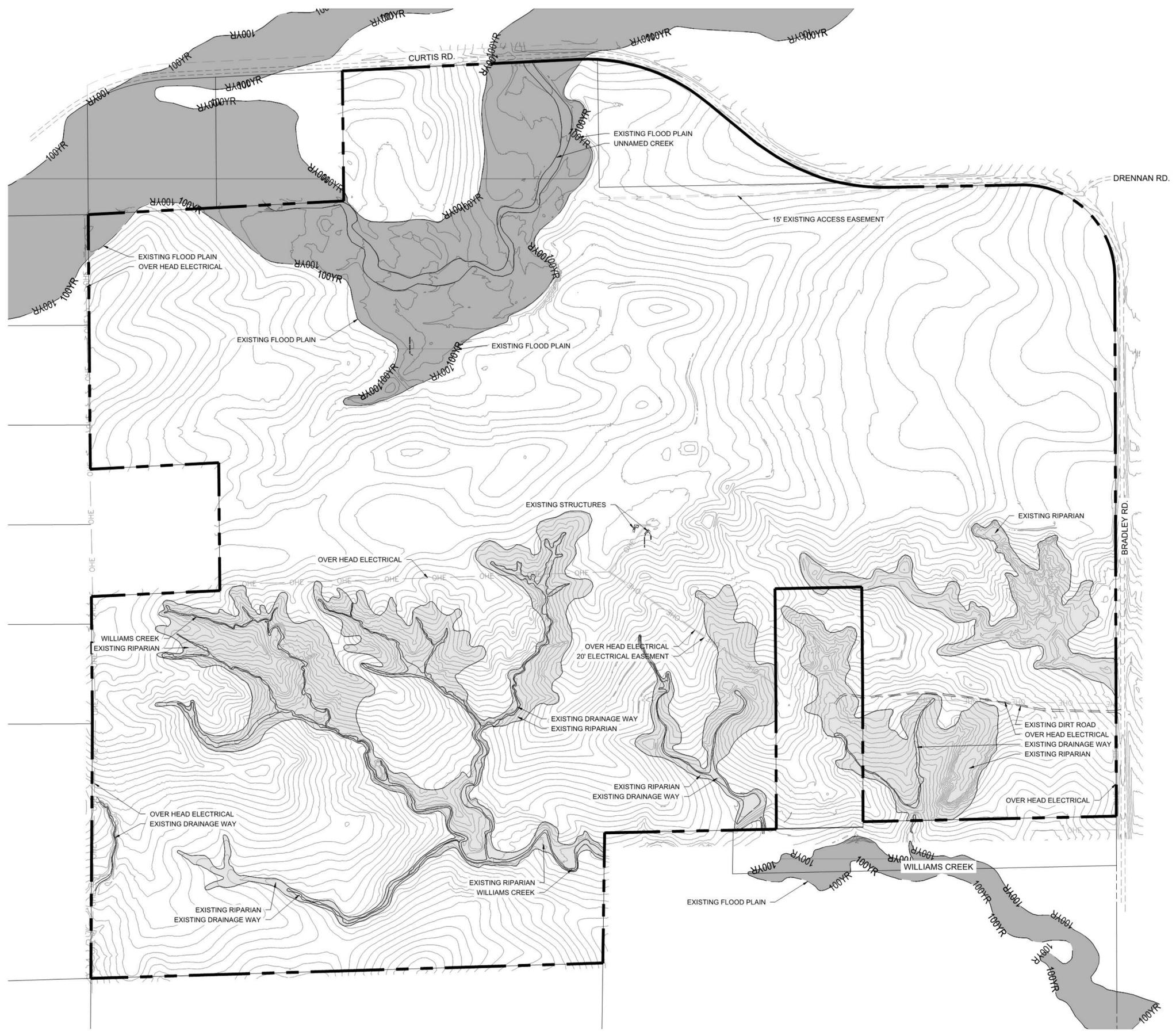
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 COLORADO SPRINGS, CO

KARMAN LINE LAND USE PLAN
 SLOPE ANALYSIS

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NATURAL FEATURES LEGEND

-  SITE BOUNDARY
-  EXISTING FLOOD PLAIN
-  EXISTING DRAINAGE WAY
-  EXISTING RIPARIAN
-  EXISTING MAJOR CONTOUR (5')



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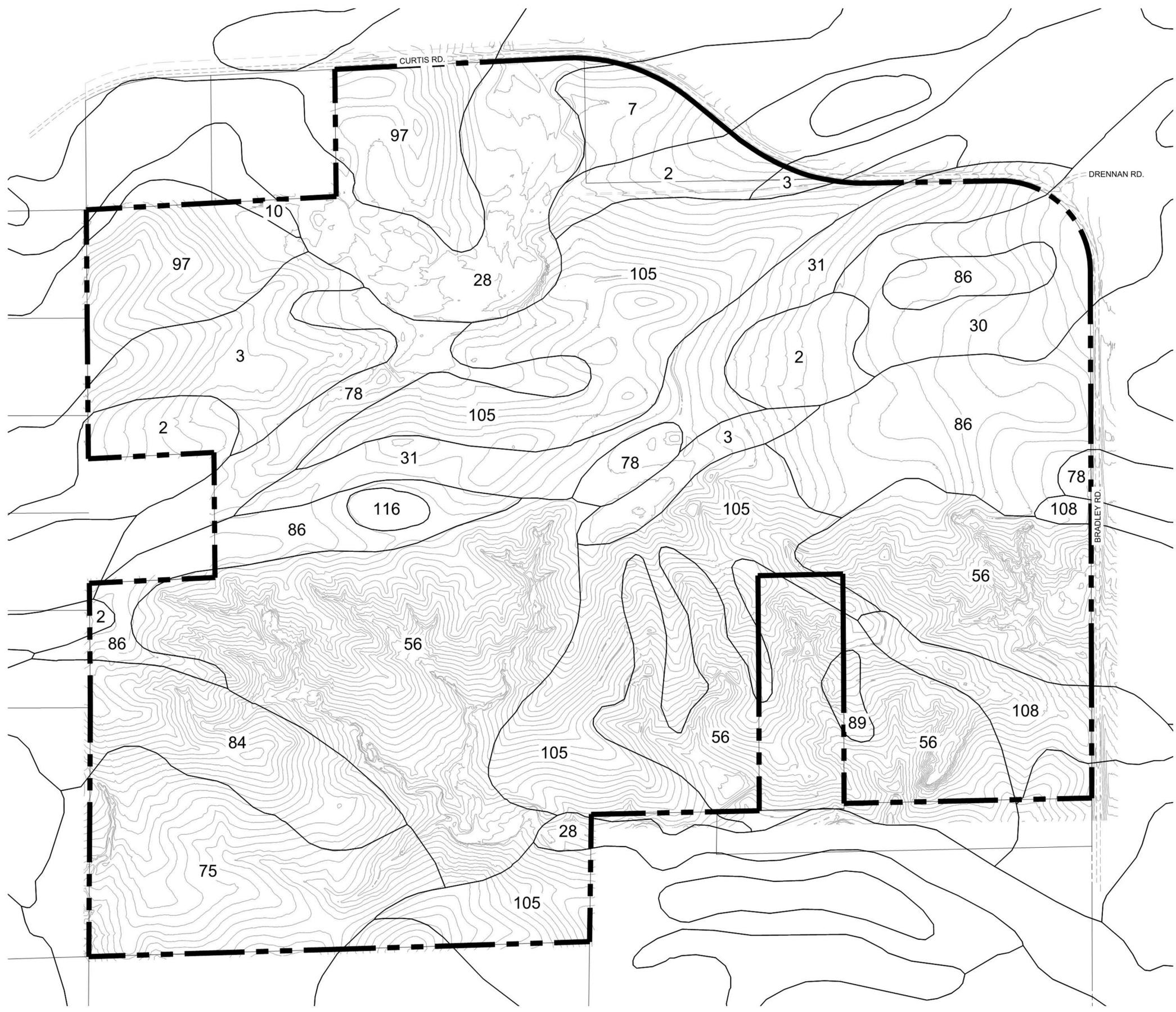
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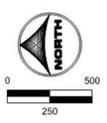
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KARMAN LINE LAND USE PLAN
 NATURAL FEATURES & EXISTING CONDITIONS

SHEET
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SOIL MAP LEGEND		
MAP ID	SOIL NAME	PERCENT SLOPES
2	ASCALON SANDY LOAM	1 - 3 % SLOPES
3	ASCALON SANDY LOAM	3 - 9 % SLOPES
7	BIJOU SANDY LOAM	3 - 8 % SLOPES
10	BLENDON SANDY LOAM	0 - 3 % SLOPES
28	ELLCOTT LOAMY COURSE SAND	0 - 5 % SLOPES
30	FORT COLLINS LOAM	0 - 3 % SLOPES
31	FORT COLLINS LOAM	3 - 8 % SLOPES
56	NELSON-TASSEL FINE SANDY LOAMS	3 - 18 % SLOPES
75	RAZOR-MIDWAY COMPLEX	N/A
78	SAMPSON LOAM	0 - 3 % SLOPES
84	STAPLETON SANDY LOAM	8 - 15 % SLOPES
86	STONEHAM SANDY LOAM	3 - 8 % SLOPES
89	TASSEL FINE SANDY LOAM	3 - 18 % SLOPES
97	TRUCKTON SANDY LOAM	3 - 9 % SLOPES
105	VONA SANDY LOAM, WARM	3 - 6 % SLOPES
108	WILEY SILT LOAM	3 - 9 % SLOPES
116	UDIC HAPLUSTERTS	N/A



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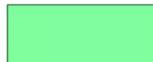
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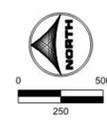
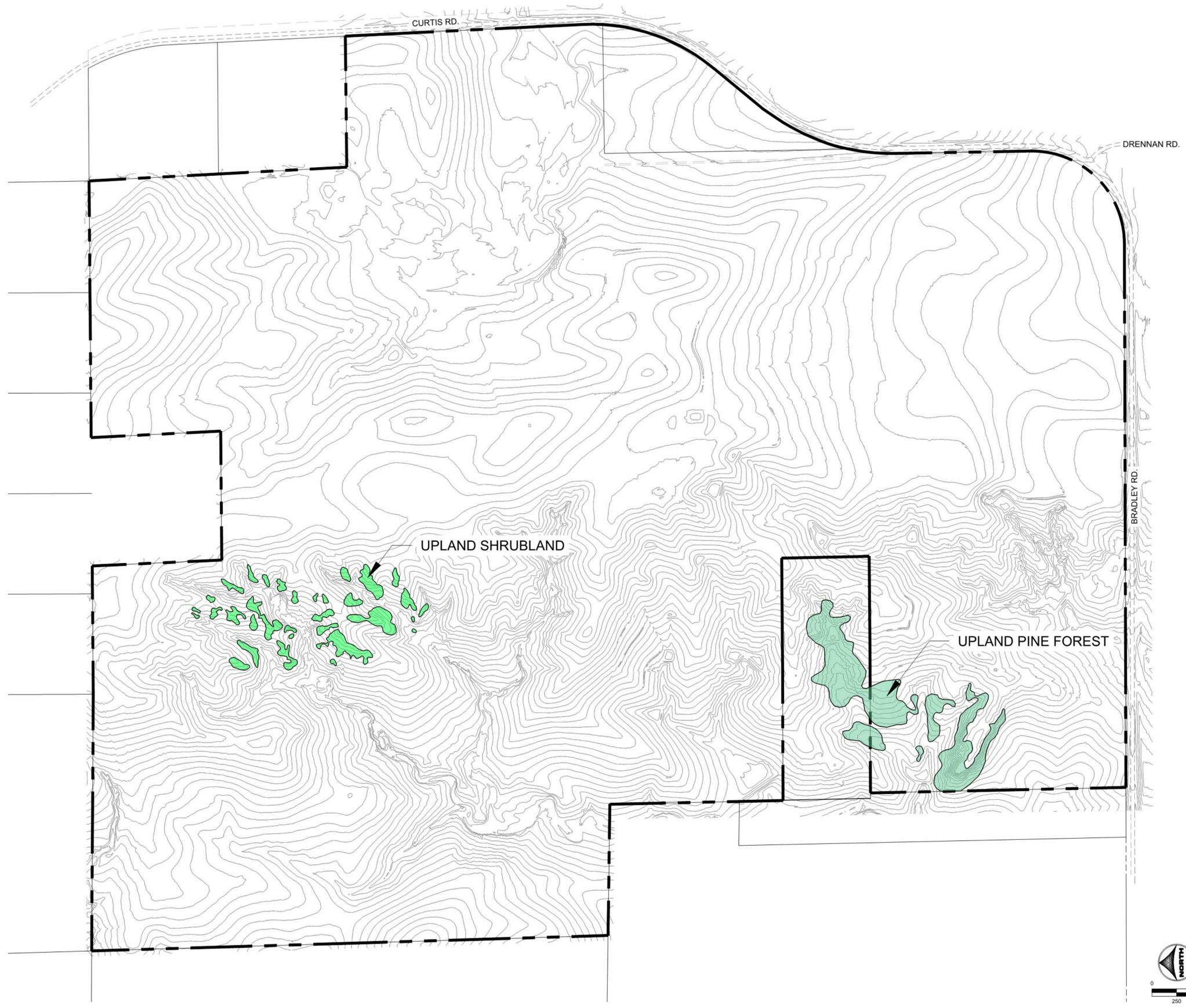
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KARMAN LINE LAND USE PLAN
 SOIL ANALYSIS

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5

VEGETATION LEGEND

-  EXISTING UPLAND SHRUBLAND
-  EXISTING UPLAND PINE FOREST



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