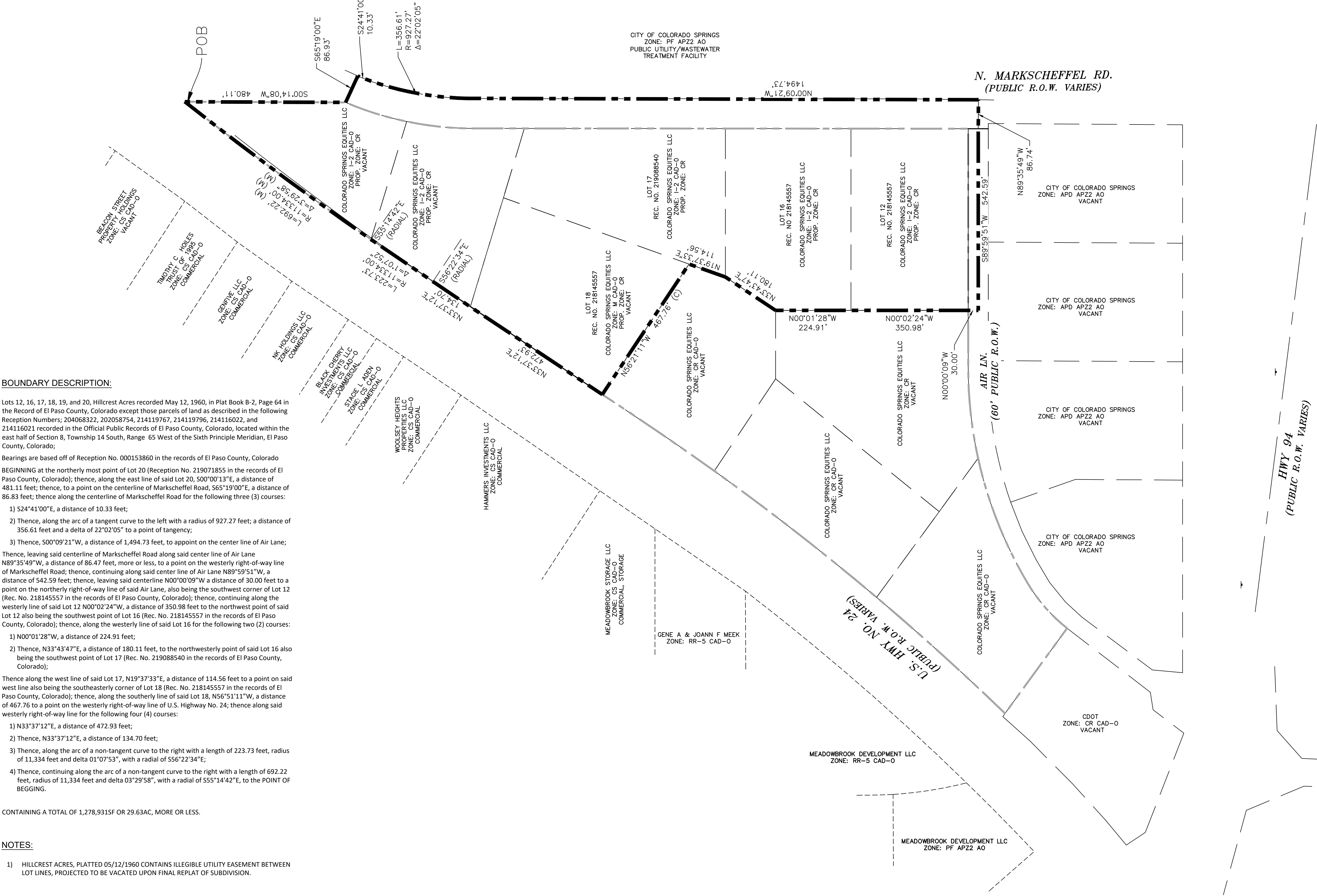


CROSSROADS NORTH REZONE

LOCATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



BOUNDARY DESCRIPTION:

Lots 12, 16, 17, 18, 19, and 20, Hillcrest Acres recorded May 12, 1960, in Plat Book B-2, Page 64 in the Record of El Paso County, Colorado except those parcels of land as described in the following Reception Numbers; 204068322, 202058754, 214119767, 214119796, 214116022, and 214116021 recorded in the Official Public Records of El Paso County, Colorado, located within the east half of Section 8, Township 14 South, Range 65 West of the Sixth Principle Meridian, El Paso County, Colorado;

Bearings are based off of Reception No. 000153860 in the records of El Paso County, Colorado BEGINNING at the northerly most point of Lot 20 (Reception No. 219071855 in the records of El Paso County, Colorado); thence, along the east line of said Lot 20, S00°00'13"E, a distance of 481.11 feet; thence, to a point on the centerline of Markscheffel Road, S65°19'00"E, a distance of 86.83 feet; thence along the centerline of Markscheffel Road for the following three (3) courses:

- 1) S24°41'00"E, a distance of 10.33 feet;
- 2) Thence, along the arc of a tangent curve to the left with a radius of 927.27 feet; a distance of 356.61 feet and a delta of 22°02'05" to a point of tangency;
- 3) Thence, S00°09'21"W, a distance of 1,494.73 feet, to appoint on the center line of Air Lane;

Thence, leaving said centerline of Markscheffel Road along said center line of Air Lane N89°35'49"W, a distance of 86.47 feet, more or less, to a point on the westerly right-of-way line of Markscheffel Road; thence, continuing along said center line of Air Lane N89°59'51"W, a distance of 542.59 feet; thence, leaving said centerline N00°00'09"W a distance of 30.00 feet to a point on the northerly right-of-way line of said Air Lane, also being the southwest corner of Lot 12 (Rec. No. 218145557 in the records of El Paso County, Colorado); thence, continuing along the westerly line of said Lot 12 N00°02'24"W, a distance of 350.98 feet to the northwest point of said Lot 12 also being the southwest point of Lot 16 (Rec. No. 218145557 in the records of El Paso County, Colorado); thence, along the westerly line of said Lot 16 for the following two (2) courses:

- 1) N00°01'28"W, a distance of 224.91 feet;
- 2) Thence, N33°43'47"E, a distance of 180.11 feet, to the northwesterly point of said Lot 16 also being the southwest point of Lot 17 (Rec. No. 219088540 in the records of El Paso County, Colorado);

Thence along the west line of said Lot 17, N19°37'33"E, a distance of 114.56 feet to a point on said west line also being the southeasterly corner of Lot 18 (Rec. No. 218145557 in the records of El Paso County, Colorado); thence, along the southerly line of said Lot 18, N56°51'11"W, a distance of 467.76 to a point on the westerly right-of-way line of U.S. Highway No. 24; thence along said westerly right-of-way line for the following four (4) courses:

- 1) N33°37'12"E, a distance of 472.93 feet;
- 2) Thence, N33°37'12"E, a distance of 134.70 feet;
- 3) Thence, along the arc of a non-tangent curve to the right with a length of 223.73 feet, radius of 11,334 feet and delta 01°07'53", with a radial of S56°22'34"E;
- 4) Thence, continuing along the arc of a non-tangent curve to the right with a length of 692.22 feet, radius of 11,334 feet and delta 03°29'58", with a radial of S55°14'42"E, to the POINT OF BEGGING.

CONTAINING A TOTAL OF 1,278,931SF OR 29.63AC, MORE OR LESS.

NOTES:

- 1) HILLCREST ACRES, PLATTED 05/12/1960 CONTAINS ILLEGIBLE UTILITY EASEMENT BETWEEN LOT LINES, PROJECTED TO BE VACATED UPON FINAL REPLAT OF SUBDIVISION.

OWNER/ DEVELOPER:
CROSSROADS METROPOLITAN DISTRICT NO. 2
C/O THE EQUITY GROUP
ATTN: DANNY MIENTKA
90 SOUTH CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

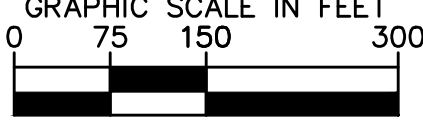
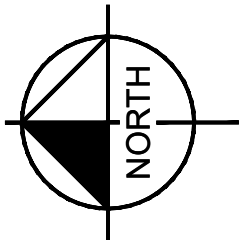
PLANNERS/ LANDSCAPE ARCH.:
KIMLEY-HORN
2 NORTH NEVADA AVENUE
SUITE 300
COLORADO SPRINGS, CO 80903

MINERAL RIGHTS ESTATE HOLDER(S)
ATE ENTERPRISES LIQUIDATING TRUST
8408 STONEHILL DRIVE
LATONIA, KY 41015-4133

SHEET 1 of 1

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DATE: 11/30/2020



Kimley»Horn
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2 N NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719)453-0180