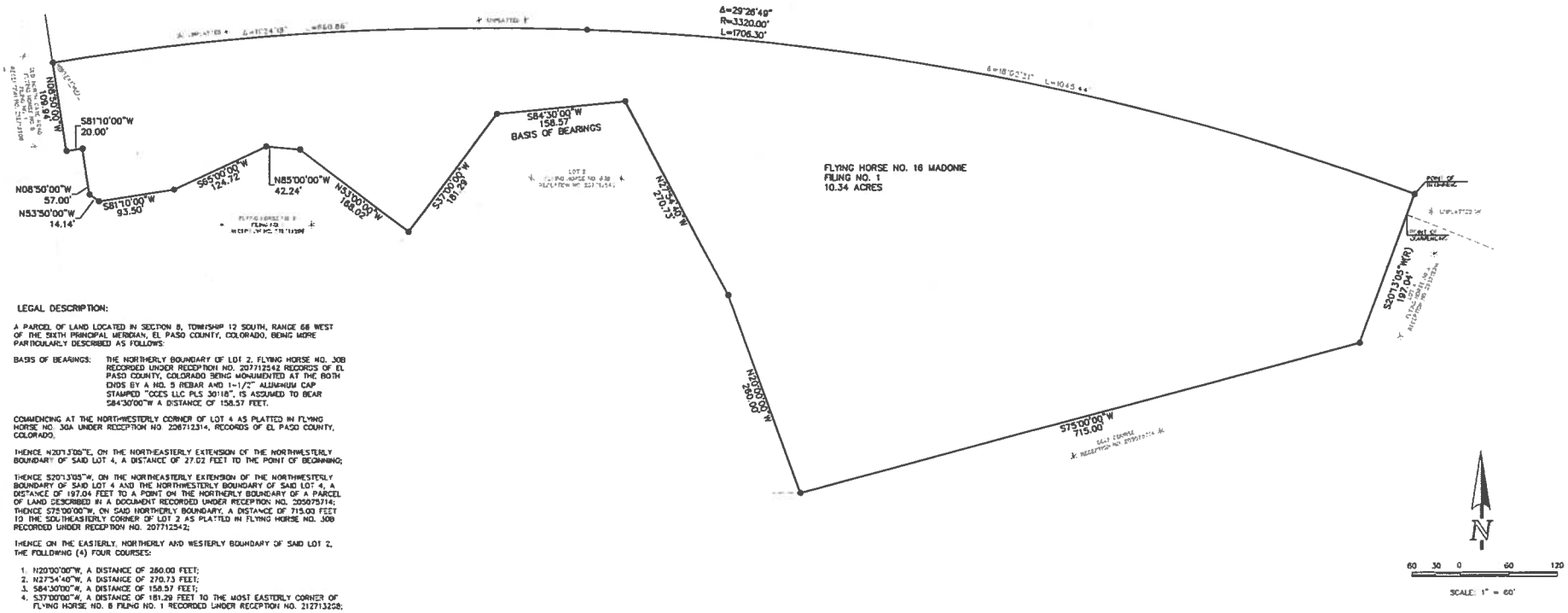
FLYING HORSE NO. 16 MADONIE FILING NO. 1

ZONING EXHIBIT



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF LOT 2, FLYING HORSE NO. 30B RECORDED UNDER RECEPTION NO. 207712542 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR S84°30'00"W A DISTANCE OF 158.57 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 4 AS PLATTED IN FLYING HORSE NO. 30A UNDER RECEPTION NO. 206712314, RECORDS OF EL PASO COUNTY, COLORADO,

THENCE N20°13'08"E, ON THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY BOUNDARY OF SAID LOT 4, A DISTANCE OF 27.02 FEET TO THE POINT OF BEGINNING;

THENCE S20°13'08"W, ON THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY BOUNDARY OF SAID LOT 4 AND THE NORTHWESTERLY BOUNDARY OF SAID LOT 4, A DISTANCE OF 197.04 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205075714; THENCE S75°00'00"W, ON SAID NORTHERLY BOUNDARY, A DISTANCE OF 715.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2 AS PLATTED IN FLYING HORSE NO. 30B RECORDED UNDER RECEPTION NO. 207712542;

THENCE ON THE EASTERLY, NORTHERLY AND WESTERLY BOUNDARY OF SAID LOT 2, THE FOLLOWING (4) FOUR COURSES:

1. N20°00'00"W, A DISTANCE OF 280.00 FEET;
2. N27°34'40"W, A DISTANCE OF 270.73 FEET;
3. S84°30'00"W, A DISTANCE OF 158.57 FEET;
4. S37°00'00"W, A DISTANCE OF 181.29 FEET TO THE MOST EASTERLY CORNER OF FLYING HORSE NO. 8 FILING NO. 1 RECORDED UNDER RECEPTION NO. 212713208;

THENCE ON THE NORTHERLY AND EASTERLY BOUNDARY OF SAID FLYING HORSE NO. 8 FILING NO. 1, THE FOLLOWING (8) EIGHT COURSES:

1. N53°00'00"W, A DISTANCE OF 168.02 FEET;
2. N85°00'00"W, A DISTANCE OF 42.24 FEET;
3. S65°00'00"W, A DISTANCE OF 124.72 FEET;
4. S81°10'00"W, A DISTANCE OF 93.50 FEET;
5. N53°50'00"W, A DISTANCE OF 14.14 FEET;
6. N08°50'00"W, A DISTANCE OF 57.00 FEET;
7. S81°10'00"W, A DISTANCE OF 20.00 FEET;
8. N08°50'00"W, A DISTANCE OF 109.95 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S09°13'44"E, HAVING A DELTA OF 29°28'49", A RADIUS OF 3320.00 FEET AND A DISTANCE OF 1706.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 10.340 ACRES.

CPC PUD 16-00085
CPC PUZ 16-00084
AR FP 16-00409

FLYING HORSE NO. 16 MADONIE
FILING NO. 1 ZONING EXHIBIT
1171.06
JULY 27, 2016
SHEET 2 OF 2

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EXHIBIT B