

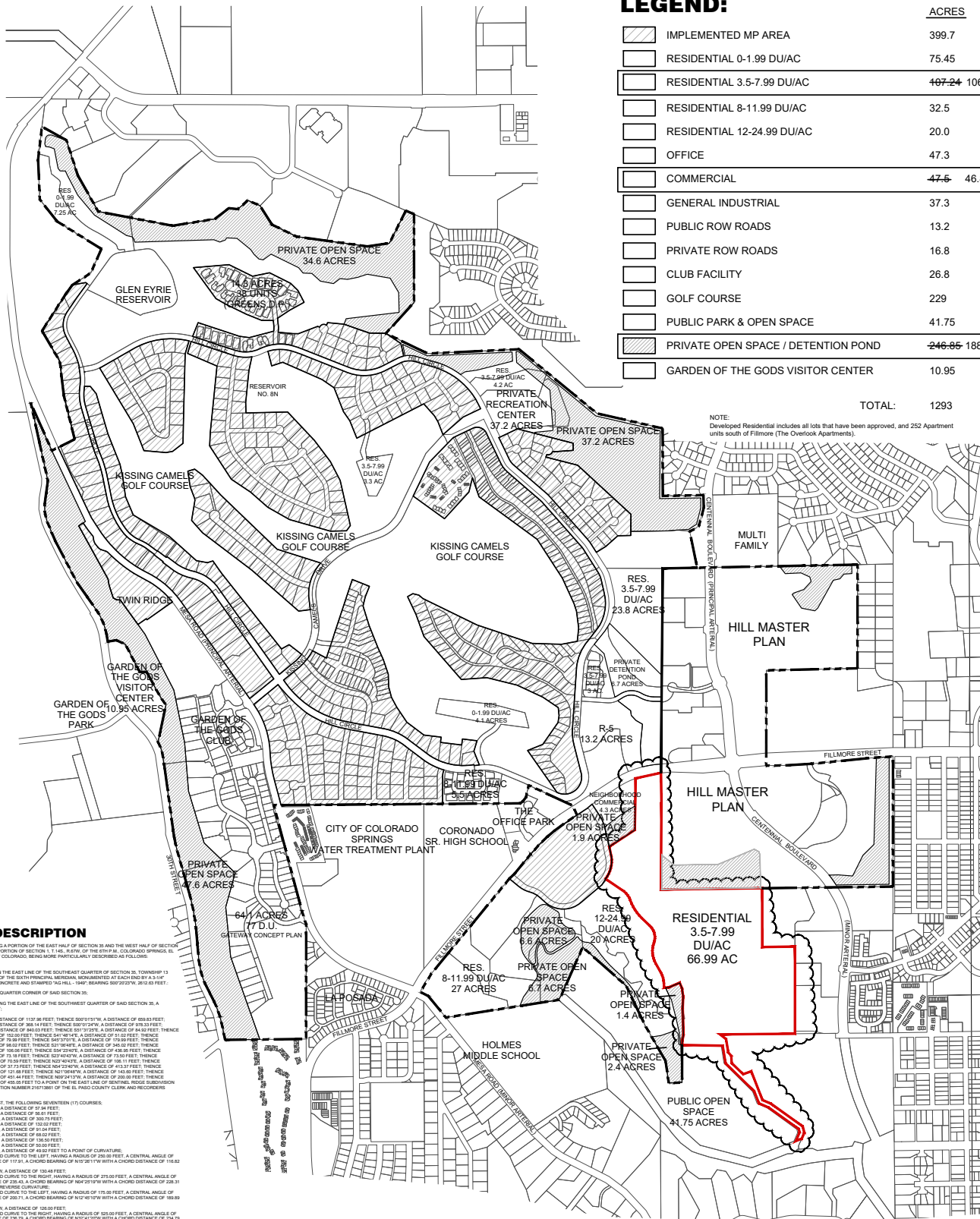
LEGEND:

ACRES

	IMPLEMENTED MP AREA	399.7
	RESIDENTIAL 0-1.99 DU/AC	75.45
	RESIDENTIAL 3.5-7.99 DU/AC	107.24 106.54
	RESIDENTIAL 8-11.99 DU/AC	32.5
	RESIDENTIAL 12-24.99 DU/AC	20.0
	OFFICE	47.3
	COMMERCIAL	47.6 46.8
	GENERAL INDUSTRIAL	37.3
	PUBLIC ROW ROADS	13.2
	PRIVATE ROW ROADS	16.8
	CLUB FACILITY	26.8
	GOLF COURSE	229
	PUBLIC PARK & OPEN SPACE	41.75
	PRIVATE OPEN SPACE / DETENTION POND	246.86 188.56
	GARDEN OF THE GODS VISITOR CENTER	10.95

TOTAL: 1293

NOTE: Developed Residential includes all lots that have been approved, and 252 Apartment units south of Fillmore (The Overlook Apartments).



LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF THE EAST HALF OF SECTION 26 AND THE WEST HALF OF SECTION 26, T13S, R10E, AND A PORTION OF SECTION 1, T14S, R10E OF THE ORIGINAL COLORADO SPRINGS, 36 PARCELSITY 2716 OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASE OR BEARING: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 10 WEST OF THE 10TH PRINCIPAL MERIDIAN, ADJUSTED AT EACH END BY A 1/4" ALUMINUM CAP SET IN CONCRETE AND STAMPED "763 1661 - 1947" BEARING 76°16'11.140" BEARING 02°22'29.216" DISTANCE 10.00 FEET.

BEARING: AT THE EAST QUARTER CORNER OF SAID SECTION 26:

THENCE S07°20'27" ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 97.80 FEET;

THENCE N07°12'21" A DISTANCE OF 117.36 FEET; THENCE S07°15'19" A DISTANCE OF 69.83 FEET; THENCE N07°16'21" A DISTANCE OF 308.14 FEET; THENCE S07°15'19" A DISTANCE OF 97.33 FEET; THENCE S07°20'27" A DISTANCE OF 46.20 FEET; THENCE S07°15'19" A DISTANCE OF 45.20 FEET; THENCE S07°20'27" A DISTANCE OF 120.00 FEET; THENCE S41°06'16" A DISTANCE OF 51.00 FEET; THENCE S07°20'27" A DISTANCE OF 238.80 FEET; THENCE S41°06'16" A DISTANCE OF 170.80 FEET; THENCE N7°02'04" A DISTANCE OF 98.00 FEET; THENCE S07°16'21" A DISTANCE OF 248.00 FEET; THENCE S14°19'24" A DISTANCE OF 77.89 FEET; THENCE S07°16'21" A DISTANCE OF 73.00 FEET; THENCE S07°20'27" A DISTANCE OF 12.00 FEET; THENCE N07°16'21" A DISTANCE OF 283.17 FEET; THENCE N07°16'21" A DISTANCE OF 77.75 FEET; THENCE N07°16'21" A DISTANCE OF 283.17 FEET; THENCE N07°16'21" A DISTANCE OF 12.00 FEET; THENCE N07°16'21" A DISTANCE OF 143.80 FEET; THENCE N07°16'21" A DISTANCE OF 10.00 FEET; THENCE N07°16'21" A DISTANCE OF 20.00 FEET; THENCE N07°16'21" A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST LINE OF SENTINEL RIDGE SUBDIVISION AS RECORDED AT RECEPTION NUMBER 817181 OF THE EL PASO COUNTY CLERK AND RECORDS OFFICE.

THENCE ALONG SAID EAST LINE FOLLOWING BETWEEN 170 COURSES:

1. THENCE N41°04'56" A DISTANCE OF 17.94 FEET;
2. THENCE N41°04'56" A DISTANCE OF 18.41 FEET;
3. THENCE N41°04'56" A DISTANCE OF 19.00 FEET;
4. THENCE N07°04'56" A DISTANCE OF 19.00 FEET;
5. THENCE N07°04'56" A DISTANCE OF 19.00 FEET;
6. THENCE S07°04'56" A DISTANCE OF 19.00 FEET;
7. THENCE S07°04'56" A DISTANCE OF 19.00 FEET;
8. THENCE S07°04'56" A DISTANCE OF 19.00 FEET;
9. THENCE S07°04'56" A DISTANCE OF 19.00 FEET;
10. THENCE S07°04'56" A DISTANCE OF 19.00 FEET;
11. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 37°27'24" A DISTANCE OF 170.81 A CHORD BEARING OF N10°16'19" WITH A CHORD DISTANCE OF 184.83 FEET;
12. THENCE N07°04'56" A DISTANCE OF 130.49 FEET;
13. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 16°52'04" A DISTANCE OF 250.00 A CHORD BEARING OF N07°27'59" WITH A CHORD DISTANCE OF 208.31 FEET; 103.14 COURSE;
14. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 16°22'04" A DISTANCE OF 202.11 A CHORD BEARING OF N10°16'19" WITH A CHORD DISTANCE OF 188.89 FEET;
15. THENCE N07°04'56" A DISTANCE OF 120.00 FEET;
16. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 20°27'04" A DISTANCE OF 250.00 A CHORD BEARING OF N06°16'19" WITH A CHORD DISTANCE OF 214.79 FEET; 103.14 COURSE;
17. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 30°57'04" A DISTANCE OF 158.81 A CHORD BEARING OF N10°16'19" WITH A CHORD DISTANCE OF 154.43 FEET;
18. THENCE N07°04'56" A DISTANCE OF 200.10 FEET TO A POINT ON THE EAST LINE OF GRAND VISTA PLUMB NUMBER 148 RECORDED AT RECEPTION NUMBER 058424 OF THE EL PASO COUNTY CLERK AND RECORDS OFFICE AND A NON-TANGENT POINT OF CURVATURE;
19. THENCE ALONG SAID EAST LINE AND CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 41°15'04" A DISTANCE OF 330.00 A CHORD BEARING OF N17°10'24" WITH A CHORD DISTANCE OF 258.81 FEET;
20. THENCE CONTINUING ALONG SAID EAST LINE N17°10'24" A DISTANCE OF 17.94 FEET TO A POINT ON THE SOUTHERLY LINE OF FALGOUTS APARTMENTS SUBDIVISION AS RECORDED AT RECEPTION NUMBER 31914117 OF THE EL PASO COUNTY CLERK AND RECORDS OFFICE;
21. THENCE ALONG SAID SOUTHERLY LINE N07°04'56" A DISTANCE OF 30.00 FEET;
22. THENCE N07°04'56" ALONG THE EASTERLY LINE OF SAID FALGOUTS APARTMENTS SUBDIVISION, A DISTANCE OF 580.31 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FLAGLER STREET AND A NON-TANGENT POINT OF CURVATURE;
23. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 16°52'04" A DISTANCE OF 291.74 A CHORD BEARING OF N17°10'24" WITH A CHORD DISTANCE OF 208.89 FEET;
24. THENCE CONTINUING ALONG SAID SOUTHERLY LINE N07°04'56" A DISTANCE OF 12.37 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26;
25. THENCE ALONG SAID EAST LINE S07°20'27" A DISTANCE OF 330.41 FEET; TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2.918083 15 SQUARE FEET OR 66.990 ACRES, MORE OR LESS.

**GARDEN OF THE GODS CLUB
MASTER PLAN
COLORADO SPRINGS, CO**

CPC MPA 07-00308-A5MJ14	A major amendment to the master plan to change from single family to a religious institution, a human services facility, single family and multi-family for Sentinel Ridge Phase 1.
CPC MPA 07-00308-A6MN16	A change from resort/club to residential at the intersection of Kissing Camels Dr. and Mesa.
CPC MPA 07-00308-A7MJ19	A change from private open space to residential and a minor change from neighborhood commercial to residential.

CPC MPA 07-00308-A7MJ19

Sheet number 1 of 1
Land Use Review File Number: CPC MPA 07-00308-A7MJ19



FILLMORE SOUTH
COLORADO SPRINGS, COLORADO

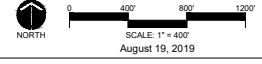


FIGURE 1