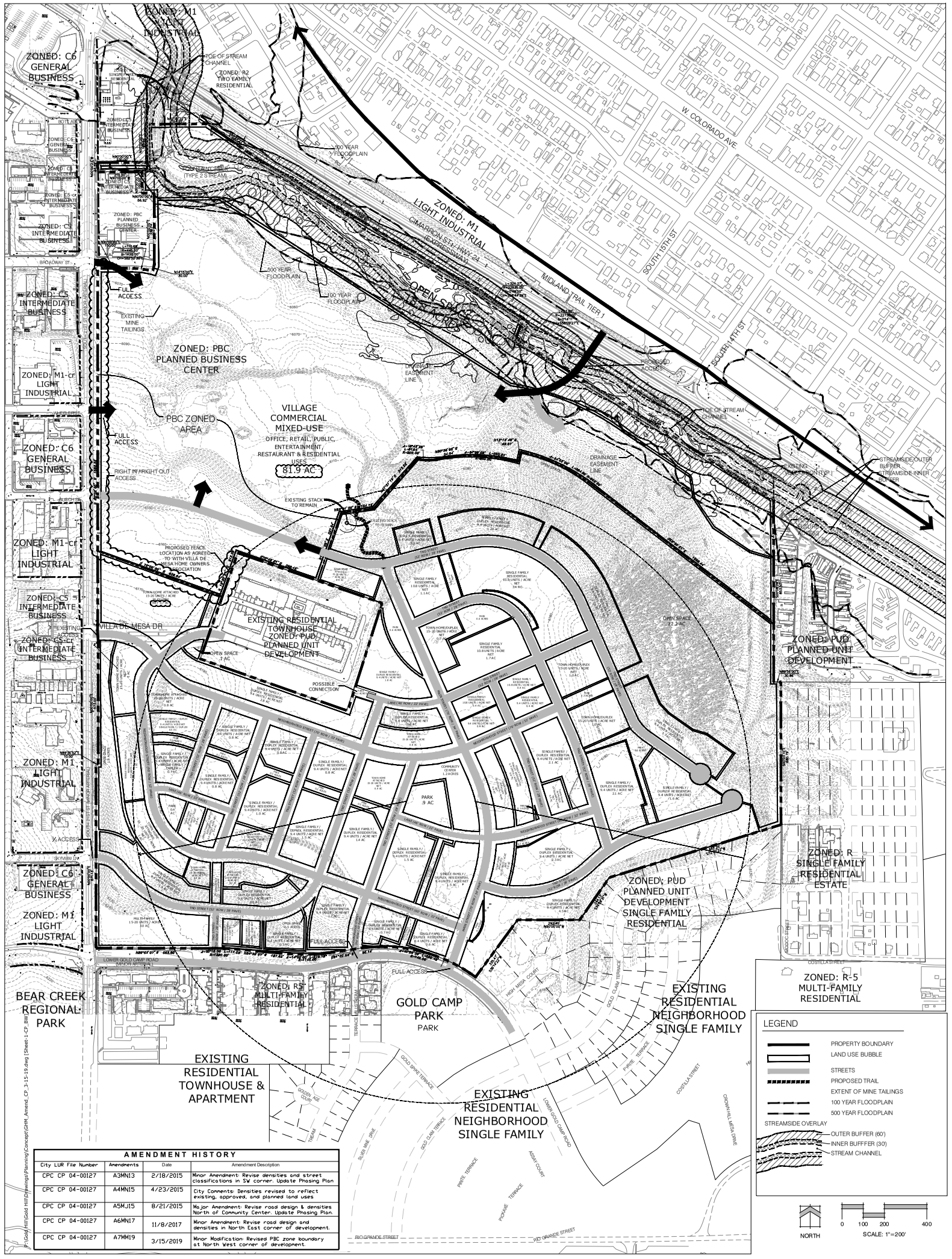
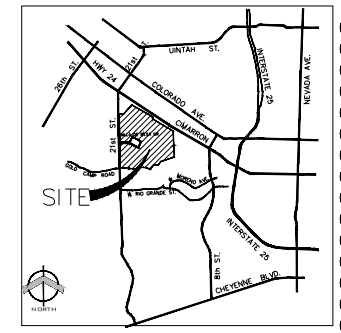
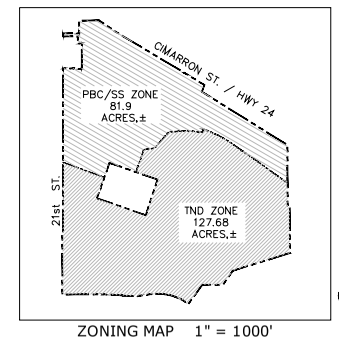


AMENDMENT HISTORY			
City LUR File Number	Amendments	Date	Amendment Description
CPC CP 04-00127	A3MN13	2/18/2015	Minor Amendment: Revise densities and street classifications in SW corner. Update Phasing Plan
CPC CP 04-00127	A4MN15	4/23/2015	City Comments: Densities revised to reflect existing, approved, and planned land uses
CPC CP 04-00127	A5MJ15	8/21/2015	Major Amendment: Revise road design & densities North of Community Center. Update Phasing Plan.
CPC CP 04-00127	A6MN17	11/8/2017	Minor Amendment: Revise road design and densities in North East corner of development.
CPC CP 04-00127	A7MM19	3/15/2019	Minor Modification: Revised PBC zone boundary at North West corner of development.

FIGURE 3



VICINITY MAP
N.T.S.



ZONING MAP 1" = 1000'

TND LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200071096 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER OTHER THAN THE NORTH 4.00 FEET OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200100490 OF SAID COUNTY RECORDER, AND A PORTION OF VILLA DE MESA DRIVE AS PLATTED IN VILLA DE MESA FILING NO. 1 AS RECORDED IN PLAT BOOK X-2 AT PAGE 6 OF SAID COUNTY RECORDS, AND A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200100491 OF SAID COUNTY RECORDS, AND A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 217117147 OF SAID COUNTY RECORDS, AND A PORTION OF THE RIGHT OF WAY OF SOUTH 21ST STREET AS DEDICATED ON THE PLAT OF GOLD HILL MESA FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 217117147 OF SAID COUNTY RECORDS, AND A PORTION OF THE RIGHT OF WAY OF GOLD HILL MESA FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 218714000 OF SAID COUNTY RECORDS, AND A PORTION OF GOLD HILL MESA FILING NO. 5 AS RECORDED UNDER RECEPTION NO. 219127050 OF SAID COUNTY RECORDS, AND A PORTION OF GOLD HILL MESA FILING NO. 7 AS RECORDED UNDER RECEPTION NO. 220127149 OF SAID COUNTY RECORDS, AND A PORTION OF THE RIGHT OF WAY OF GOLD HILL MESA FILING NO. 7 AS RECORDED UNDER RECEPTION NO. 220127149 OF SAID COUNTY RECORDS, AND A PORTION OF THE WEST ONE-HALF (W1/2) W1/2 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M. IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF GOLD HILL MESA DRIVE AND ECLIPSE DRIVE AS PLATTED IN GOLD HILL MESA FILING NO. 1A, A MONUMENT BOX AND A NO. 7 REBAR WITH ALUMINUM REDWOOD CAP STAMPED "CTL/T 2002 LS 30087" BEARING N 00°00'00" W, A DISTANCE OF 2.00 FEET FROM WHICH THE NORTHWESTERLY CORNER OF SAID ECLIPSE DRIVE AND GOLD HILL MESA DRIVE, AS MONUMENTED BY A NO. 7 REBAR WITH ALUMINUM REDWOOD CAP STAMPED "CTL/T 2002 LS 30087" BEARING N 89°57'19" E, A DISTANCE OF 2535.11 FEET AND IN THE BASIS OF BEARINGS HEREIN DESCRIBED;

THENCE N 89°57'19" E, A DISTANCE OF 2097.64 FEET TO A REBAR WITH ALUMINUM REDWOOD CAP STAMPED "CTL/T 2002 LS 30087" ON THE WESTERLY BOUNDARY OF SAID RECORDS, SAID POINT BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 202120049 OF SAID RECORDS, SAID POINT ALSO BEING ON THE SOUTHWESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200100490 OF SAID RECORDS, SAID POINT ALSO BEING ON THE SOUTHWESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200100491 OF SAID RECORDS, AND ALSO BEING ON THE SOUTHWESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 217117147 OF SAID RECORDS, AND ALSO BEING ON THE SOUTHWESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 218714000 OF SAID RECORDS, AND ALSO BEING ON THE SOUTHWESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 219127050 OF SAID RECORDS, AND ALSO BEING ON THE SOUTHWESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 220127149 OF SAID RECORDS, AND ALSO BEING ON THE SOUTHWESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 220127149 OF SAID RECORDS, AND ALSO BEING ON THE SOUTHWESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200100490 OF SAID RECORDS, AND ALSO BEING ON THE SOUTHWESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200100491 OF SAID RECORDS, AND ALSO BEING ON THE SOUTHWESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200071096 OF SAID RECORDS, AND ALSO BEING ON THE SOUTHWESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200100490 OF SAID RECORDS, SAID POINT ALSO BEING ON THE SOUTHWESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200100491 OF SAID RECORDS, SAID POINT ALSO BEING ON THE SOUTHWESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200071096 OF SAID RECORDS, SAID POINT ALSO BEING ON THE SOUTHWESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200100490 OF SAID RECORDS, SAID POINT ALSO BEING ON THE SOUTHWESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200100491