CUMBRE VISTA

LEGAL DESCRIPTIONS:

A tract of land being a portion of Section 6, Township 13 South, Range 65 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

Beginning at the Southwest corner of Government Lot 3 in said Section 6 (all bearings in this description are relative to the South line of said Government Lot 3, which bears N87°59'08"E "assumed"), said corner also being a point on a Southerly line of BRIARGATE ADDITION NO. 5 (Plat Book S-3, Page 10, El Paso County, Colorado records); thence N87°59'08"E along the Southerly lines of said Section 6's Government Lot 3, said ADDITION, and Government Lot 2 of said Section 6, 1703.17 feet to a point on the Northerly extension of the Westerly right-of-way line of Ski Lane (30' r.o.w.) as described by document (Book 1587, Page 149, said El Paso County records); thence S00°13'42"E along said Ski Lane's Westerly right-of-way line's Northerly extension, 1888.80 feet to a point on the Northerly right-of-way line of Sorpresa Lane (30' r.o.w.) as described in said document; thence S87°59'08"W along said Sorpresa Lane's Northerly right-of-way line, 1738.48 feet to a point on the Easterly line of POWERWOOD NO. 2 ADDITION (Reception No. 204198232, said records) (the following three (3) courses are along said NO. 2 ADDITION's Easterly boundary line and it's Northerly extension, said line also being coincident with those tracts described by document (Reception No. 204158725 and 204158723, said records)); 1) N00°24'32"E, 111.05 feet; 2) N01°44'35"E, 468.94 feet; 3) N00°33'18"E, 1310.32 feet to the Point of Beginning;

Containing 74.452 acres, more or less.

Together with

A tract of land being a portion of Section 6, Township 13 South, Range 65 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

Commencing at the Southwest corner of Government Lot 3 in said Section 6 (all bearings in this description are relative to the South line of said Government Lot 3, which bears N87°59'08"E "assumed"), said corner also being a point on a Southerly line of BRIARGATE ADDITION NO. 5 (Plat Book S-3, Page 10, El Paso County, Colorado records); thence N87°59'08"E along the Southerly lines of said Section 6's Government Lot 3, said ADDITION, and Government Lot 2 of said Section 6, 1703.17 feet to a point on the Northerly extension of the Westerly right-of-way line of Ski Lane (30' r.o.w.) as described by document (Book 1587, Page 149, said El Paso County records) said point being the Point of Beginning of the tract herein described; thence S00°13'42"E along said Ski Lane's Westerly right-of-way line's Northerly extension, and also its Southerly extension, 1918.81 feet to a point on the Southerly line of Sorpresa Lane (30' r.o.w.) as described in said document; thence N87°59'08"E along said Sorpresa Lane's Southerly line, 455.84 feet; thence N00°13'42"W along the Easterly line of said Sorpresa Lane, 30.01 feet to the Southwest corner of that tract described by document (Book 5078, Page 321, said records); thence N87°59'08"E along the Southerly line of said tract, 421.40 feet to the Southeast corner of said last mentioned tract; thence N00°13'42"W along the Easterly line of said tract, said line also being coincident with the Southerly extension of the Easterly line of El Glen Lane (30' r.o.w.) as described by document (Book 1587, Page 149, said records), and as extended Northerly, 1888.80 feet to a point on said Government Lot 2's and ADDITION NO. 5's Southerly line; thence S87°59'08"W along said Southerly line, 877.25 feet to the Point of Beginning.

Containing 38.334 acres, more or less.

DATA:

AREA: 112.79 AC

EXISTING ZONES: R1-6 DFOZ – 113.36 AC, INCLUDES 5.75 ACRES FOR SCHOOL
PK – 5.18 AC

EXISTING USE: SINGLE FAMILY/VACANT
PROPOSED USE: SINGLE FAMILY
3.5 – 7.99 DU/AC

BLDG SETBACKS:
FRONT – 20' HOUSE & 20' FROM BACK OF SIDEWALK TO GARAGE
SIDE – 5' (CORNER SIDE – 15')
REAR – 20'

SCHOOL DISTRICT: ACADEMY SCHOOL DISTRICT NO. 20

SPECIAL DISTRICT: WOODMEN ROAD METRO DISTRICT
WOODMEN HEIGHTS METRO DISTRICT

AVERAGE LOT SIZE: 6994 SF
LARGEST LOT SIZE: 11,962 SF
SMALLEST LOT SIZE: 5550 SF
402 LOTS OR 92% OF LOTS ARE 6000 S.F. OR LARGER

DEVELOPMENT SCHEDULE:

PHASE 1 (113 lots) – January 2006
PHASE 2 (65 lots) – January 2007
PHASE 2B (5 lots) – February 2007
PHASE 3 (62 lots) – January 2008 Thru 2014
PHASE 4A (33 lots) – June 2016
PHASE 4B (42 lots) – June 2017
PHASE 5A (24 lots) – January 2017
PHASE 5B (28 lots) – June 2018
PHASE 6A (30 lots) – January 2018
PHASE 6B (40 lots) – June 2019

NOTES:

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C 0529 F, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain), Zone A (special flood hazard areas inundated by 100-year flood with no base elevations determined) and Zone AE (special flood hazard areas inundated by 100-year flood with base elevations determined).

2. A 50 foot access is shown in Phase 6B, between lots 29 and 30 to provide for possible future cross access to the property to the east. If the property has not annexed and zoned as single-family residential within 5 years of recordation of Cumbre Vista Filing #1, or if a traffic impact study does not recommend cross access from Cumbre Vista Drive, then the property will be conveyed back to KF103-CV, LLC.
This parcel has met it's sunset and is to be converted to a Lot with this amnedment.

3. ~~The Owners shall complete the design and construction of Cowpoke Road in accordance with Owners' phasing plan for the Property, as follows:~~
~~Phase 1 – Tutt Blvd east to Mount Ouray.~~
~~Phase 2B – Mount Ouray east to De Anza Peak and realignment of existing Cowpoke as driveway to northerly properties~~
~~Phase 3 or completion of Phase 2 – De Anza Peak east to Black Forest Road~~
~~The Owners' obligations hereunder are contingent upon the availability of any right-of-way and slope easements needed from any third parties that are required to complete the construction of Cowpoke Road.~~

4. ~~The Owners shall complete the design and construction of Sorpresa Lane in accordance with Owners' phasing plan for the Property, as follows:~~
~~Phase 1 – Tutt Blvd east to Woodmen Vista East~~
~~Phase 3 – Woodmen Vista east to Gilpin Peak~~
~~The Owners' obligations hereunder are contingent upon the availability of any right-of-way and slope easements needed from any third parties that are required to complete the construction of Cowpoke Road.~~

5. No parking signs will be posted on either side of each choke point along Cumbre Vista Way (East and West), Mount Hayden Drive, Hunter Peak Trail, Mount Huron Trail, Gilpin Peak Drive, and De Anza Peak Trail.

6. Cumbre Vista Drive will have street signs at each intersection indicating a range of addresses as well as the street direction.

7. Tract A is for landscape, utilities and public improvements and is to be owned and maintained by Woodmen Heights Metro-District.

8. Tract E is for Openspace and Drainage, and is to be owned and maintained by the City of Colorado Springs.

9. Tracts B, C, F, I, L, N, and P are for utilities, pedestrian access and public improvements and are to be owned and maintained by the Woodmen Heights Metro District #2 as recorded under Reception #204195962.

10. Tracts D, G, H, J, K, M, O and S are for pedestrian access, landscape, utilities and public improvements and are to be owned and maintained by the Woodmen Heights Metro District as recorded under Reception #204195962.

11. Tract R is for neighborhood park, landscape, utilities and public improvements and will be owned and maintained by the Cumbre Vista Home Owners Association as recorded under Reception No. 206136107.

12. Tract D is for entry signage and will be a separate application.

13. ~~Maintenance of all roads shown on this plan are the responsibility of the Woodmen Heights Metro District as recorded under Reception #204195962.~~

14. An approved Development Plan will be required prior to construction on the designated school site. Access to the school site will be determined at that time.

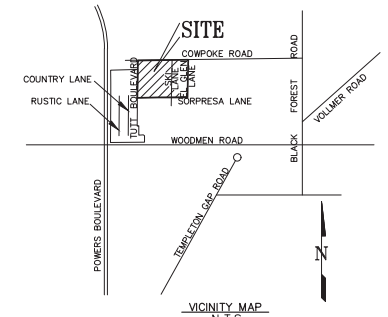
15. Prior to approval of the Final Plat an escrow will be setup to commit to $70,000.00 for traffic signals at the intersections of Tutt and Sorpresa as well as Tutt and Cowpoke.

16. This property is contributing to the construction of the Tutt/Cottonwood Creek bridge as a condition of the Annexation Agreement for Powerwood 3 and Powerwood 4. Funds are payable to the City of Colorado Springs at the time of recording the subdivision plats.

17. The future 16" waterline in Cowpoke Road will be constructed by the Woodmen Heights Metropolitan District.

~~18. Cowpoke Road will be platted to the eastern boundary of Cumbre Vista with Phase 2B.~~

19. This property is subject to an Avigation Easement as recorded at the office of the El Paso County Clerk and Recorder. See Cumbre Vista Filing No. 2. NOTICE: This property may be impacted by noise caused by aircraft operating in and out of the Colorado Springs Municipal Airport. The buyer will familiarize himself/herself with this potentiality and the ramifications thereof



VICINITY MAP
N.T.S.

ADDITIONAL NOTES: AMENDMENT 2016

NOTE: The City takes notice of the October 15, 2013 'Judgment' issued by the District Court of El Paso County, Colorado, Division 5 ('Court') under Case No. 2008 CV 4553 (the 'Judgment'), which Judgment was recorded in the real property records of El Paso County, Colorado (the 'Records') on _____, 2017 at Reception No. _____, and which Judgment states, in pertinent part, as follows:

'IT IS FURTHER ORDERED AND DECREED that upon the final construction of an alternate access which shall extend north from the new Sorpresa Lane intersection to Cowpoke Road, and which access road shall be of equal or greater quality and condition as historic Ski Lane, all of the Defendants' easements over the roads previously known as Ski Lane and El Glen shall be vacated in their entirety and that Defendants shall not be entitled to any compensation for said vacation.'

The City further notes that the easement rights that are the subject of and are referenced in the Judgment are: (i) the 'Right Of Way Deed' dated June 2, 1956 and recorded in the Records on June 6, 1956 in Book 1573 at Page 596, and (ii) the 'Right Of Way Deed' dated August 20, 1956 and recorded in the Records on August 24, 1956 in Book 1587 at Page 149.

1. Streets and Access Ways. All streets within the Cumbre Vista project shall be designed and constructed within dedicated public right-of-way. They shall meet City standards and be dedicated to the City upon the City's acceptance.

2. The grade separation retaining wall along Sorpresa Lane shall be owned and maintained by the Woodmen Heights Metro District and will require a Revocable Permit for the private wall to be located within the City public right-of-way.

3. Tract Q: (a private access way) Shall be owned and maintained by the Developer. This connection shall be for 'Exclusive' private use. Tract Q may be removed at such time as development to the south and east is approved and access is no longer needed. This area may then be used as a residential lot.

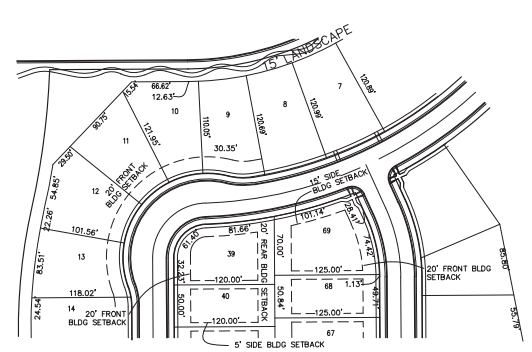
4. Construction of Sorpresa Lane Wall and interim road shall be constructed per Matrix Design Group Court approved plans dated 11/11/2013.

5. Water Quality facility shall be constructed by the developer and will be owned and maintained by the City of Colorado Springs, pond construction shall commence in conjunction with the earliest phase of construction. No new impervious area will be allowed until the pond is fully functional.

6. Construction of that portion of Sorpresa Lane which extends east from the eastern-most portion of the intersection of Sorpresa Lane and Gilpin Peak Drive through to the eastern boundary of Tract Q (the 'Sorpresa Extension') will occur at the time of development of Phase 4B; provided, however, that construction of the Sorpresa Extension will be limited as follows: (i) sidewalk and landscaping shall be completed only along the northern boundary of the Sorpresa Extension as shown, and (ii) the road surface for the Sorpresa Extension will be limited to drivable temporary road base only. The Sorpresa Extension connection shall be for 'Exclusive' private use until approval of future Development Plans south and east of Sorpresa Lane.

7. No rear access to Sorpresa Lane from the residential lots.

8. All knuckle corner lots will be restricted to split rail fence due to the line of sight.



BUILDING SETBACK DETAIL 1" = 100'

MINOR AMENDMENT 2016

1. PHASE REVISIONS ADD (4A,4B) (5A,5B) (6A,6B)
2. PHASE LINE REVISIONS
3. REVISE LOT NUMBERING PER PHASING
4. TRACT Q: PRIVATE ACCESS-WAY
5. REVISE/REDUCE LOT NUMBERS TO PROVIDE FOR ROADWAY EXTENSION

OWNERS:

KF103-CV, LLC

536 CHAPEL HILLS DRIVE, SUITE 150
COLORADO SPRINGS, CO 80920

CITY FILE NO.: CPC DP 05-00092-A5MN16

NOT FOR CONSTRUCTION:

THESE PLANS ARE INTENDED FOR SUBMITTAL, REVIEW AND APPROVAL BY CLIENT AND CLEARING AGENCIES AND SHOULD NOT BE USED FOR CONSTRUCTION OR LAYOUT.

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REVISIONS

1	City Comment	09-14-16
2		11-9-16
3	city comment	12-15-16

CUMBRE VISTA
SUBDIVISION
DEVELOPMENT PLAN AMENDMENT 2016

PROJECT NO. 13011
DATE: 02-08-16
SCALE:

SHEET
1 of 25

FIGURE 5 - Amendment Notes