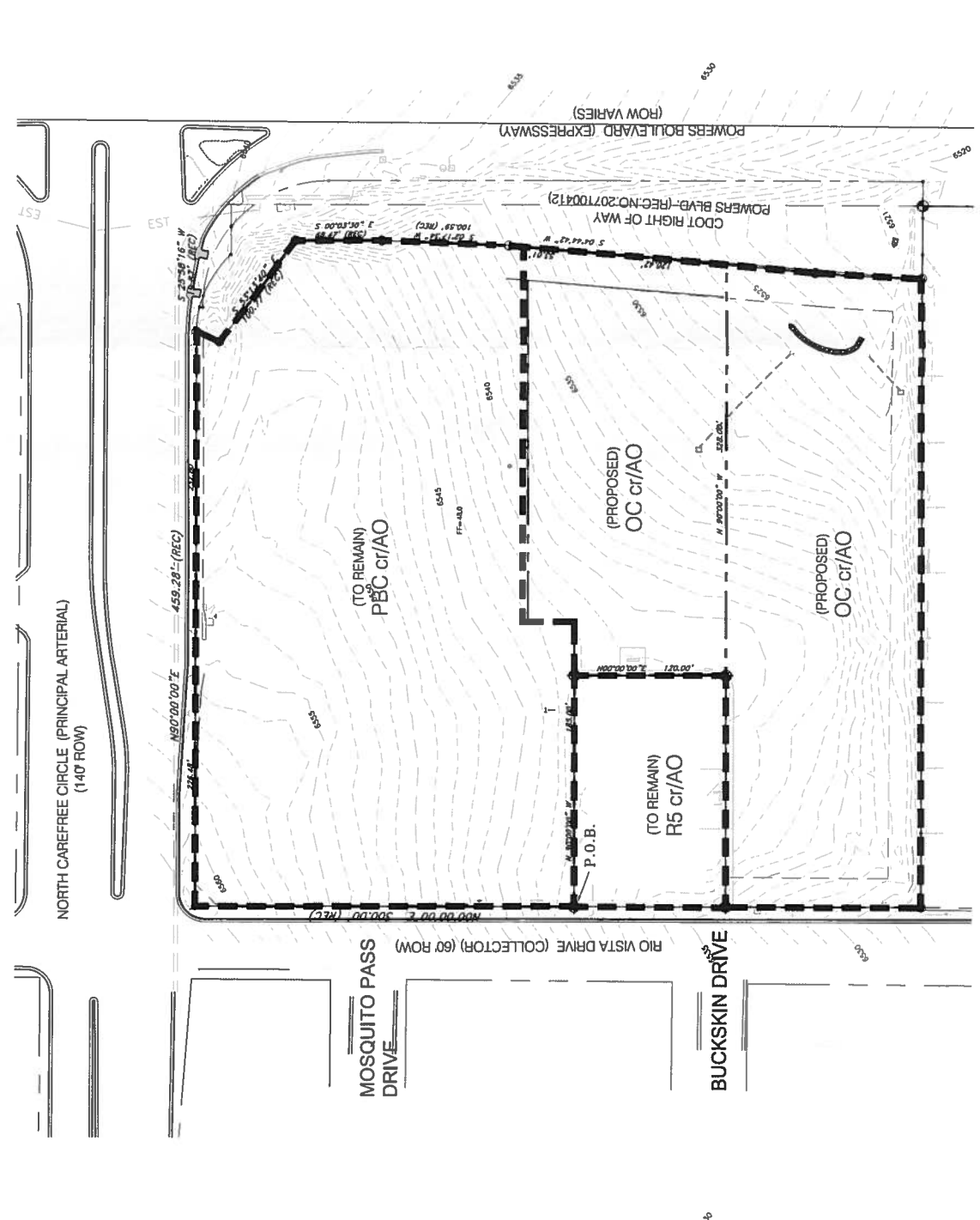




LEGAL DESCRIPTION; (EXISTING CONCEPT BOUNDARY)
THAT PORTION OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: ALL BEARINGS USED IN THESE DESCRIPTIONS ARE RELATIVE TO THOSE SHOWN ON "COLORADO COUNTRY FILING NO. 14A" AS RECORDED AT RECEPTION NUMBER 215715802 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
BEGINNING AT THE MOST SOUTHWESTLY CORNER OF LOT 1 OF SAID "COLORADO COUNTRY FILING NO. 14A", POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF "RIO VISTA DRIVE" AS PLATTED IN "COLORADO COUNTRY FILING NO. 3" AS RECORDED IN PLAT BOOK 143 AT PAGE 26 OF SAID RECORDS;
THENCE N 00°00'00" E, ALONG SAID EASTERLY RIGHT OF WAY, 300.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF "NORTH CAREFREE CIRCLE" AS PLATTED IN "COLORADO COUNTRY FILING NO. 1" AS RECORDED IN PLAT BOOK 143 AT PAGE 51 OF SAID RECORDS;
THENCE N 00°00'00" E, ALONG SAID SOUTHERLY RIGHT OF WAY, 458.28 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF "POWERS BOULEVARD" AS RECORDED UNDER RECEPTION NUMBER 207100412 OF SAID RECORDS;
THENCE ALONG SAID WESTERLY RIGHT OF WAY FOR THE FOLLOWING SEVEN (7) COURSES:
1. S 25°58'19" W, 18.87 FEET;
2. S 53°13'40" E, 104.77 FEET;
3. S 00°00'00" E, 68.47 FEET;
4. S 02°17'34" W, 104.58 FEET, TO THE NORTHEAST CORNER OF LOT 2 OF SAID "COLORADO COUNTRY 14A";
5. S 04°44'42" W, 53.01 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID "COLORADO COUNTRY 14A";
6. S 04°44'42" W, 191.08 FEET TO A POINT OF CURVATURE;
7. ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1268.58 FEET, AN ARC LENGTH OF 84.89 FEET, AND A CENTRAL ANGLE OF 3°51'43" TO A POINT ON THE NORTHERLY BOUNDARY OF "COLORADO COUNTRY FILING NO. 5" AS RECORDED IN PLAT BOOK 143 AT PAGE 10;
THENCE N 00°00'00" W, ALONG SAID NORTHERLY BOUNDARY, 503.00 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY OF RIO VISTA DRIVE;
THENCE N 00°00'00" E, 185.00 FEET TO THE SOUTHEAST CORNER OF SAID "COLORADO COUNTRY NO. 7";
THENCE N 00°00'00" E, 120.00 FEET TO THE NORTH-EAST CORNER OF SAID "COLORADO COUNTRY NO. 7";
THENCE N 00°00'00" E, 411.48 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID "COLORADO COUNTRY 14A";
THENCE N 00°00'00" E, 52.83 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID "COLORADO COUNTRY 14A";
THENCE N 00°00'00" E, 300.86 FEET, TO THE POINT OF BEGINNING, CONTAINING 134,338.8 SQ.FT. (3.084 ACRES) MORE OR LESS.

CONDITIONS OF RECORD: (for Proposed OC cr/AO ZONE)
ALL PERMITTED USES UNDER THE OC cr/AO DISTRICT ALLOWED EXCEPT THE FOLLOWING:
- JETSKI/BOAT CENTER
- GOLF COURSE
- SPECIALTY FOOD SALES
- MEAT/POULTRY/SEAFOOD SERVICE RETAIL
- MEAT/POULTRY/SEAFOOD SERVICE WHOLESALE
- GOLF-COURSE RESTAURANT
- SH-OWN RESTAURANT
THE FOLLOWING USES WILL BE CONDITIONAL USES IN THE OC cr/AO ZONE AS THEY ARE USES THAT CANNOT BE EXCLUDED FROM ANY ZONING PER STATE LAW:
- DAYCARE
- SENIORS CENTER
- DAYCARE
- ALCOHOL TREATMENT FACILITY



**Southwest Powers Blvd
& North Carefree**

DATE: APR 24, 2018
PROJECT NO.: A. Below
PREPARED BY: J. Romero

FIGURE 3