

Ordinance No. 88-122

AN ORDINANCE ESTABLISHING PIP-2 (PLANNED INDUSTRIAL PARK) USE ZONES AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCELS 80, 80A, 91, 98, 116, 129 & 139 CONSISTING OF 2432.268 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 80 and Parcel 80A attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

Section 2. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 91 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

Section 3. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 98 attached hereto, marked Exhibit C and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

CPC P 87-461 CPC P 87-497
CPC P 87-472 CPC P 87-510
CPC P 87-479 CPC P 87-520

Section 4. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 116 attached hereto, marked Exhibit D and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

Section 5. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 129 attached hereto, marked Exhibit E and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

Section 6. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 139 attached hereto, marked Exhibit F and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

Section 7. The following conditions of record apply to Parcels 80, 91, 98, 116, 129 & 139:

1. The following uses are not permitted in the Research and Development District:
 - A. Manufacture of dentures and drugs
 - B. Manufacture, mixing and packaging of ink and inked ribbons
 - C. Bottle works
 - D. Manufacture of brushes and brooms
 - E. Carpet and rug cleaning
 - F. Locker plants
 - G. Meat packing, processing and slaughtering of animals
 - H. Outdoor advertising signs
 - I. Truck, tractor, trailer, bus storage yards or motor freight terminal

- J. Silverware, plate and sterling, except as required in the manufacture, assembly, or testing of semi-conductors or similar high technology products.
2. No outdoor storage of components or stockpiling shall be permitted, but above-ground storage of high pressure gas and chemicals used in the manufacture of high technology components shall be permitted.
3. The intent of the Research and Development Park is to create a campus-style landscaped park. To achieve this the following restrictions shall apply:
- A. Uses as listed in the PIP-2 district are permitted with the exception of those listed in the conditions.
- B. Dimensional standards:
- ° Minimum lot size: One acre
 - ° Minimum yard dimensions:
 - (1) Front yard - 50 feet
 - (2) Side yard - 30 feet
 - (3) Rear yard - 50 feet
 - ° Allowed reduction in building setback through the provision of landscaped area. The minimum front yard dimension (building setback) may be reduced to a minimum of 30 feet if the entire setback area from the property line to building is landscaped where the setback occurs.
 - ° Minimum distance of structures from an existing residential zone: 100 feet
 - ° Maximum percentage of the lot to be covered by buildings: 30%
 - ° Maximum height of the buildings: 45 feet
4. A Concept Plan in conformance with Article 5 of the Zoning Ordinance, including a Traffic Study as specified by the City Traffic Engineer and a Preliminary Drainage Report as specified in the City of Colorado Springs Drainage Criteria Manual, shall be submitted and approved by the City for each land use parcel prior to subdivision.
5. The maximum FAR permitted in the PIP-2 District is .20 for each land use parcel.
6. Loading and Service Areas:
- To provide for the design of loading and service areas in a functional and aesthetically pleasing manner, guidelines are as follows:
- ° No loading or service area shall be visible from public streets, building entries or adjacent residential areas.

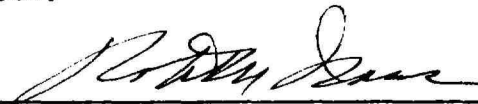
° Loading and service areas shall be designed as integral parts of the building architecture.

° Loading and service areas shall be designed so that the entire loading or servicing operation is conducted within the confines of the building site.

Section 8. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 9. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this
26th day of July, 1988.



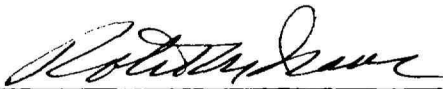
Mayor

ATTEST:



City Clerk

Finally passed, adopted and approved this 9th day of August, 1988.


Mayor

ATTEST:


City Clerk

I HEREBY CERTIFY, that the foregoing ordinance entitled "AN ORDINANCE
ESTABLISHING PIP-2 (PLANNED INDUSTRIAL PARK) USE ZONES AND AMENDING
THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCELS
80, 80A, 91, 98, 116, 129 & 139 CONSISTING OF 2432.268 ACRES, MORE OR LESS,
WITHIN THE BANNING LEWIS RANCH ANNEXATION"

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 26, 1988; that said ordinance was passed at a regular meeting of the City Council of said City, held on the 9th day of August, 1988, and that the same was published by summary, in accordance with Section 14 of Article III of the City Charter, in the Colorado Springs Gazette Telegraph, a newspaper published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 9th day of August, 1988.


City Clerk



LEGAL DESCRIPTION FORM

GRAPHICS DEPT. USE ONLY	
DATE REC'D	11/10/88
FILE NO.	P87-461
CHECKED (FOR LOC. & CONFIG.)	11/16/88
STAFF	J.S.

October 21, 1988

PARCEL 80

A tract of land located in Sections 3, 4, 8, 9, 10, 16 and 17, all in T14S, R65W of the 6th P.M. County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence S73°59'19"W, 5012.49 feet to the Southeasterly right-of-way line of U.S. Highway No. 24 and the TRUE POINT OF BEGINNING;

Thence Southeasterly, 83.56 feet along the arc of a curve concave to the Northeast to a point tangent, said arc having a radius of 5800.00 feet, a central angle of 0°49'31" and being subtended by a chord that bears S24°43'20"E, 83.56 feet;

Thence S25°08'05"E, 1997.51 feet to a point of curve to the left;

Thence Southeasterly, 296.47 feet along the arc of said curve to a point tangent, said arc having a radius of 6000.00 feet, a central angle of 2°49'52" and being subtended by a chord that bears S26°33'01"E, 296.44 feet;

Thence S27°57'57"E, 3357.04 feet to a point of curve to the left;

Thence Southeasterly, 584.29 feet along the arc of said curve, said arc having a radius of 7000.00 feet, a central angle of 4°46'57" and being subtended by a chord that bears S30°21'25"E, 584.12 feet;

Thence S58°06'34"W, 300.00 feet;

Thence Southwesterly, 374.83 feet along the arc of a curve concave to the Northwest, said arc having a radius of 750.00 feet, a central angle of 28°38'05" and being subtended by a chord that bears S72°25'36"W, 370.94 feet;

Thence S86°44'39"W, 209.40 feet;

Thence Southwesterly, 438.42 feet along the arc of a curve concave to the Southeast, said arc having a radius of 850.00 feet, a central angle of 29°33'09" and being subtended by a chord that bears S71°58'04"W, 433.58 feet;

Thence S57°11'30"W, 250.00 feet;

Thence N32°48'30"W, 950.00 feet to a point of curve to the left;

Thence Northwesterly, 4101.34 feet along the arc of said curve, said arc having a radius of 3700.00 feet, a central angle of 63°30'38" and being subtended by a chord that bears N64°33'50"W, 3894.57 feet;

Thence Southwesterly, 1541.59 feet along the arc of a curve concave to the Southeast, said arc having a radius of 1500.00 feet, a central angle of 58°53'04" and being subtended by a chord that bears S54°04'13"W, 1474.64 feet;

Thence Southerly, 2245.19 feet along the arc of a curve concave to the East, said arc having a radius of 6000.00 feet, a central angle of 21°26'24" and being subtended by a chord that bears S15°11'02"W, 2232.11 feet;

Thence N89°57'04"W, 733.90 feet;

Thence S00°02'56"W, 611.49 feet;

Thence S89°57'04"E, 912.72 feet;

Thence Southeasterly, 734.22 feet along the arc of a curve concave to the Southwest, said arc having a radius of 1000.00 feet, a central angle of 42°04'05" and being subtended by a chord that bears S68°56'49"E, 717.84 feet;

Thence Southeasterly, 499.49 feet along the arc of a curve concave to the Northeast, said arc having a radius of 1000.00 feet, a central angle of 28°37'07" and being subtended by a chord that bears S62°13'20"E, 494.31 feet;

Thence S00°00'56"E, 1652.10 feet to the Centerline of Colorado State Highway No. 94;

Thence S69°01'50"W, 651.48 feet along the Centerline of said Colorado State Highway No. 94 to a point of curve to the right;

Thence Westerly, 864.51 feet along the Centerline of said Colorado State Highway No. 94 and along the arc of said curve to a point tangent, said arc having a radius of 1910.00 feet, a central angle of 25°56'00" and being subtended by a chord that bears S81°35'00"W, 857.15 feet;

Thence N85°27'00"W, 288.00 feet along the Centerline of said Colorado State Highway No. 94 to a point of curve to the right;

Thence Northwesterly, 740.06 feet along the Centerline of said Colorado State Highway No. 94 and along the arc of said curve to a point tangent, said arc having a radius of 2865.00 feet, a central angle of 14°48'00" and being subtended by a chord that bears N78°03'00"W, 738.00 feet;

Thence N70°39'00"W, 264.81 feet along the Centerline of said Colorado State Highway No. 94 to the East right-of-way line of Marksheffel Road;

Thence N00°01'22"E, 52.99 feet along the East right-of-way line of said Marksheffel Road to the Northerly right-of-way line of said Colorado State Highway No. 94;

Thence N70°39'00"W, 63.58 feet along the Northerly right-of-way line of said Colorado State Highway No. 94 to the West right-of-way line of said Marksheffel Road;

Thence N00°01'22"E, 30.56 feet along the West right-of-way line of said Marksheffel Road;

Thence N47°26'00"W, 2198.95 feet;

Thence N85°45'00"E, 617.13 feet to the North line of the SE1/4 of the SE1/4 of Section 8, T14S, R65W of the 6th P.M.;

Thence S89°59'58"E, 1035.25 feet along the North line of the SE1/4 of the SE1/4 of said Section 8 to the Northeast Corner of the SE1/4 of the SE1/4 of said Section 8;

Thence continuing S89°59'58"E, 30.00 feet to the East right-of-way line of said Marksheffel Road;

Thence N00°02'50"E, 1342.28 feet along the East right-of-way line of said Marksheffel Road;

Thence N00°00'21"W, 1979.37 feet along the East right-of-way line of said Marksheffel Road to the Easterly line of Parcel No. 3 conveyed to the State Department of Highways as described in Instrument recorded in Book 1848 at Page 84 of the records of El Paso County, Colorado;

Thence N16°48'39"E, 35.31 feet along the Easterly line of said Parcel No. 3 as described in said Book 1848 at page 84 to the Southeasterly right-of-way line of U.S. Highway No. 24;

Thence N33°39'00"E, 269.11 feet along the Southeasterly right-of-way line of said U.S. Highway No. 24 to a point of curve to the right;

Thence Northeasterly, 990.81 feet along the Southeasterly right-of-way line of said U.S. Highway No. 24 and along the arc of said curve to a point tangent, said arc having a radius of 2815.00 feet, a central angle of 20°10'00" and being subtended by a chord that bears N43°44'00"E, 985.70 feet;

Thence N53°49'00"E, 5877.86 feet along the Southeasterly right-of-way line of said U.S. Highway No. 24 to a point of curve to the left;

Thence Northeasterly, 265.70 feet along the Southeasterly right-of-way line of said U.S. Highway No. 24 and along the arc of said curve to the TRUE POINT OF BEGINNING, said arc having a radius of 2915.00 feet, a central angle of 5°13'21" and being subtended by a chord that bears N51°12'19"E, 265.61 feet;

EXCEPT

A tract of land located in the S1/2 of Section 4 and in the N1/2 of Section 9, all in T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence S63°35'28"W, 11879.83 feet to the Northwest Corner of said Section 9; thence S00°00'21"E, 936.10 feet along the West line of the NW1/4 of said Section 9 to the Southwest Corner of Parcel No. 3 conveyed to the State Department of Highways as described in Instrument recorded in Book 1848 at Page 84 of the records of El Paso County, Colorado; thence N89°59'39"E, 29.80 feet along the South line of Parcel No. 3 as described in said Book 1848 at Page 84 to the Southeast Corner thereof; thence N00°00'21"W, 216.36 feet along the East line of Parcel No. 3 as described in said Book 1848 at Page 84; thence N89°59'39"E, 361.12 feet to the TRUE POINT OF BEGINNING;

Thence continuing N89°59'39"E, 1548.04 feet;

Thence N24°46'10"E, 89.35 feet;

Thence Northeasterly, 1461.66 feet along the arc of a curve concave to the Southeast, said arc having a radius of 1570.00 feet, a central angle of 53°20'32" and being subtended by a chord that bears N51°26'27"E, 1409.45 feet;

Thence N04°58'22"W, 545.74 feet to a point of curve to the left;

Thence Northwesterly, 902.23 feet along the arc of said curve to the Southeasterly right-of-way line of U.S. Highway No. 24, said arc having a radius of 1722.71 feet, a central angle of 30°00'26" and being subtended by a chord that bears N19°58'35"W, 891.95 feet;

Thence S53°49'00"W, 2227.45 feet along the Southeasterly right-of-way line of said U.S. Highway No. 24;

Thence S36°11'00"E, 100.00 feet to a point from which the true point-of-beginning bears S32°14'38"W;

Thence S32°14'38"W, 1118.55 feet to the TRUE POINT OF BEGINNING.

Area = 629.553 Acres, more or less.

PARCEL 80A

A tract of land located in Section 4, 8, 9, 16 and 17, all in T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Southeast Corner of Section 34, T13S, R65W of the 6th P.M., from which the Northeast Corner of said Section 34 bears N01°14'52"E (basis of bearing - true meridian), 5298.00 feet, thence S63°35'28"W, 11879.83 feet to the Northwest Corner of said Section 9; thence S00°00'21"E, 936.10 feet along the West line of the NW1/4 of said Section 9 to the Southwest Corner of Parcel No. 3 conveyed to the State Department of Highways as described in Instrument recorded in Book 1848 at Page 84 of the records of El Paso County, Colorado; thence N89°59'39"E, 29.80 feet along the South line of Parcel No. 3. as described in said Book 1848 at Page 84 to the Southeast Corner thereof; thence N00°00'21"W, 216.36 feet along the East line of Parcel No. 3 as described in said Book 1848 at Page 84; thence N89°59'39"E, 361.12 feet to the TRUE POINT OF BEGINNING;

Thence continuing N89°59'39"E, 1623.86 feet;

Thence Southeasterly, 2182.96 feet along the arc of a curve concave to the Southeast, said arc having a radius of 6000.00 feet, a central angle of 20°50'45" and being subtended by a chord that bears S14°53'12"W, 2170.94 feet;

Thence N89°57'04"W, 733.90 feet;

Thence S00°02'56"W, 611.49 feet;

Thence S89°57'04"E, 912.72 feet;

Thence Southeasterly, 734.22 feet along the arc of a curve concave to the Southwest, said arc having a radius of 1000.00 feet, a central angle of 42°04'05" and being subtended by a chord that bears S68°56'49"E, 717.84 feet;

Thence Southeasterly, 499.48 feet along the arc of a curve concave to the Northeast, said arc having a radius of 1000.00 feet, a central angle of 28°37'07" and being subtended by a chord that bears S62°13'20"E, 494.31 feet;

Thence S00°00'56"E, 1652.10 feet to the Centerline of Colorado State Highway No. 94;

Thence S69°01'50"W, 651.48 feet along the Centerline of said Colorado State Highway No. 94 to a point of curve to the right;

Thence Westerly, 864.51 feet along the Centerline of said Colorado State Highway No. 94 and along the arc of said curve to a point tangent, said arc having a radius of 1910.00 feet, a central angle of 25°56'00" and being subtended by a chord that bears S81°35'00"W, 857.15 feet;

Thence N85°27'00"W, 288.00 feet along the Centerline of said Colorado State Highway No. 94 to a point of curve to the right;

Thence Northwesterly, 740.06 feet along the Centerline of said Colorado State Highway No. 94 and along the arc of said curve to a point tangent, said arc having a radius of 2865.00 feet, a central angle of 14°48'00" and being subtended by a chord that bears N78°03'00"W, 738.00 feet;

Thence N70°39'00"W, 264.81 feet along the Centerline of said Colorado State Highway No. 94 to the East right-of-way line of Marksheffel Road;

Thence N00°01'22"E, 52.99 feet along the East right-of-way line of said Marksheffel Road to the Northerly right-of-way line of said Colorado State Highway No. 94;

Thence N70°39'00"W, 63.58 feet along the Northerly right-of-way line of said Colorado State Highway No. 94 to the West right-of-way line of said Marksheffel Road;

Thence N00°01'22"E, 30.56 feet along the West right-of-way line of said Marksheffel Road;

Thence N47°26'00"W, 2198.95 feet;

Thence N85°45'00"E, 617.13 feet to the North line of the SE1/4 of the SE1/4 of Section 8, T14S, R65W of the 6th P.M.;

Thence S89°59'58"E, 1035.25 feet along the North line of the SE1/4 of the SE1/4 of said Section 8 to the Northeast Corner of the SE1/4 of the SE1/4 of said Section 8;

Thence continuing S89°59'58"E, 30.00 feet to the East right-of-way line of said Marksheffel Road;

Thence N00°02'50"E, 1342.28 feet along the East right-of-way line of said Marksheffel Road;

Thence $N00^{\circ}00'21''W$, 1979.37 feet along the East right-of-way line of said Marksheffel Road to the Easterly line of Parcel No. 3 conveyed to the State Department of Highways as described in Instrument recorded in Book 1848 at Page 84 of the records of El Paso County, Colorado;

Thence $N16^{\circ}48'39''E$, 35.31 feet along the Easterly line of said Parcel No. 3 as described in said Book 1848 at Page 84 to the Southeasterly right-of-way line of U.S. Highway No. 24;

Thence $N33^{\circ}39'00''E$, 269.11 feet along the Southeasterly right-of-way line of said U.S. Highway No. 24 to a point of curve to the right;

Thence Northeasterly, 990.81 feet along the Southeasterly right-of-way line of said U.S. Highway No. 24 and along the arc of said curve to a point tangent, said arc having a radius of 2815.00 feet, a central angle of $20^{\circ}10'00''$ and being subtended by a chord that bears $N43^{\circ}44'00''E$, 985.70 feet;

Thence $N53^{\circ}49'00''E$, 71.75 feet along the Southeasterly right-of-way line of said U.S. Highway No. 24;

Thence $S36^{\circ}11'00''E$, 100.00 feet to a point from which the True Point of Beginning bears $S32^{\circ}14'38''W$;

Thence $S32^{\circ}14'38''W$, 1118.55 feet to the TRUE POINT OF BEGINNING.

Area = 270.859 acres, more or less.

EXHIBIT B

PARCEL 91

A tract of land located in Section 16 and in Section 21, all in T14S, R65W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the Northeast Corner of Section 34, T14S, R65W of the 6th P.M., from which the Southeast Corner of said Section 34 bears S00°36'38"W (basis of bearing - true meridian), 5280.16 feet, thence N40°24'04"W, 13835.80 feet to a point on the North line of the NW1/4 of said Section 21; thence N00°48'55"W, 700.00 feet to the TRUE POINT OF BEGINNING;

Thence S89°58'53"E, 489.00 feet;

Thence S00°48'55"E, 700.00 feet to the North line of the NW1/4 of said Section 21;

Thence S89°58'53"E, 562.01 feet along the North line of the NW1/4 of said Section 21 to the N1/4 Corner of said Section 21;

Thence S89°52'42"E, 269.96 feet along the North line of the NE1/4 of said Section 21;

Thence S15°36'21"E, 291.47 feet;

Thence S82°09'53"W, 460.88 feet;

Thence S9°50'09"E, 489.68 feet;

Thence S01°41'06"W, 651.04 feet;

Thence S20°29'57"E, 299.84 feet;

Thence S67°30'55"W, 348.77 feet;

Thence N45°39'53"W, 142.62 feet;

Thence N82°34'42"W, 399.86 feet;

Thence S36°15'06"W, 140.26 feet;

Thence N71°55'12"W, 784.54 feet to the Southwesterly line of that certain 100.00 foot wide strip of land conveyed to the County of El Paso as described in Quit Claim Deed recorded in Book 752 at Page 305 of the records of El Paso County, Colorado;

Thence S41°35'15"E, 200.00 feet along the Southwesterly line of that certain strip of land as described in said book 752 at Page 305 to a point of curve to the right;

Thence Southeasterly, 265.46 feet along the Southwesterly line of that certain strip of land as described in said Book 752 at Page 305 and along the arc of said curve to a point tangent, said arc having a radius of 1382.69, a central angle of 11°00'00" and being subtended by a chord that bears S36°05'15"E, 265.05 feet;

Thence S30°35'15"E, 781.17 feet along the Southwesterly line of that certain strip of land as described in said Book 752 at Page 305 to the East-West Centerline of said Section 21;

Thence S89°59'09"E, 906.04 feet along the East-West Centerline of said Section 21 to the Center of said Section 21;

Thence S00°05'27"E, 402.07 feet along the North-South Centerline of said Section 21;

Thence N59°24'58"E, 311.17 feet;

Thence Northeasterly, 1440.29 feet along the arc of a curve concave to the Northwest, said arc having a radius of 1500.00 feet, a central angle of 55°06'54" and being subtended by a chord that bears N31°54'31"E, 1385.60 feet;

Thence Northerly, 65.00 feet along the arc of a curve concave to the East, said arc having a radius of 1500.00 feet, a central angle of 2°28'59" and being subtended by a chord that bears N04°53'17"E, 65.00 feet;

Thence N83°52'14"W, 507.00 feet;

Thence N06°07'46"E, 694.14 feet;

Thence S76°04'55"E, 582.54 feet;

Thence N13°54'59"E, 396.36 feet;

Thence Northerly, 361.65 feet along the arc of a curve concave to the West, said arc having a radius of 1500.00 feet, a central angle of 13°48'50" and being subtended by a chord that bears N07°00'17"E, 360.78 feet;

Thence N00°04'16"E, 648.57 feet;

Thence Northeasterly, 853.16 feet along the arc of a curve concave to the Southeast, said arc having a radius of 1500.00 feet, a central angle of $32^{\circ}35'18''$ and being subtended by a chord that bears $N16^{\circ}21'55''E$, 841.71 feet;

Thence $N32^{\circ}39'34''E$, 724.41 feet;

Thence Northerly, 1005.46 feet along the arc of a curve concave to the West, said arc having a radius of 1000.00 feet, a central angle of $57^{\circ}36'33''$ and being subtended by a chord that bears $N03^{\circ}51'17''E$, 963.65 feet;

Thence $S58^{\circ}23'11''W$, 342.05 feet;

Thence Westerly, 1281.16 feet along the arc of a curve concave to the North, said arc having a radius of 1500.00 feet, a central angle of $48^{\circ}56'12''$ and being subtended by a chord that bears $S82^{\circ}52'13''W$, 1242.57 feet;

Thence $N17^{\circ}20'19''E$, 140.00 feet;

Thence $N57^{\circ}33'27''E$, 393.76 feet;

Thence $N05^{\circ}02'38''E$, 230.87 feet;

Thence $N39^{\circ}36'53''W$, 376.94 feet;

Thence $N09^{\circ}10'36''W$, 70.00 feet;

Thence $N00^{\circ}44'21''W$, 203.39 feet;

Thence $N30^{\circ}21'24''W$, 350.54 feet;

Thence $N28^{\circ}16'03''W$, 330.19 feet;

Thence $N38^{\circ}13'28''W$, 297.77 feet;

Thence $N40^{\circ}14'24''W$, 338.65 feet;

Thence $N15^{\circ}53'25''W$, 357.40 feet to the Centerline of Colorado State Highway No. 94;

Thence $S69^{\circ}01'50''W$, 303.30 feet along the Centerline of said Colorado State Highway No. 94 to a point of curve to the right;

Thence Southwesterly, 731.94 feet along the Centerline of said Colorado State Highway No. 94 and along the arc of said curve, said arc having a radius of 1910.00 feet, a central angle of $21^{\circ}57'23''$ and being subtended by a chord that bears $S79^{\circ}35'42''W$, 727.47 feet;

Thence $S00^{\circ}15'48''W$, 2126.31 feet;

Thence Southerly, 502.66 feet along the arc of a curve concave to the East, said arc having a radius of 1500.00 feet, a central angle of $19^{\circ}12'00''$ and being subtended by a chord that bears $S09^{\circ}24'00''E$, 500.31 feet;

Thence $S18^{\circ}58'00''E$, 33.09 feet;

Thence Southerly, 476.13 feet along the arc of a curve concave to the West to a point from which the True Point of Beginning bears $S00^{\circ}48'55''E$, said arc having a radius of 1500.00 feet, a central angle of $18^{\circ}11'12''$ and being subtended by a chord that bears $S09^{\circ}54'46''E$, 474.13 feet;

Thence $S00^{\circ}48'55''E$, 900.68 feet to the TRUE POINT OF BEGINNING.

Area = 316.446 acres, more or less.