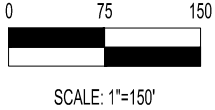
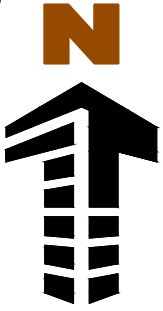


# PUD ZONE EXHIBIT

GARDEN RANCH ESTATES  
(BK W-2, PG 32)



AUSTIN BLUFFS OPEN SPACE  
TRAIL SYSTEM

N89°26'10"E 703.09'

UNIVERSITY BLUFFS FILING NO. 4  
(RECEPTION NO. 200153586)

N24°36'12"E 625.08'

LOT 108  
UNIVERSITY BLUFFS FILING NO. 4  
(RECEPTION NO. 200153586)

431,599 sq.ft.  
9.908 acres

$\Delta=11^{\circ}06'26''$   
 $R=610.00'$   
 $L=118.25'$   
 $CB=N79^{\circ}06'48''W$   
 $C=118.07'$

S37°58'13"W 275.72'  
UNIVERSITY BLUFFS FILING NO. 4  
(RECEPTION NO. 200153586)

S10°59'29"W 429.36'  
MOUNT UNION CT  
(PUBLIC - 50' ROW)

N84°40'01"W 622.20'

COLLEGIATE DRIVE  
(PUBLIC - 60' ROW)

TRACT A

ST. AUGUSTINE  
COURT  
(PUBLIC ROW)

UNIVERSITY BLUFFS  
FILING NO. 5  
(RECEPTION NO. 203256014)

AUSTIN BLUFFS OPEN SPACE

UNIVERSITY BLUFFS  
FILING NO. 4  
(RECEPTION NO. 200153586)

CPC PUZ 19-00004

## PUD ZONE EXHIBIT

LOT 108, UNIVERSITY BLUFFS FILING NO. 4

Project No: SLV000004  
 Drawn By: BWD  
 Checked By: SB  
 Date: 2018-12-20

**Galloway**

6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8884

EXHIBIT B

**PUD ZONE - METES AND BOUNDS DESCRIPTION**

**PARCEL DESCRIPTION**

ALL OF LOT 108, UNIVERSITY BLUFFS FILING NO. 4 RECORDED UNDER RECEPTION NO. 200153586 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** BEARINGS ARE RELATIVE TO THOSE SHOWN UPON THE PLAT OF UNIVERSITY BLUFFS FILING NO. 4 PLAT RECORDED UNDER RECEPTION NO. 200153586 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE

**BEGINNING** AT THE SOUTHWEST CORNER OF LOT 60, UNIVERSITY BLUFFS FILING NO. 4 RECORDED AT RECEPTION NO. 200153586 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE, AND BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF COLLEGIATE DRIVE;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE FOLLOWING TWO (2) COURSES;

1. THENCE N84°40'01"W FOR A DISTANCE OF 622.20 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 11°06'26", A DISTANCE OF 118.25 FEET, A CHORD BEARING OF N79°06'48"W WITH A CHORD DISTANCE OF 118.07 FEET TO A POINT ON THE EAST LINE OF TRACT C, OF SAID UNIVERSITY BLUFFS FILING NO 4;

THENCE ALONG SAID EAST LINE FOR THE FOLLOWING TWO (2) COURSES:

1. N24°36'12"E FOR A DISTANCE OF 625.06 FEET;
2. THENCE N89°26'10"E FOR A DISTANCE OF 703.09 FEET TO A POINT ON THE WEST LINE OF LOT 67 AND 66 AND 65 OF SAID UNIVERSITY BLUFFS FILING NO. 4;

THENCE ALONG SAID WEST LINE S31°58'13"W FOR A DISTANCE OF 275.72 FEET TO AN ANGLE POINT OF LOT 65, OF SAID UNIVERSITY BLUFFS FILING NO. 4;

THENCE S10°59'29" W ALONG THE WEST LINE OF LOT 65 FOR A DISTANCE OF 429.36 FEET TO THE **POINT OF BEGINNING**.

KNOWN AS LOT 108, UNIVERSITY BLUFFS FILING NO. 4 (RECEPTION NO. 200153586)

PARCEL CONTAINS 431,599 SQUARE FEET OR 9.908 ACRES, MORE OR LESS.

**CPC PUZ 19-00004**

**EXHIBIT B**