

EXHIBIT "B"
 REZONE PARCEL
 JOB NO. 1171.75-01
 NOVEMBER 13, 2025
 PAGE 4 OF 6

- NOTES:**
1. THIS PARCEL OF LAND IS LOCATED WITHIN US AIR FORCE ACADEMY OVERLAY ZONE (AF-0).
 2. THE CURRENT ZONING FOR THIS PARCEL OF LAND IS PDZ UV AF-0 (PLANNED DEVELOPMENT ZONE - USE VARIANCE - AIR FORCE ACADEMY OVERLAY)
 3. THE PROPOSED ZONING FOR THIS PARCEL OF LAND IS R-FLEX MEDIUM AF-0. MAX. BUILDING HEIGHT 45'

CLASSIC
 CONSULTING

619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719)785-0790

PIKES PEAK STATE COLLEGE

MATCHLINE SHEET 6

SECTION 16, T.12S., R.66W.
SECTION 21, T.12S., R.66W.

REZONE PARCEL
AREA = 1,947,839 SQ. FT.
(44.71622 ACRES)

RECEPTION NO.
204057932

N1/2 SECTION 21
T.12S., R.66W.

LEGEND

- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP
"CCES LLC PLS 34977"
RECOVERED 0.2' ABOVE GROUND
- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP
"CCES LLC PLS 30118"
RECOVERED 0.2' BELOW GROUND
- (R) RADIAL BEARING
- ROW RIGHT-OF-WAY

UNPLATTED
RECEPTION NO. 099173481
POINT OF BEGINNING

N43°43'45"E
100.77'

526.44'
N34°57'46"E

N46°16'15"W
67.16'

N55°19'51"W
305.93'

S88°51'32"W
15.00'
Δ=44°51'32"
R=100.00'
L=78.29'

S44°00'00"W
15.00'
S44°00'00"W
251.88'

N46°00'00"W
118.17'

N46°00'00"W
61.00'
N46°00'00"W
10.00'

S44°00'00"W
65.00'

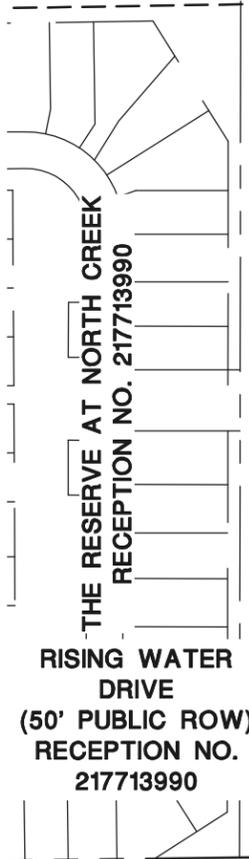
N46°00'00"W
736.62'

N49°04'52"W(R)

Δ=6°44'59"
R=1372.50'
L=161.68'

STATE HIGHWAY 83
(PUBLIC ROW VARIES)

Δ=23°47'04"
R=225.00'
L=93.40'



DOWNTOWN FLYING HORSE FILING NO. 1
RECEPTION NO. 225715578

FIRESTEED DRIVE
(50' PUBLIC ROW)

UNPLATTED
RECEPTION NO. 099173481

TRACT A

POINT OF COMMENCEMENT

NEW LIFE DRIVE
(STATE HIGHWAY 83)
(PUBLIC ROW VARIES)
(BOOK 2105, PAGE 820)

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3. THE PROPOSED ZONING FOR THIS PARCEL OF LAND IS R-FLEX MEDIUM AF-0. MAX. BUILDING HEIGHT 45'



SCALE: 1" = 150'
U.S. SURVEY FEET

ZONE-25-0038



EXHIBIT "B"
REZONE PARCEL
CREEKRIDGE AT FLYING HORSE
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PAGE 5 OF 6



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UNPLATTED
RECEPTION NO.
099173481

480.85'
N60°15'21"E

**REZONE
PARCEL**

S15°48'12"E
14.15'

Δ=42°18'12"
R=472.00'
L=348.49'

N39°06'44"E
24.03'

L=175.84'
R=313.30'
Δ=32°09'25"

MATCHLINE AT LEFT

Δ=42°18'12"
R=472.00'
L=348.49'

S1/2 SECTION 16
T.12S., R.66W.

L=189.42'
R=513.30'
Δ=21°08'38"

N39°06'44"E
24.03'

MATCHLINE AT RIGHT

S1/2 SECTION 16
T.12S., R.66W.

UNPLATTED
RECEPTION NO.
099173481

318.96'
N06°57'19"E

UNPLATTED
RECEPTION NO.
099173481

LEGEND

(R) RADIAL BEARING
ROW RIGHT-OF-WAY

S1/2 SECTION 16
T.12S., R.66W.

L=477.31'
R=542.70'
Δ=50°23'32"

**REZONE PARCEL
AREA = 1,947,839 SQ. FT.
(44.71622 ACRES)**

Δ=45°00'52"
R=528.00'
L=414.82'

N74°19'35"E(R)
L=170.92'
R=552.40'
Δ=18°44'44"

Δ=15°14'17"
R=536.00'
L=142.55'

STATE HIGHWAY 83
(PUBLIC ROW VARIES)



150 75 0 150

SCALE: 1" = 150'
U.S. SURVEY FEET

EXHIBIT "B"
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3. THE PROPOSED ZONING FOR THIS PARCEL OF LAND IS R-FLEX MEDIUM AF-0.
4. MAX. BUILDING HEIGHT 45'

526.44'
N34°57'46"E

235.42'
S67°38'36"E

264.76'
N57°20'51"E

S1/2 SECTION 16
T.12S., R.66W.

RECEPTION NO.
204057932

S26°11'32"W
1008.86'

S20°43'11"W
91.17'

ZONE-25-0038

MATCHLINE SHEET 5