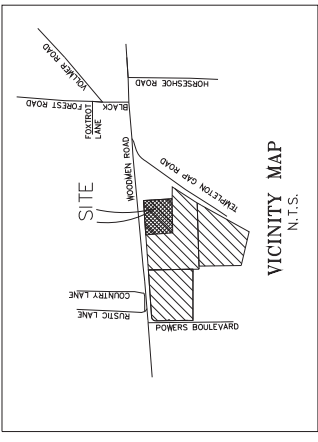


# GREENBRIAR/ POWERWOOD MASTER PLAN AMENDMENT

PROJECT NO: 11-062-0  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SHIGIN

DATE:	BY:	DESCRIPTION:
12-8-20	NES	PER-CITY REVIEW COMMENTS

## MASTER PLAN



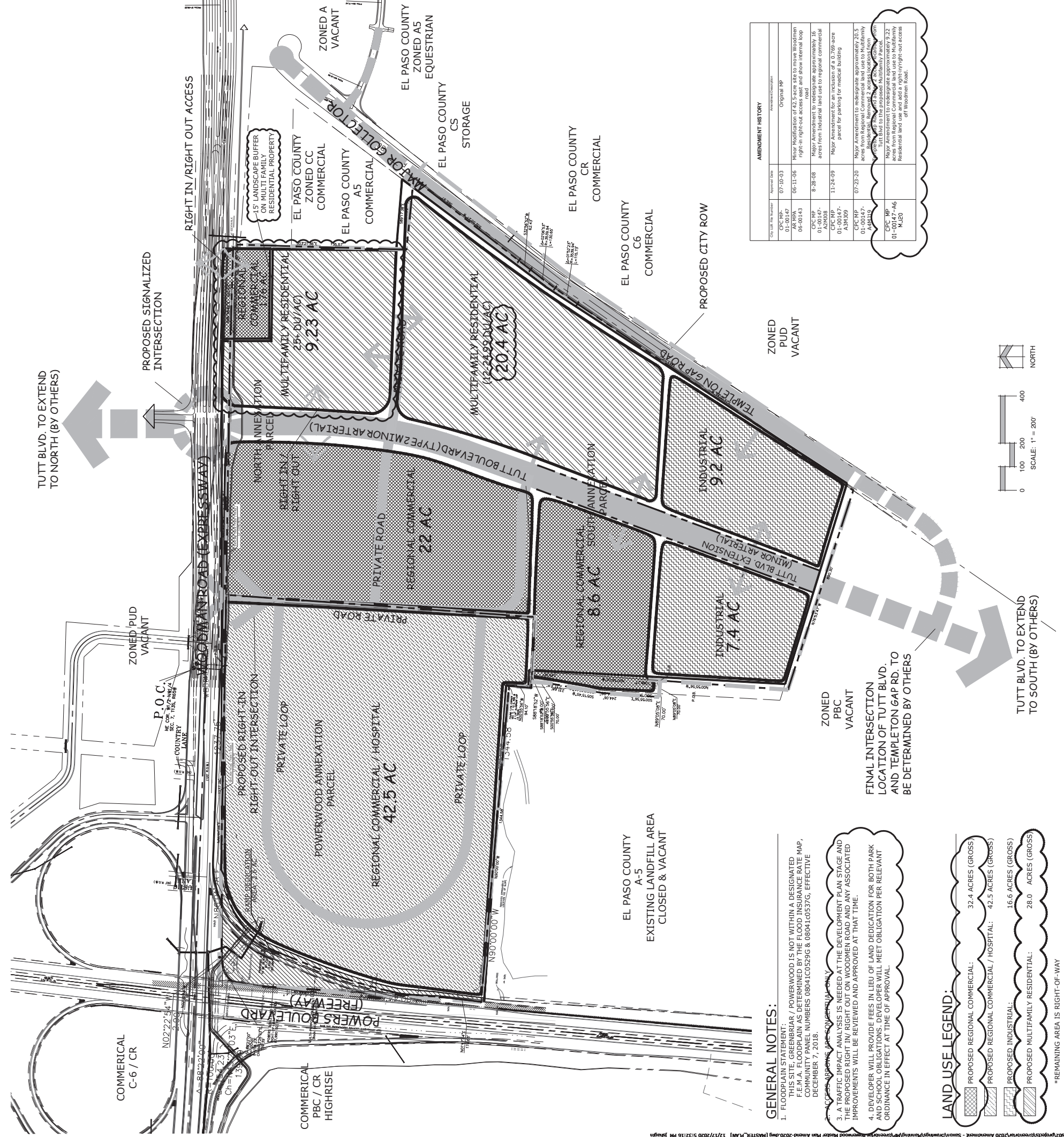
### LEGAL DESCRIPTION:

GREENBRIAR NORTH ANNEXATION PARCEL COMMENCING AT THE NORTHEAST CORNER WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THE POINT OF BEGINNING IS THE INTERSECTION OF THE WESTERLY LINE OF EXISTING 120 FOOT WIDE WOODMEN ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°38'42"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1285.87 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE N86°16'27"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 501.53 FEET TO THE NORTHWEST CORNER OF LOT 1; REEL SUBDIVISION AS RECORDED IN BOOK 2880 AT THE COUNTY CLERK'S OFFICE IN EL PASO COUNTY, COLORADO, 7/25/57; THENCE ALONG THE WESTERLY LINE THEREOF AND ALONG ITS SOUTHERLY EXTENSION, 735.57 FEET; THENCE S89°17'38"E, 303.93 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EXISTING 80 FOOT WIDE TEMPLETON GAP ROAD; THENCE S32°55'27"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 566.97 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT AS DESCRIBED IN EXHIBIT A OF THIS DOCUMENT, RECORDED IN BOOK 3831 AT PAGE 101 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE CONTINUE N88°18'52"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1222.97 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE N84°04'10"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 62.43 FEET TO A POINT OF CURVE IN SAID RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY ALONG SAID A CURVE TO THE LEFT, HAVING A RADIUS OF 3539.94 FEET AND A CENTRAL ANGLE OF 02°06'53"; THENCE ALONG SAID CURVE TO THE WESTERLY LINE OF EXISTING 80 FOOT WIDE TEMPLETON GAP ROAD; THENCE N84°04'10"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 157.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, IN EXHIBIT A OF THIS DOCUMENT, RECORDED IN BOOK 3831 AT PAGE 101 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S88°18'52"W, ALONG THE SOUTHERLY LINE OF SAID PARCEL AS IN EXHIBIT A, 1292.97 FEET; THENCE N00°55'56"W, 1302.70 FEET TO THE POINT OF BEGINNING, CONTAINING 57.025 ACRES, MORE OR LESS.

GREENBRIAR SOUTH ANNEXATION PARCEL COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THE POINT OF BEGINNING IS THE INTERSECTION OF THE WESTERLY LINE OF EXISTING 120 FOOT WIDE WOODMEN ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°38'42"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1285.87 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE N86°16'27"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 501.53 FEET TO THE NORTHWEST CORNER OF LOT 1; REEL SUBDIVISION AS RECORDED IN BOOK 2880 AT THE COUNTY CLERK'S OFFICE IN EL PASO COUNTY, COLORADO, 7/25/57; THENCE ALONG THE WESTERLY LINE THEREOF AND ALONG ITS SOUTHERLY EXTENSION, 735.57 FEET; THENCE S89°17'38"E, 303.93 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EXISTING 80 FOOT WIDE TEMPLETON GAP ROAD; THENCE S32°55'27"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 566.97 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT AS DESCRIBED IN EXHIBIT A OF THIS DOCUMENT, RECORDED IN BOOK 3831 AT PAGE 101 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE CONTINUE N88°18'52"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1222.97 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE N84°04'10"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 62.43 FEET TO A POINT OF CURVE IN SAID RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY ALONG SAID A CURVE TO THE LEFT, HAVING A RADIUS OF 3539.94 FEET AND A CENTRAL ANGLE OF 01°52'23"; AN ARC DISTANCE OF 157.00 FEET; THENCE S29°00'46"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 157.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, IN EXHIBIT A OF THIS DOCUMENT, RECORDED IN BOOK 3831 AT PAGE 101 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N76°53'47"W, ALONG THE NORTHERLY LINE THEREOF, 890.30 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL 1 IN THE DOCUMENT RECORDED IN BOOK 5295 AT PAGE 1367 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N89°55'56"E, ALONG THE EASTERLY LINE THEREOF, 1088.27 FEET TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING, CONTAINING 35.3662 ACRES, MORE OR LESS.

POWERWOOD ANNEXATION PARCEL: That portion of the West Half of the North West Quarter of Section 7, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado, more particularly described as follows:  
Commencing at the Northeast corner of the West Half of the North West Quarter of said Section; thence S00°55'56"E, 12017 feet along the East line thereof to the South line of Woodmen Road and the Point of Beginning; thence continuing S00°55'56"E, 1208.61 feet to the Southwest corner of the Northwest Quarter of the North West Quarter of said Section 7, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado; thence S00°00'00"W, 134.54 feet to the East line of the Powers Boulevard; (the following line (5) courses are along said Easterly line and the Southerly line of Woodmen Road): 1) thence N01°47'44"E, 174.63 feet; 2) thence N00°44'57"W, 844.04 feet; 3) thence along the arc of a curve to the right having a central angle of 88°22'00", a radius of 100.00 feet, for an arc distance of 154.23 feet, with a chord bearing N43°26'03"E; 4) thence N02°22'54"W, 2.90 feet; 5) thence N86°01'28"E, 1237.75 feet to the Point of Beginning.  
Containing 35.583 acres, more or less.

A parcel of land being a portion of the Northwest One-Quarter of Section 7, Township 13 South, Range 65 West of the 6th P.M., also being a portion of that tract described by document Book 5295, Page 1366, El Paso County, Colorado records), situate in El Paso County, Colorado, described as follows:  
Commencing at the Southwest corner of TUTT BOULEVARD INDUSTRIAL PARK FILING NO. 1 (Reception No. 207712699, said El Paso County records) (an industrial in this location are relative to the Southerly line of said FILING, which bears N76°41'18"W, assumed); thence N76°41'18"W along said FILING's Southerly line, as extended through Tuttle Boulevard (97' r.o.w.) as plotted within TUTT BOULEVARD FILING NO. 5 (Reception No. 206202791, and as amended by Surveyor's Affidavit under Reception No. 207093766, said records), 880.01 feet to the Southwest corner of said FILING, said corner also being the Southeast corner of that tract of land described as Parcel 1 in the document recorded in Book 5295, said North; thence N00°55'56"W along the West Easterly line of said FILING, 545.58 feet to the Point of Beginning of the parcel herein described; thence continue N00°55'56"W along said coincident lines, said lines also being coincident with the Westerly line of those parcels described by document (Reception No. 208004122 and Book 2326, Page 69, said records), 545.00 feet to the Northeast corner of said tract, said corner also being on a Southerly line of ST. FRANCIS MEDICAL CENTER FILING NO. 1 (Reception No. 07772869, said records); thence continue N00°55'56"W along said coincident lines, said lines also being coincident with the Southerly line of ST. FRANCIS MEDICAL CENTER FILING NO. 1, Southerly line, 45.00 feet to a point on the Easterly line of the "clean soil" exploratory borings conducted by CTL THOMPSON, INC. and determined on or about October 13, 2008 (the following three (3) courses are along said "clean soil" exploratory borings Easterly line); 1) S00°55'56"E, 70.00 feet; 2) S05°15'45"W, 231.68 feet to a point on the Easterly line of said tract, said point also being on the Easterly line of said tract, said coincident lines, 244.06 feet; thence N89°05'08"E, 70.00 feet to the Point of Beginning.  
Containing 0.769 acres, more or less.



CPC MAP NUMBER	APPROVED DATE	AMENDMENT DESCRIPTION
CPC MP 01-00147	07-10-03	Original MP
06-00143	06-11-06	Minor Modification of 42.5-acre site to move Woodmen Road right-of-way and show internal loop
A-24149	07-25-20	Major Amendment to redesignate approximately 16 acres from Industrial land use to regional commercial parcel for parking for medical building
CPC MP 01-00147	11-24-09	Major Amendment for an inclusion of a 0.769-acre parcel for parking for medical building
A-24149	07-25-20	Major Amendment to redesignate approximately 35.5 acres from Regional Commercial land use to Multifamily Residential. Removed 2 acres located from Tuttle Blvd to the proposed Multifamily parcel.
CPC MP 01-00147-A6	01-00147-A6	Major Amendment to redesignate approximately 9.22 acres from Regional Commercial land use to Multifamily Residential land use (Tuttle Blvd right-of-way area).

**GENERAL NOTES:**  
1. FLOODPLAIN STATEMENT: GREENBRIAR / POWERWOOD IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 08041C05296 & 08041C05376, EFFECTIVE DECEMBER 7, 2018.  
2. ACCESS ABANDONMENT AND CONVEYANCE ONLY.  
3. A TRAFFIC IMPACT ANALYSIS IS NEEDED AT THE DEVELOPMENT PLAN STAGE AND THE PROPOSED RIGHT IN / RIGHT OUT ON WOODMEN ROAD AND ANY ASSOCIATED IMPROVEMENTS WILL BE REVIEWED AND APPROVED AT THAT TIME.  
4. DEVELOPER WILL PROVIDE FEES IN LIEU OF LAND DEDICATION FOR BOTH PARK AND SCHOOL OBLIGATIONS. DEVELOPER WILL MEET OBLIGATION PER RELEVANT ORDINANCE IN EFFECT AT TIME OF APPROVAL.

**LAND USE LEGEND:**

[Pattern]	PROPOSED REGIONAL COMMERCIAL:	32.4 ACRES (GROSS)
[Pattern]	PROPOSED REGIONAL COMMERCIAL / HOSPITAL:	42.5 ACRES (GROSS)
[Pattern]	PROPOSED INDUSTRIAL:	16.6 ACRES (GROSS)
[Pattern]	PROPOSED MULTIFAMILY RESIDENTIAL:	28.0 ACRES (GROSS)

\*REMAINING AREA IS RIGHT-OF-WAY

# MASTER PLAN AMENDMENT