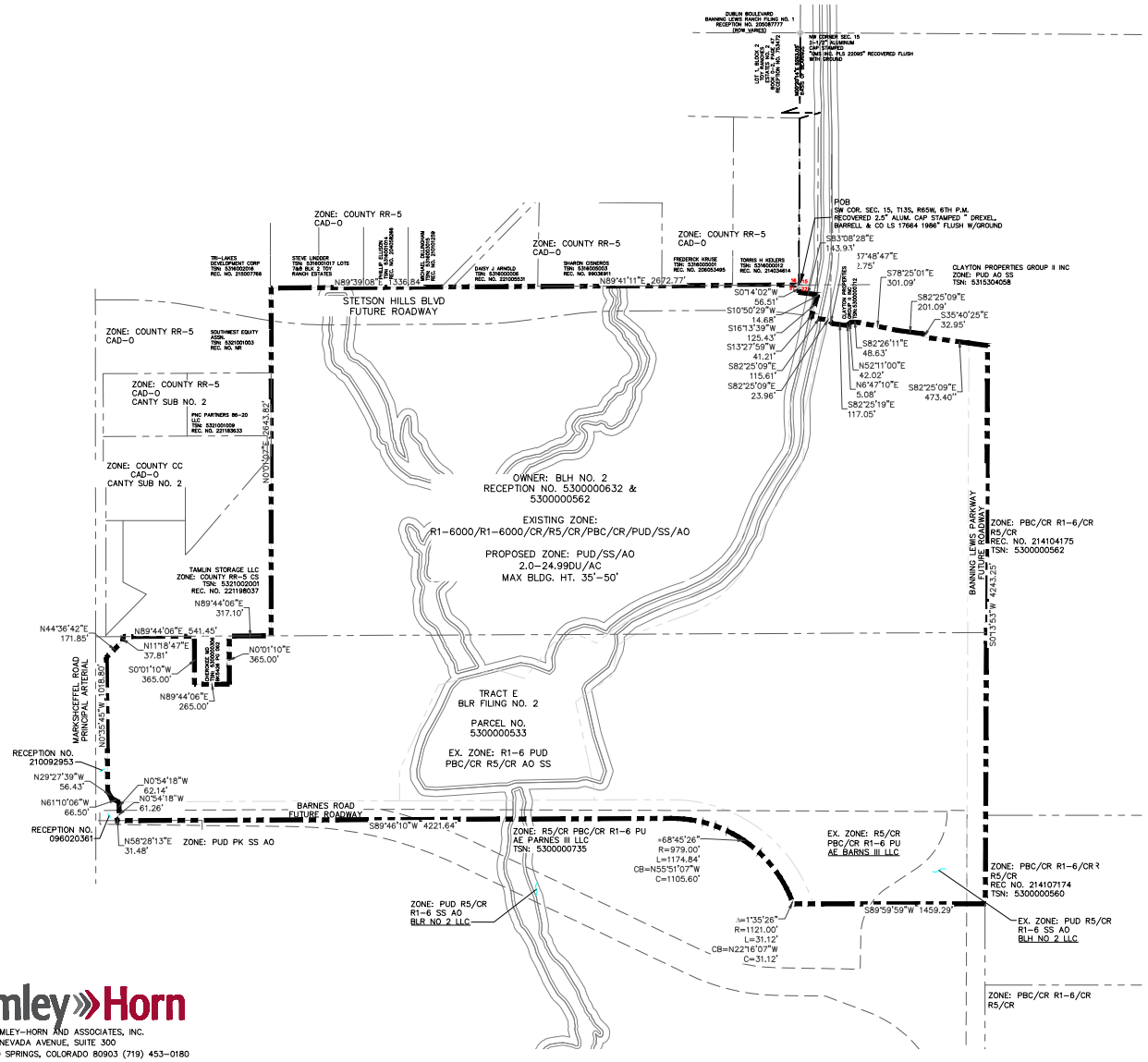
FREESTYLE NORTH

PUD ZONE CHANGE-EXHIBIT B

JULY 25, 2022



LEGAL DESCRIPTION: FREESTYLE MASTER PLAN LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 21, 22 AND 27, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "QMS INC. PLS 22095" AND AT THE SOUTHWEST CORNER OF SECTION 15, BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664; 1986", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 5293.05 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°14'02"W, ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST, A DISTANCE OF 56.51 FEET;
THENCE S83°08'28"E, A DISTANCE OF 143.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 205087778;

THENCE ON THE WESTERLY BOUNDARY OF SAID TRACT E THE FOLLOWING THREE (3) COURSES:

1. S10°50'29"W, A DISTANCE OF 14.68 FEET;
2. S16°13'39"W, A DISTANCE OF 125.43 FEET;
3. S13°27'59"W, A DISTANCE OF 41.21 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S82°25'09"E, ON SAID WESTERLY EXTENSION, A DISTANCE OF 107.74 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID TRACT E SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID STETSON HILLS BOULEVARD;
THENCE CONTINUING S82°25'09"E, ON THE NORTHERLY BOUNDARY OF SAID TRACT E AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD, A DISTANCE OF 7.87 FEET;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD THE FOLLOWING TEN (10) COURSES:

1. S82°25'09"E, A DISTANCE OF 23.96 FEET;
2. S37°48'47"E, A DISTANCE OF 32.75 FEET;
3. S82°25'19"E, A DISTANCE OF 117.05 FEET;
4. N06°47'10"E, A DISTANCE OF 5.08 FEET;
5. N52°11'00"E, A DISTANCE OF 42.02 FEET;
6. S82°26'11"E, A DISTANCE OF 48.63 FEET;
7. S78°25'01"E, A DISTANCE OF 301.09 FET;
8. S82°25'09"E, A DISTANCE OF 201.09 FEET;
9. S35°40'25"E, A DISTANCE OF 32.95 FEET;
10. S82°25'09"E, A DISTANCE OF 473.40 FEET;

THENCE S00°13'53"W, A DISTANCE OF 4243.25 FEET;
THENCE N90°00'00"W, A DISTANCE OF 1459.30 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N56°56'11"E, HAVING A DELTA OF 01°35'24", A RADIUS OF 1121.00 AND A DISTANCE OF 31.11 FEET TO A POINT OF REVERSE CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 68°45'26", A RADIUS OF 979.00 FEET AND A DISTANCE OF 1174.84 FEET TO A POINT OF TANGENT;
THENCE S89°46'10"W, A DISTANCE OF 4221.64 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 096020361;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 096020361 THE FOLLOWING TWO (2) COURSES:

1. N58°28'13"E, A DISTANCE OF 31.48 FEET;
2. N00°54'18"W, A DISTANCE OF 61.26 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER 210092953;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER 210092953 THE FOLLOWING SIX (6) COURSES:

1. N00°54'18"W, A DISTANCE OF 62.14 FEET;
2. N61°10'06"W, A DISTANCE OF 66.50 FEET;
3. N29°27'39"W, A DISTANCE OF 56.43 FEET;
4. N00°35'45"W, A DISTANCE OF 1018.80 FEET;
5. N44°36'42"E, A DISTANCE OF 171.85 FEET;
6. N11°18'47"E, A DISTANCE OF 37.81 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE N89°44'06"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 541.45 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND RECORDED IN BOOK 5426 AT PAGE 062;

THENCE ON THE WESTERLY, SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED IN BOOK 5426 AT PAGE 062 THE FOLLOWING THREE (3) COURSES:

1. S00°01'10"W, A DISTANCE OF 365.00 FEET;
2. N89°44'06"E, A DISTANCE OF 265.00 FEET;
3. N00°01'10"E, A DISTANCE OF 365.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE N89°44'06"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 317.10 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;
THENCE N00°01'07"E, ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 2643.82 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21;
THENCE N89°39'08"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1336.84 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;
THENCE N89°41'11"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 2672.77 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 557.357 ACRES.

GENERAL NOTES

1. SHOULD OWNERSHIP OF THIS LAND BECOME DIVERSIFIED AFTER THE ZONE DISTRICT IS ESTABLISHED AND THE SUBDIVISION IS RECORDED, THE STREAMSIDE REGULATIONS AND THE STREAMSIDE OVERLAY ZONING DESIGNATION SHALL ONLY APPLY TO THOSE LOTS OVERLAID BY THE STREAMSIDE BUFFER.

REZONE DATA	
TAX SCHEDULE NUMBER	5300000632 & 5300000562
PERMITED USE	MIXED RESIDENTIAL
MAX. HEIGHT FOR NEW STRUCTURE	35'-50' MAX
DWELLING UNIT DENSITY RANGE ALLOWED	2.0-24.99 DU/AC

NORTH

GRAPHIC SCALE IN FEET
0 200 400 800

EXHIBIT B - ZONE CHANGE

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Kimley»Horn

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FREESTYLE COMMUNITY-ZONE CHANGE- CITY FILE NO. CPC PUZ 22-00004