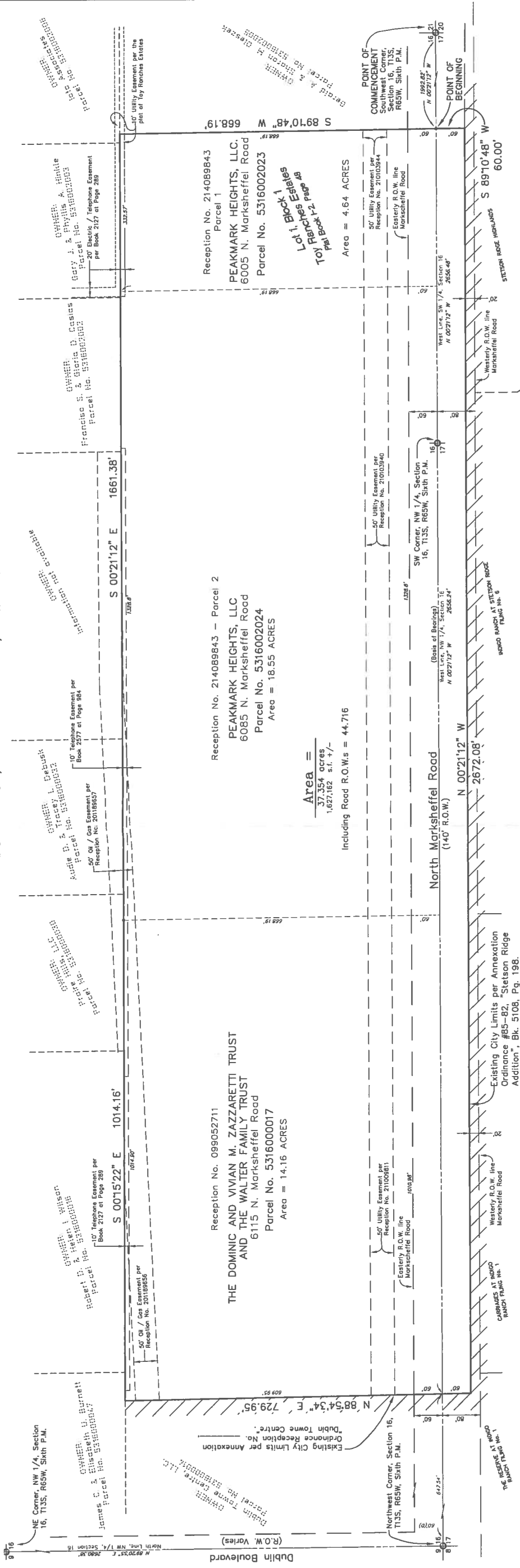


MOUNTAIN VALLEY PRESERVE ANNEXATION

PORTIONS OF THE WEST HALF OF SECTION 16 AND THE EAST HALF OF SECTION 17, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M. TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



IN WITNESS THEREOF:
THE AFORESAID VIVIAN M. ZAZZARETTI, TRUSTEE OF THE DOMINIC AND VIVIAN M. ZAZZARETTI TRUST, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2015.

BY: VIVIAN M. ZAZZARETTI, TRUSTEE
STATE OF COLORADO }
COUNTY OF } 83

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015 BY VIVIAN M. ZAZZARETTI AS TRUSTEE FOR THE DOMINIC AND VIVIAN M. ZAZZARETTI TRUST.

WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

IN WITNESS THEREOF:
THE AFORESAID ROBERT C. IRWIN, AS MANAGER OF PEAKMARK HEIGHTS, LLC, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2015.

BY: ROBERT C. IRWIN, MANAGER
STATE OF COLORADO }
COUNTY OF } 83

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015 BY ROBERT C. IRWIN AS MANAGER OF PEAKMARK HEIGHTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

KNOW ALL MEN BY THESE PRESENTS:
A TRACT OF LAND CONTAINING ALL THAT REAL PROPERTY DESCRIBED IN THOSE DEEDS RECORDED AS RECEPTION NO. 099052711 AND AS RECEPTION NO. 214089843 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, TOGETHER WITH A PORTION OF THE WEST HALF OF SECTION 16, T13S, R65W, S13TH P.M., RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, AND CONSIDERING THE WEST LINE OF SAID SECTION 16 TO BEAR NORTH 00°21'12" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1982.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°10'48" WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID TRACT DESCRIBED AT RECEPTION NO. 214089843, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE EAST, ALONG THE WESTERLY EXTENSION OF SAID EASTERLY LINE, A DISTANCE OF 1014.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°21'12" WEST, ALONG SAID WESTERLY LINE AND ALONG A LINE LYING 60.00 FEET WESTERLY OF AND PARALLEL WITH SAID WEST LINE OF SECTION 16, A DISTANCE OF 2672.08 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID SECTION 16, AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 728.94 FEET; THENCE NORTH 00°14'22" EAST, A DISTANCE OF 1014.16 FEET TO THE NORTHEAST CORNER OF SAID TRACT DESCRIBED AT RECEPTION NO. 214089843; THENCE SOUTH 00°21'12" EAST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 1661.38 FEET; THENCE SOUTH 89°10'48" WEST, ALONG THE SOUTH LINE OF SAID TRACT AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 666.19 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S STATEMENT:
I, PATRICK C. O'HEARN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP SHOWN HEREON CORRECTLY DELINEATES THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

DATE: _____

PATRICK C. O'HEARN
PLS NUMBER 23515
FOR AND BEHALF OF
DREXEL BARRELL & CO.

CITY APPROVAL:
ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION MAP OF THE "MOUNTAIN VALLEY PRESERVE ANNEXATION".

CITY ENGINEER _____ DATE _____ DIRECTOR OF CITY PLANNING _____ DATE _____

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY ACTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON THE _____ DAY OF _____, 2015 A.D.

ATTEST: CITY CLERK _____ PRESIDENT, CITY COUNCIL _____
CLERK AND RECORDER'S CERTIFICATE:
STATE OF COLORADO }
COUNTY OF EL PASO } 83

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2015 AND IS DUELY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____ RECORDER FEE: _____
DEPUTY SURCHARGE: _____

IN WITNESS THEREOF:
THE AFORESAID JAMES FRANCIS WALTER AND JANETTE MARIE WALTER, TRUSTEES OF THE WALTER FAMILY TRUST, HAVE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2015.

BY: JAMES FRANCIS WALTER, TRUSTEE
STATE OF COLORADO }
COUNTY OF } 83

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015 BY JAMES FRANCIS WALTER AND JANETTE MARIE WALTER, AS TRUSTEES FOR THE WALTER FAMILY TRUST.

WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

IN WITNESS THEREOF:
THE AFORESAID JAMES FRANCIS WALTER AND JANETTE MARIE WALTER, TRUSTEES OF THE WALTER FAMILY TRUST, HAVE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2015.

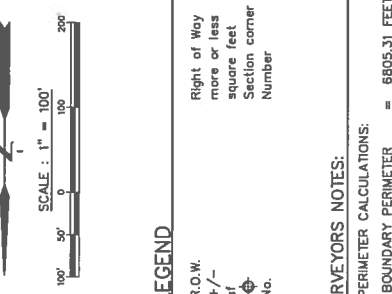
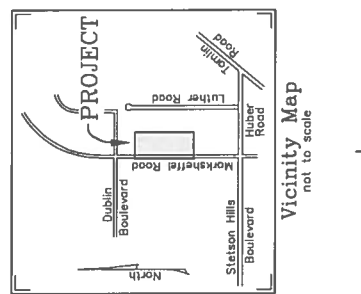
BY: JANETTE MARIE WALTER, TRUSTEE
STATE OF COLORADO }
COUNTY OF } 83

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015 BY JAMES FRANCIS WALTER AND JANETTE MARIE WALTER, AS TRUSTEES FOR THE WALTER FAMILY TRUST.

WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

PERIMETER CALCULATIONS:

BOUNDARY PERIMETER	= 6665.31 FEET
CONTIGUOUS BOUNDARY	= 3400.01 FEET
RATIO OF CONTIGUITY	= One half (1/2)
AREA OF PARCEL	= 44,716 ACRES

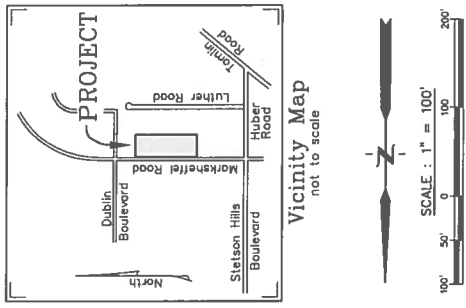
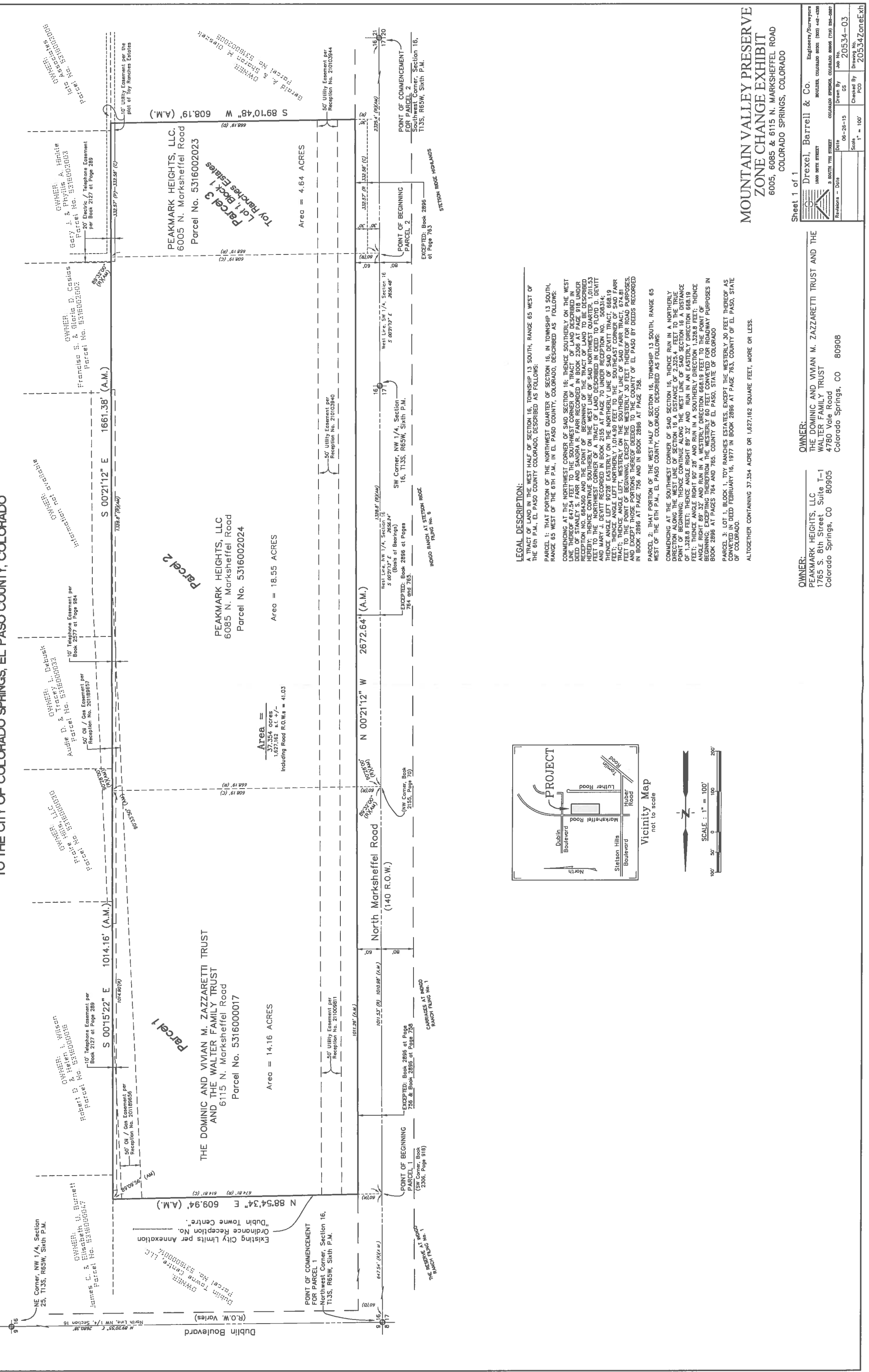


Drexel, Barrell & Co.
1500 WEST STREET
COLORADO SPRINGS, COLORADO 80904
PHONE: (303) 442-4200
FAX: (303) 442-4201
WWW.DREXELBARRELL.COM

REGISTERED PROFESSIONAL LAND SURVEYOR
No. 20534-03
Expires 10-28-14
Checked By: _____
Scale: 1" = 100'

MOUNTAIN VALLEY PRESERVE ZONE CHANGE EXHIBIT

A PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH P.M. TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



**MOUNTAIN VALLEY PRESERVE
 ZONE CHANGE EXHIBIT**
 6005, 6085 & 6115 N. MARKSHEFFEL ROAD
 COLORADO SPRINGS, COLORADO

Sheet 1 of 1

Engineers/Surveyors	Drexel, Barrell & Co.
BOULDER, COLORADO 80501 (303) 442-4200	
DATE	06-26-15
DRAWN BY	GS
CHECKED BY	PCS
SCALE	1" = 100'
JOB NO.	20534-03
DRAWING NO.	20534ZoneExh


OWNER:
 PEAKMARK HEIGHTS, LLC
 1765 S. 8th Street Suite 1-1
 Colorado Springs, CO 80905

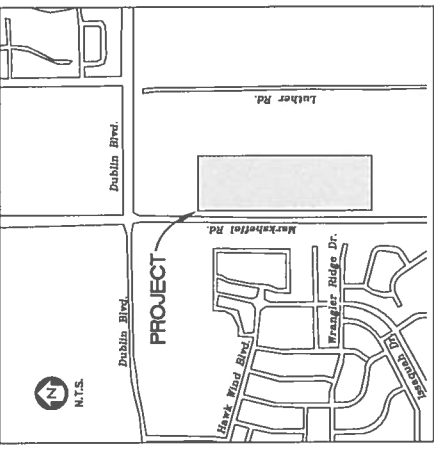
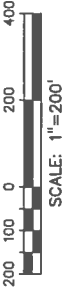
OWNER:
 THE DOMINIC AND VIVIAN M. ZAZZARETTI TRUST AND THE WALTER FAMILY TRUST
 4780 Vale Road
 Colorado Springs, CO 80908

FIGURE 1

MOUNTAIN VALLEY PRESERVE CONCEPT PLAN

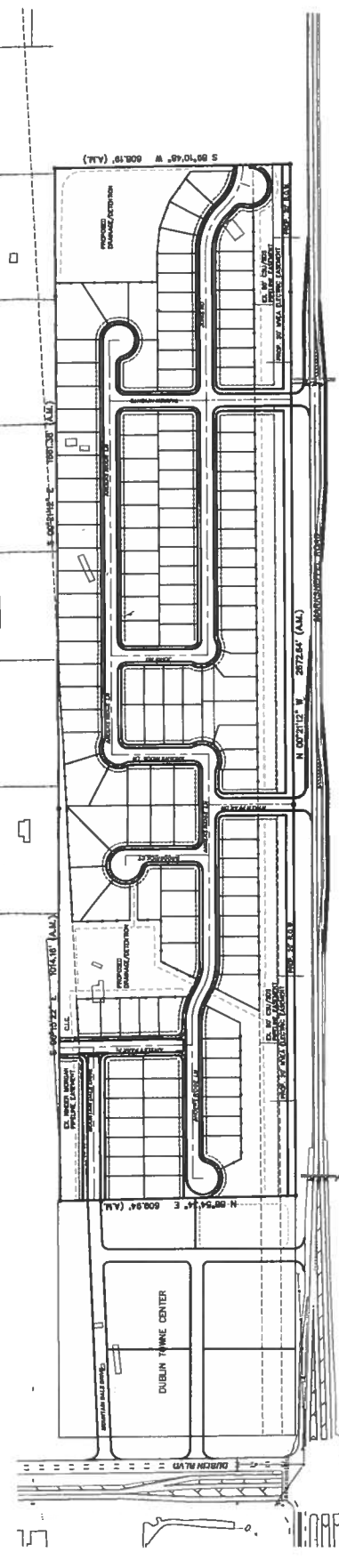
6115, 6085 & 6005 MARKSHEFFEL ROAD COLORADO SPRINGS, COLORADO

PREPARED BY:

DREXEL, BARRELL & CO.
 Engineers - Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPRINGS, COLORADO 80905
 CONTACT: TIM D. MACDONNELL, P.E.
 BOULDER, COLORADO SPRINGS
 GRAND JUNCTION



SHEET INDEX

CV01	COVER SHEET
CP01	OVERALL LAYOUT
UT01	PRELIMINARY UTILITIES
UT02	PRELIMINARY UTILITIES
GR01	PRELIMINARY GRADING
GR02	PRELIMINARY GRADING



**MOUNTAIN VALLEY PRESERVE
CONCEPT PLAN**
 6005 N. MARKSHEFFEL ROAD
 COLORADO SPRINGS, COLORADO

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE WEST HALF OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, AND CONSIDERING THE WEST LINE OF SAID SECTION 16 TO BEAR NORTH 00°21'12" WEST ALONG SAID WEST LINE, A DISTANCE OF 1993.31 FEET; THENCE NORTH 88°38'48" EAST, A DISTANCE OF 60.00 FEET TO A POINT AT THE INTERSECTION OF A LINE LYING 60.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 16 AND THE SOUTH LINE OF LOT 1, BLOCK 1, TOY RANCHES ESTATES, A SUBDIVISION RECORDED AT RECEPTION NO. 479331 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND REORDER, SAID POINT BEING THE "POINT OF BEGINNING"; THENCE NORTH 00°21'12" WEST, ALONG SAID PARALLEL LINE AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD, A DISTANCE OF 2672.64 FEET TO THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 2306 AT PAGE 918, SAID EL PASO COUNTY RECORDS; THENCE NORTH 88°54'34" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 609.94 FEET; THENCE SOUTH 00°15'22" EAST, A DISTANCE OF 1014.16 FEET TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN BOOK 2155 AT PAGE 70, SAID EL PASO COUNTY RECORDS; THENCE SOUTH 00°21'12" EAST, ALONG THE EAST LINE OF SAID TRACT AND ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1661.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°10'48" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 608.19 FEET TO THE "POINT OF BEGINNING".

NOTES

- THE CONSTRUCTION/WIDENING OF MARKSHEFFEL ROAD WILL BE COMPLETED BY PPRTA2 WITH NO EXPENSE TO THE ADJACENT PROPERTY OWNERS.
- AN EASEMENT FOR THE STORMWATER QUALITY PONDS AS SHOWN ON THESE PLANS WILL BE PROVIDED AT THE TIME OF THE FIRST FINAL PLAT ON THE SITE.
- THIS CONCEPT PLAN IS NOT TO BE UTILIZED FOR PRELIMINARY PLATTING PURPOSES.
- 6005, 6085 & 6115 MARKSHEFFEL RD HAVE APPROXIMATE 1,500 SF MOBILE HOMES ON EACH PROPERTY. ALL THREE HOMES ARE TO BE REMOVED WITH REDEVELOPMENT.
- PARK AND SCHOOL FEES WILL BE DUE FOR EACH LOT AND WILL BE COLLECTED AT TIME OF THE CSU SERVICE AGREEMENT. THE RATE PER LOT IN 2015 WILL BE \$1,781 FOR PARKS AND \$1,264 FOR SCHOOL.
- PORTIONS OF TRACTS A AND B MAY BE UTILIZED BY COLORADO INTERSTATE GAS AND MAGELLEN PIPELINE FOR PIPELINE MAINTENANCE AND CONSTRUCTION WITHIN THEIR RESPECTIVE EASEMENTS.
- PORTIONS OF TRACTS C, D AND E MAY BE UTILIZED BY MVEA AND CSU FOR ELECTRIC FACILITY MAINTENANCE AND CONSTRUCTION AND WATER PIPELINE MAINTENANCE AND CONSTRUCTION WITHIN THEIR RESPECTIVE EASEMENTS.
- PORTIONS OF TRACT F MAY BE UTILIZED BY MVEA FOR ELECTRIC FACILITY MAINTENANCE AND CONSTRUCTION WITHIN THEIR EASEMENTS.
- A 6' TALL FENCE SHALL BE INSTALLED ON THE EASTERLY SIDE OF THE EASTERLY LOTS IN THE DEVELOPMENT AS A BUFFER TO THE PROPERTIES TO THE EAST. THE FENCE WILL BE MAINTAINED BY THE MOUNTAIN VALLEY PRESERVE HOA OR METROPOLITAN DISTRICT.
- LANDSCAPE SETBACKS ARE 25' ADJACENT TO MARKSHEFFEL ROAD AND 10' ADJACENT TO ALL OTHER PROJECT STREETS.

NOTES (cont.)

- WHERE THE PROPERTY IS ADJACENT TO MARKSHEFFEL ROAD THE OWNER SHALL DEDICATE ALL RIGHT-OF-WAY IMPROVEMENTS FOR FUTURE MARKSHEFFEL ROAD IMPROVEMENTS. THERE ARE NO CONSTRUCTION RESPONSIBILITIES FOR MARKSHEFFEL ROAD AS THIS IS A PPRTA 2 PROJECT.
- THE CITY RESERVES THE RIGHT TO RESTRICT THE PROPOSED INTERSECTION AT TARREN HEIGHTS AND RYKER DRIVE TO A RIGHT-IN/RIGHT-OUT OR ¾ MOVEMENT IN THE FUTURE IF TRAFFIC OPERATIONS SAFETY WARRANTS.
- THE OWNER OF DUBLIN TOWNE CENTRE AND/OR MOUNTAIN VALLEY PRESERVE, WHICHEVER IS FIRST TO PULL A BUILDING PERMIT, IS SPECIFICALLY RESPONSIBLE FOR A CONTRIBUTION TO THE SIGNAL AT THE INTERSECTION OF DUBLIN BOULEVARD AND MOUNTAIN DALE DRIVE. THE ONE TIME CONTRIBUTION REQUIREMENT TO THE SIGNAL IS \$125,000 TO BE PAID AT THE TIME OF THE FIRST BUILDING PERMIT APPROVAL BY EITHER DUBLIN TOWNE CENTRE OR MOUNTAIN VALLEY PRESERVE, WHICHEVER COMES FIRST. THE CITY SHALL INSTALL SAID SIGNAL.
- THE MOUNTAIN DALE DRIVE CONNECTION TO DUBLIN BLVD. IS TO BE BUILT BY DUBLIN TOWNE CENTRE AS A FUTURE ACCESS TO MOUNTAIN VALLEY PRESERVE AND IS SHOWN ON THESE PLANS FOR REFERENCE ONLY. THE TWO INITIAL ACCESS POINTS TO MOUNTAIN VALLEY PRESERVE ARE RYKER PEAK DRIVE AND TARREN HEIGHTS, WHICH DIRECTLY CONNECT TO MARKSHEFFEL RD.

FLOORPLAN STATEMENT:

THE SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD PLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL NUMBER 0804100545 F, HAVING AN EFFECTIVE DATE OF MARCH 17, 1997.

PHASING

UNKNOWN, CONCEPT PLAN IS NOT FOR PRELIMINARY PLATTING PURPOSES.

SITE DATA:

PROPOSED SITE AREA: 37,354 ACRES
 ZONING: EXISTING - RR-5 (RESIDENTIAL RURAL - COUNTY)
 PROPOSED - PUD WITH AN AIRPORT OVERLAY (AO)
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL APPROX. 141 LOTS
 APPROX. GROSS DENSITY: 3.77 DU/ACRE
 ADDRESS: 6115, 6085 & 6005 MARKSHEFFEL RD. COLORADO SPRINGS, CO 80817
 TAX SCHEDULE #: 53160-00-017 (6115)
 53160-02-024 (6085)
 53160-02-023 (6005)
 MAXIMUM BUILDING HEIGHT: 30 FT
 MINIMUM RESIDENTIAL LOT SQUARE FOOTAGE: 5,000 SF
 MINIMUM BUILDING SETBACKS REQUIRED: 15 FT (FRONT)
 5 FT (SIDE)
 20 FT (REAR)
 LANDSCAPE SETBACKS REQUIRED:
 MARKSHEFFEL RD (PRINCIPAL ARTERIAL) 25 FT
 NON-ARTERIAL RD. 10 FT

PROJECT NO. 20534-03GSCV
 DRAWING NO.

CV01

SHEET: 1 OF 6

C.S. FILE NO: CPC PUP 15-00025

FIGURE 1

PREPARED BY:
DREXEL, BARRELL & CO.
 Engineers-Surveyors
 1 SOUTH TILLOT STREET
 COLORADO SPRINGS, COLORADO 80905
 CONTACT: TIM D. MCCONNELL, P.E.
 BOULDER • COLORADO SPRINGS
 GRAND JUNCTION

CLIENT:
CHEYENNE MOUNTAIN DEVELOPMENT COMPANY, LLC
 P.O. BOX 60069
 COLORADO SPRINGS, CO 80960
 CONTACT: ROBERT C. IRWIN

MOUNTAIN VALLEY PRESERVE
 CONCEPT PLAN
 6005 N. MARKSHEFFEL ROAD
 COLORADO SPRINGS, COLORADO

ISSUE DATE
 INITIAL ISSUE 3/7/15
 LATEST ISSUE 9/6/15
 DESIGNED BY: SBN
 DRAWN BY: SBN
 CHECKED BY: TOM
 FILE NAME: 20534-03C01

DRAWING SCALE:
 HORIZONTAL: 1"=100'
 VERTICAL: N/A
 OVERALL LAYOUT
 PROJECT NO. 20534-03C01
 DRAWING NO.
CP01
 SHEET: 2 OF 6

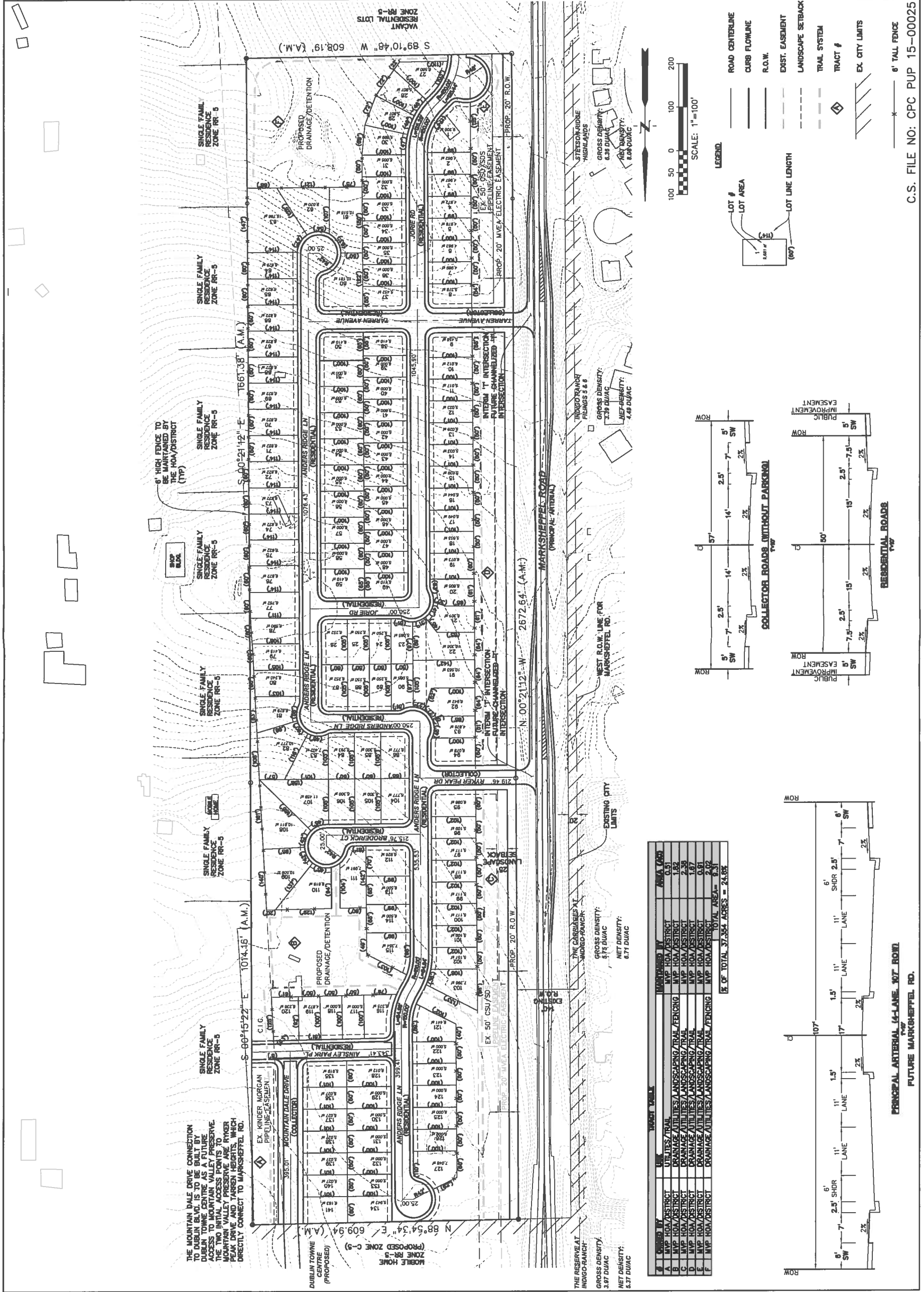


FIGURE 1

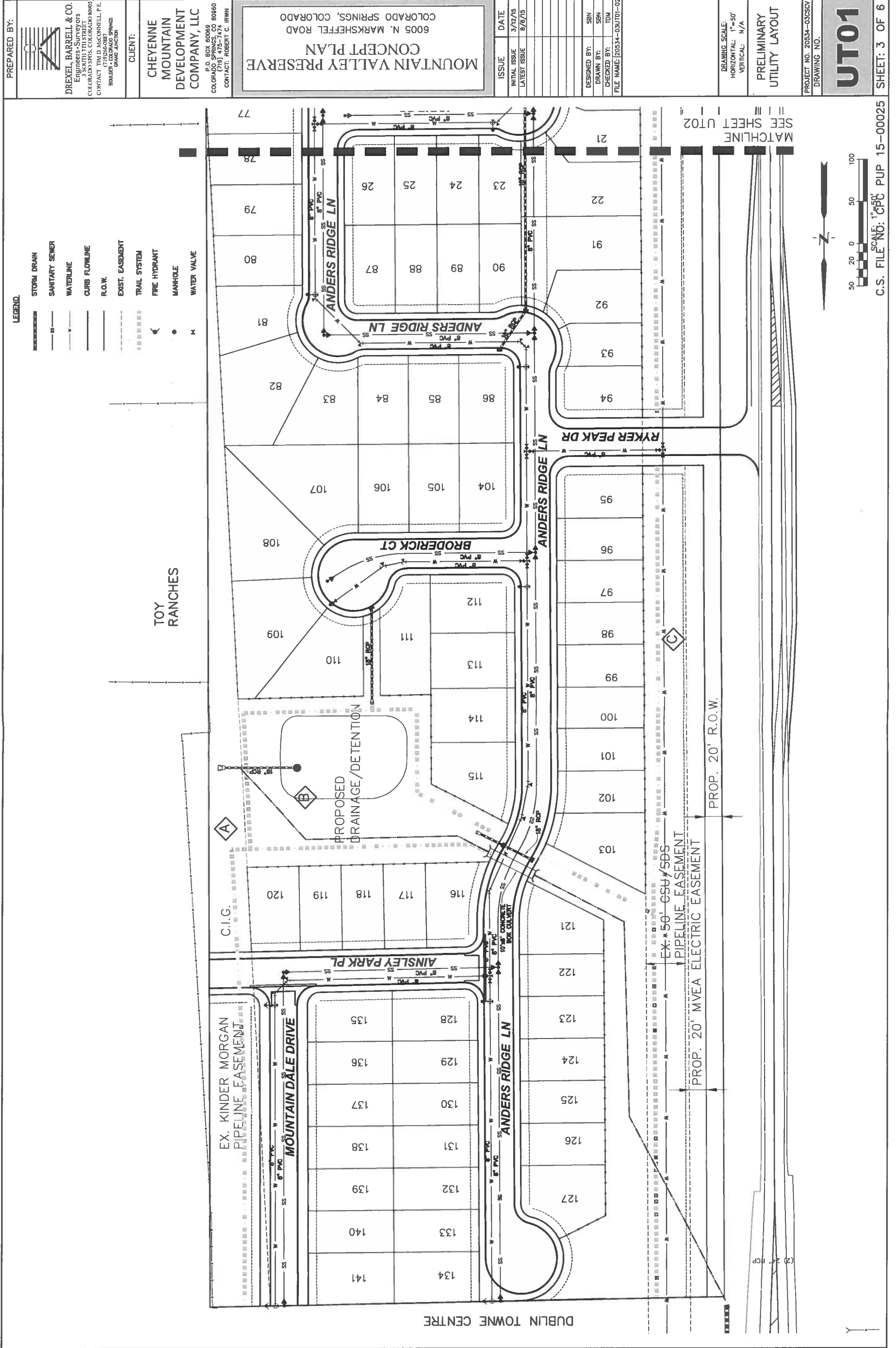


FIGURE 1

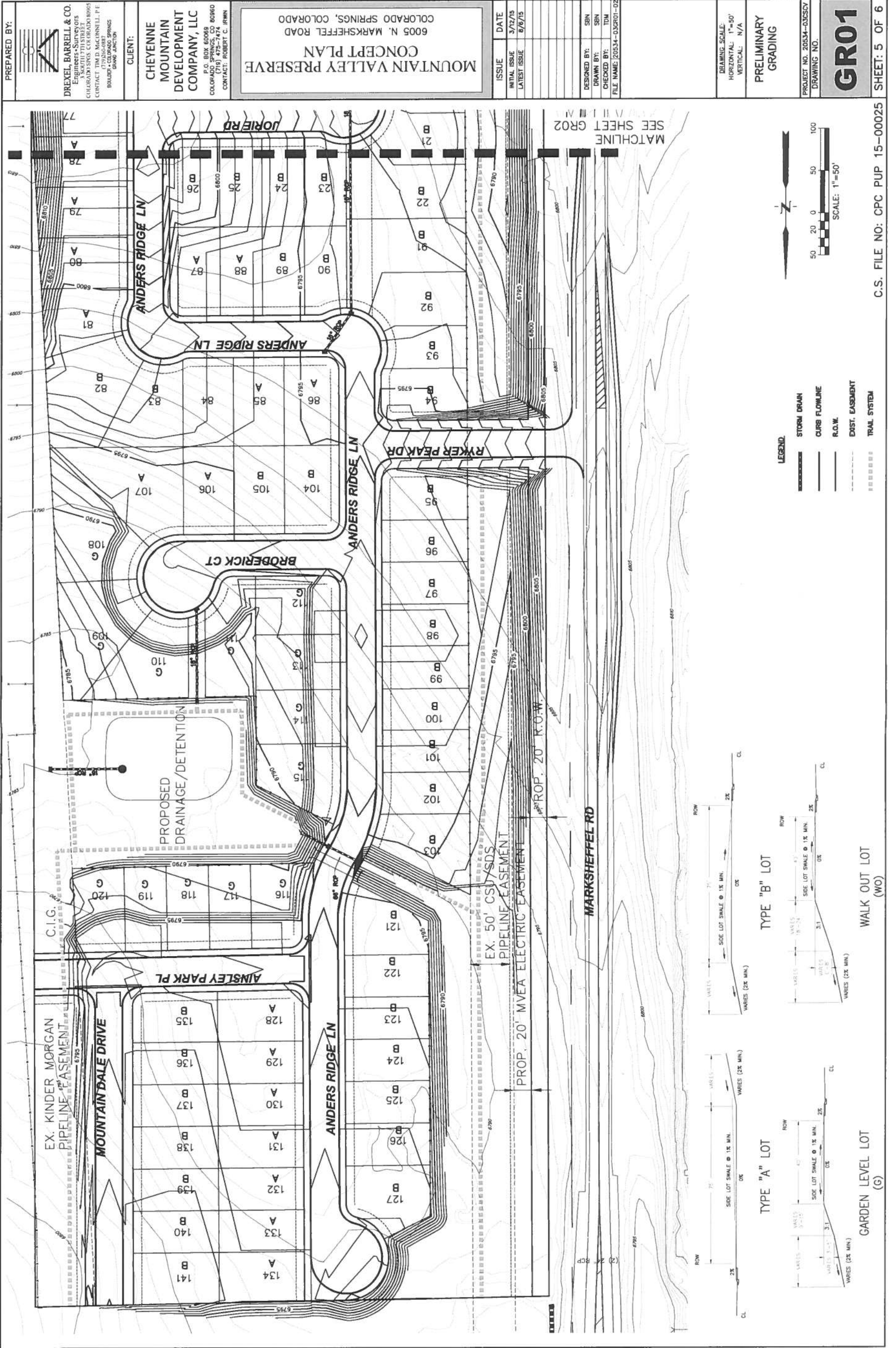


FIGURE 1

PREPARED BY: DREXEL, BARRELL & CO. ENGINEERS ARCHITECTS
 1500 W. 10TH AVENUE, SUITE 100
 COLORADO SPRINGS, COLORADO 80905
 CONTACT: TIM D. MACDONNELL, P.E.
 (719) 596-0887
 tim@dbco.com

CLIENT: CHEYENNE MOUNTAIN DEVELOPMENT COMPANY, LLC
 P.O. BOX 60968
 COLORADO SPRINGS, CO 80960
 CONTACT: ROBERT C. RWIN
 (719) 475-7474

MOUNTAIN VALLEY PRESERVE CONCEPT PLAN
 6005 N. MARKSHEFFEL ROAD
 COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/12/15
LATEST ISSUE	8/6/15

DESIGNED BY: SBN
 DRAWN BY: SBN
 CHECKED BY: TDM
 FILE NAME: 20534-03GR01-02

DRAWING SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: N/A

PRELIMINARY GRADING

PROJECT NO. 20534-03CS01
 DRAWING NO.

GR02

SHEET: 6 OF 6

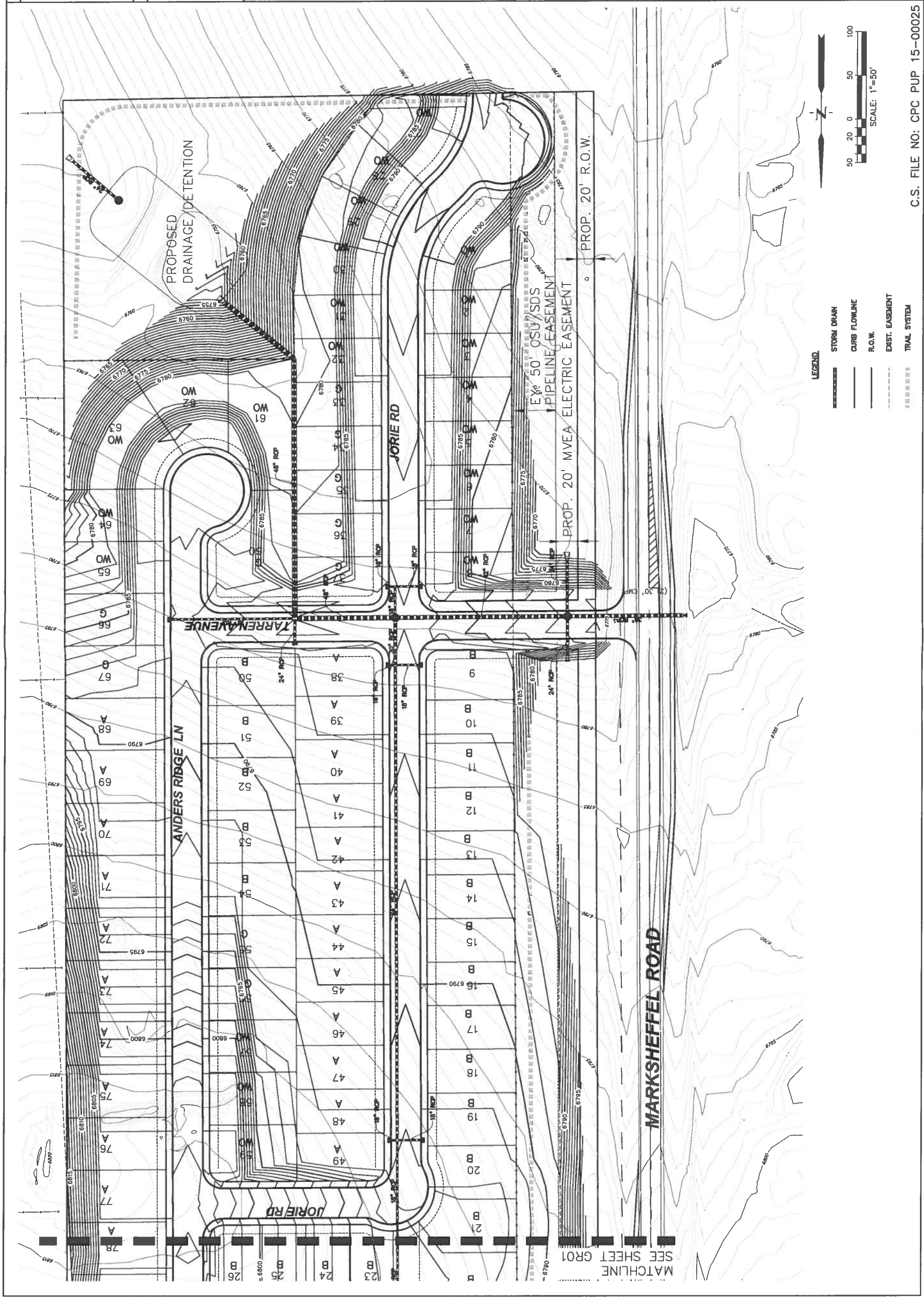


FIGURE 1