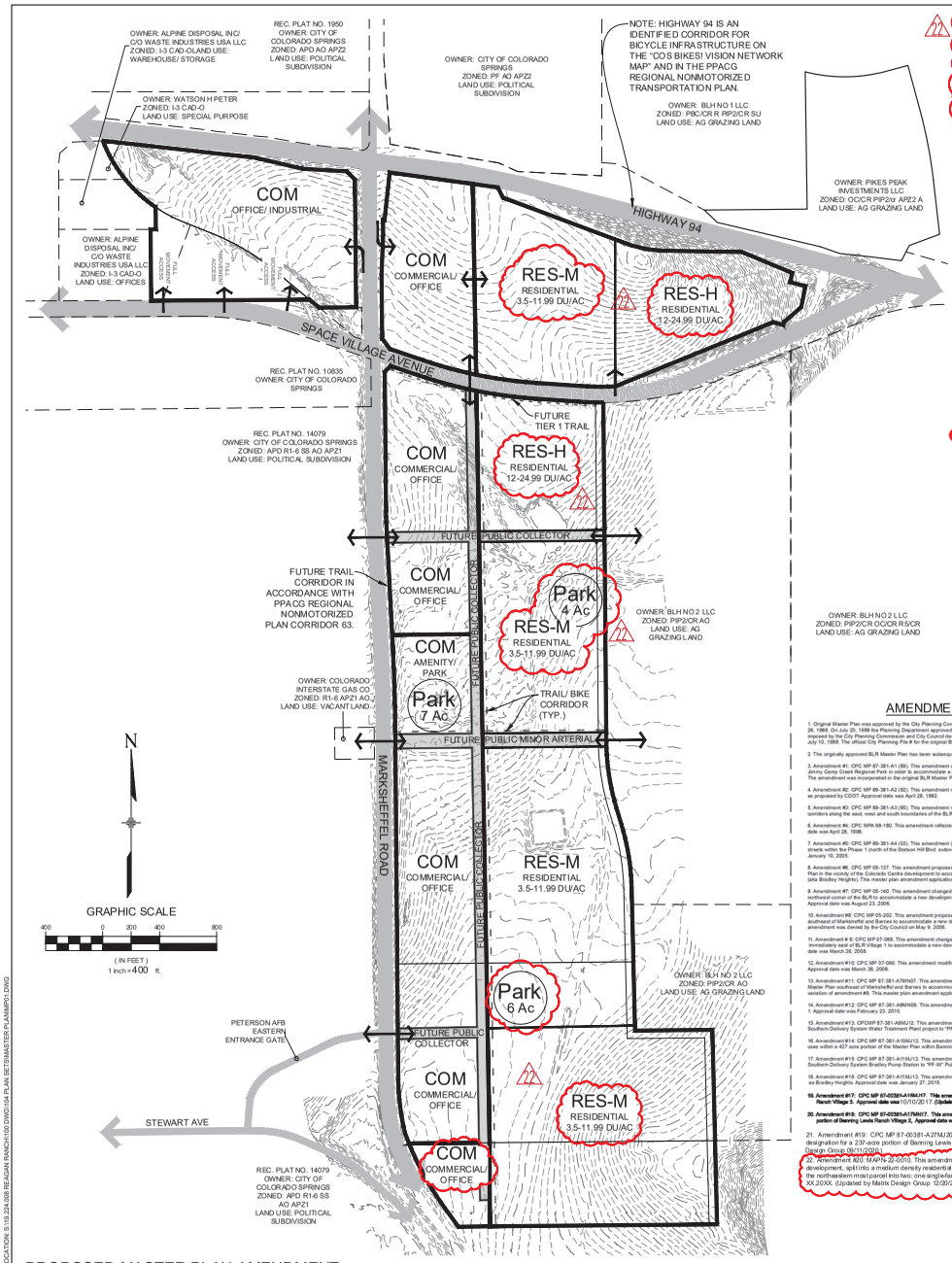


PROPOSED MASTER PLAN AMENDMENT:

MASTER PLAN LAND USE TABLE

GROSS ACRES	PROPOSED LAND USE	MASTER PLAN	DENSITY (DU/AC)	NET UNITS	FLOOR AREA RATIO	SQUARE FOOTAGE	MAX BLDG HT
28.08	OFFICE/ INDUSTRIAL	COM			30%	365,400	50'
64.92	COMMERCIAL/ OFFICE	COM			25%	706,979	45'
17.00	PARKS	COM/ RES-M					45'
110.75	RESIDENTIAL (SINGLE-FAMILY)	RES-M	3.5 - 11.99	1,328			45'
31.38	RESIDENTIAL (MULTI-FAMILY)	RES-H	12 - 24.99	784			45'
13.25	FUTURE PUBLIC R.O.W.						
TOTAL = 265.38				TOTAL = 2,112			

MASTER PLAN GENERAL NOTES:

1. THE SUBJECT PROPERTY WILL BE INCLUDED WITHIN THE REAGAN RANCH METROPOLITAN DISTRICT.
2. ALL LANDSCAPE TRACTS AND PARKS WITHIN REAGAN RANCH WILL BE OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.
3. THE REAGAN RANCH METROPOLITAN DISTRICT WAS APPROVED BY THE CITY OF COLORADO SPRINGS CITY COUNCIL ON AUGUST 25, 2020.
4. DENSITY TRANSFERS ARE PERMITTED WITHIN THE REAGAN RANCH RESIDENTIAL AREAS AND SHALL NOT REQUIRE AN AMENDMENT TO THIS MASTER PLAN AMENDMENT SO LONG AS THE MAXIMUM DENSITY IS NOT EXCEEDED.
5. ALL ARTERIAL AND COLLECTOR LEVEL CLASSIFICATION STREETS AS SHOWN WILL BE PUBLIC.
6. ALL PROPOSED ACCESS POINTS AND ROADWAYS ARE CONCEPTUAL IN NATURE, FUTURE DEVELOPMENT PLANS WILL DEFINE FINAL LOCATIONS.
7. THERE SHALL BE NO DIRECT ACCESS TO STATE HIGHWAY 94.
8. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0759G, PANEL NUMBER 758, DATED DECEMBER 7, 2018.
9. TRAIL LOCATIONS AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATIONS OF TRAILS AND BIKE LANES TO BE DETERMINED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
10. A MASTER DEVELOPMENT DRAINAGE PLAN FOR REAGAN RANCH (MDDP) WAS SUBMITTED IN CONJUNCTION WITH THIS MASTER PLAN. REFER TO THIS MDDP DATED NOVEMBER 2020 FOR PRELIMINARY DRAINAGE INFORMATION. DETENTION FOR INDIVIDUAL PARCELS WILL UTILIZE EXISTING DETENTION FACILITES OR WILL REQUIRE ON-SITE DETENTION.
11. PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.
12. BUFFERING, OPEN SPACE, LANDSCAPE SETBACKS AND/ OR ROADWAYS WILL BE PROVIDED BETWEEN RESIDENTIAL LAND USES AND INDUSTRIAL LAND USES.
13. THE MASTER DEVELOPER WILL BE RESPONSIBLE TO CONSTRUCT FUTURE ANTICIPATED ROADWAY IMPROVEMENTS (INCLUDING SIGNALS AND ROUNDABOUTS) THAT WERE OUTLINED IN THE KIMLEY-HORN TRAFFIC IMPACT STUDY INCLUDED AS PART OF THIS SUBMITTAL.
14. SCHOOL FEES IN LIEU WILL BE PAID AT TIME OF BUILDING PERMIT FOR THE FIRST 289 UNITS OF THE REAGAN RANCH DEVELOPMENT. WHEN A DEVELOPMENT PLAN IS SUBMITTED TO THE CITY OF COLORADO SPRINGS FOR ENTITLEMENT OF THE 290TH RESIDENTIAL UNIT, THE SCHOOL DISTRICT WILL EVALUATE CONTINUING FEES IN LIEU OR RECEIVING A FUTURE EIGHT (8) ACRE SCHOOL SITE LAND DEDICATION AS SHOWN ON THE MASTER PLAN.
15. THE DEVELOPER WILL BE RESPONSIBLE FOR OUR FAIR SHARE CONTRIBUTION OF THE ROADWAY IMPROVEMENTS AND ASSOCIATED TRAFFIC CONTROL DEVICES SHOWN ON FIGURE 9 & 10 OF KIMLEY HORN TRAFFIC STUDY LETTER DATED 1/31/2023.*

PARK AND OPEN SPACE NOTES:

1. ALL PROPOSED PUBLIC PARKS, COMMON AREAS, AND OPEN SPACE WITHIN REAGAN RANCH ARE TO BE BUILT, OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.
2. THE REAGAN RANCH METROPOLITAN DISTRICT WAS APPROVED BY THE CITY OF COLORADO SPRINGS CITY COUNCIL ON AUGUST 25, 2020.
3. PARKLAND DEDICATION ORDINANCE (PLDO):
   - 3.1. CONCEPTUAL LOCATIONS AND SIZES OF PROPOSED PUBLIC PARKS AS ILLUSTRATED ON THE MASTER PLAN ARE INTENDED TO FULFILL PLDO LAND OBLIGATION. AT THE TIME OF THIS MASTER PLAN AN ESTIMATED 19.4 ACRES OF PARKLAND IS REQUIRED PER CURRENT PLDO CALCULATIONS.
   - 3.2. IF THERE SHOULD BE ADDITIONAL PLDO OBLIGATIONS THIS MAY BE MET THROUGH PARK LAND DEDICATION, FEES IN LIEU OF, OR A COMBINATION OF BOTH.
   - 3.3. FINAL PUBLIC PARK SIZE, EXACT LOCATION AND DESIGN WILL BE ADDRESSED WITH THE FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS. THE DESIGN OF THE PARK SITES ARE REQUIRED TO GO TO THE PRCS ADVISORY BOARD FOR HEARING. SHOULD THERE BE A NEW ORDINANCE IN PLACE AT TIME OF THESE SUBMITTALS, THE CURRENT OBLIGATION MAY BE RECALCULATED, AND HOW THESE PARKS ARE FINALIZED TO MEET THE NEW OBLIGATION WILL BE DONE ADMINISTRATIVELY.
   - 3.4. ALL FUTURE PARK SITES IDENTIFIED FOR FULFILLING PLDO OBLIGATIONS SHALL BE REZONED TO (PK) WITH FUTURE FINAL PLATS ADJACENT TO SAID PARK SITES.
4. ALL FUTURE MULTI-FAMILY DEVELOPMENTS WILL SEEK FEES IN LIEU OF LAND.

AMENDMENT STATEMENT:

PROPOSED AMENDMENT REQUESTS TO CHANGE LAND USES OF THE BANNING LEWIS RANCH MASTER PLAN.

SITE DATA	
PROPERTY SIZE	265.38 ACRES
TAX SCHEDULE NO.	5400000291, 5400000293, 5400000294, 5400000297, 5400000298, 5408000054, 5408002018, 5408002009, 5400000290, 5400000296, 5400000295
MASTER PLAN	BANNING LEWIS RANCH (CPC MP 87-00381-A17MN17)
CONCEPT PLAN	REAGAN RANCH
DRAINAGE BASIN	JIMMY CAMP CREEK
DEVELOPMENT SCHEDULE	2020-2025
EXISTING LAND USE	AG GRAZING LAND/ VACANT

AMENDMENT HISTORY:

1. Original Master Plan was approved by the City Planning Commission on June 2, 1988 and the City Council was on June 28, 1988. On July 20, 1989 the Planning Department approved a version of the Master Plan that met all conditions of approval imposed by the City Planning Commission and City Council decisions. Thus the first BLR Master Plan was approved on July 10, 1989. The official City Planning File # for the original BLR Master Plan approval is CPC MP 87-381.

2. The originally approved BLR Master Plan has been subsequently amended several times since 1989. These amendments include:

3. Amendment #1: CPC MP 87-381-A1 (89): This amendment added approximately 148 acres to the eastern boundary of the Jimmy Camp Creek Regional Park in order to accommodate a golf course development. Approval date was April 25, 1989. The amendment was incorporated in the original BLR Master Plan approval, dated July 30, 1989.

4. Amendment #2: CPC MP 89-381-A2 (92). This amendment reflected the new Highway 94 and 24 interchange alignment as proposed by CDOT. Approval date was April 28, 1992.

5. Amendment #3: CPC MP 89-381-A3 (95). This amendment reflected the realignment of major electrical transmission line corridors along the east, west and south boundaries of the BLR Ranch. Approval date was September 7, 1995.

6. Amendment #4: CPC MPA 98-180. This amendment reflected the realignment of Bradley Road through the BLR. Approval date was April 28, 1998.

7. Amendment #5: CPC MP 89-381-A4 (03). This amendment (Minor Adjustment) modified the cross-sections for major streets within the Phase 1 (north of the Stetson Hill Blvd. extension) portion of the BLR Ranch. Approval date was January 10, 2005.

8. Amendment #6: CPC MP 05-137. This amendment proposes changes to land uses within a 529 acre portion of the Master Plan in the vicinity of the Colorado Centre development to accommodate a new development known as Rancho Colorado (aka Bradley Heights). This master plan amendment application is pending.

9. Amendment #7: CPC MP 05-140. This amendment changed land uses within a 293 acre portion of the Master Plan in the northwest corner of the BLR to accommodate a new development known as Banning Lewis Ranch Village 1. Approval date was August 23, 2006.

10. Amendment #8: CPC MP 05-202. This amendment proposes to change land uses with a 337 acre portion of the Master Plan southeast of Marksheffel and Barnes to accommodate a new development known as Mountain Vista Ranch. This master plan amendment was denied by the City Council on May 9, 2006.

11. Amendment # 9: CPC MP 07-088. This amendment changed land uses within a 427 acre portion of the Master Plan immediately east of BLR Village 1 to accommodate a new development known as banning Lewis Ranch Village 2. Approval date was March 26, 2008.

12. Amendment #10: CPC MP 07-090. This amendment modified the open space and drainage tracts within BLR Village 1. Approval date was March 26, 2008.

13. Amendment #11: CPC MP 87-381-A7MN07. This amendment proposes to change land uses with a 194.12 acre portion of the Master Plan southeast of Marksheffel and Barnes to accommodate a new development known as Mountain Vista Ranch. This is a variation of amendment #8. This master plan amendment application is pending.

14. Amendment #12: CPC MP 87-381-ABMN09. This amendment clarified the residential housing types allowed within a BLR Village 1. Approval date was February 23, 2010.

15. Amendment #13: CPC MP 87-381-A9MJ12. This amendment changed the master plan land use designation changes for the Southern Delivery System Water Treatment Plant project to "PF-W" Public Facility-Water. Approval date was August 23, 2012.

16. Amendment #14: CPC MP 87-381-A10MJ12. This amendment modified the locations of the previously approved changed land uses within a 427 acre portion of the Master Plan within Banning Lewis Ranch Village 2. Approval date was July 23, 2013.

17. Amendment #15: CPC MP 87-381-A11MJ13. This amendment changed the master plan land use designation changes for the Southern Delivery System Bradley Pump Station to "PF-W" Public Facility - Water. Approval date was June 11, 2013.

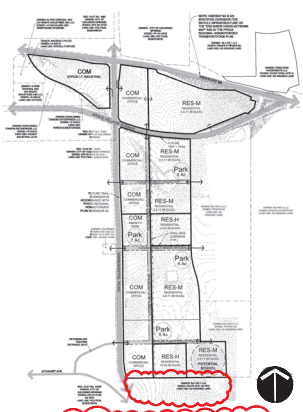
18. Amendment #16: CPC MP 87-381-A15MJ13. This amendment changed the master plan land use designations for the area known as Bradley Heights. Approval date was January 27, 2015.

19. **Amendment #17: CPC MP 87-00381-A18MJ17. This amendment changed the master plan land use designation for Banning Lewis Ranch Village 3. Approval date was** 10/10/2017. **(Updated by LAI Design Group 6/19/17.)**

20. **Amendment #18: CPC MP 87-00381-A17MN17. This amendment changed the master plan land use designation for a 3.37-acre portion of Banning Lewis Ranch Village 3, Approval date was** 08/08/2017. **(Updated by LAI Design Group 6/19/17.)**

21. Amendment #19: CPC MP 87-00381-A27MJ20. This amendment changed the master plan land use designation for a 237-acre portion of Banning Lewis Ranch, Approval date was 04/13/2021. (Updated by Matrix Design Group 09/11/2020.)

22. Amendment #20: MAPN-22-0010. This amendment added a 21.86 acre parcel on the southern end of the development, split into a medium density residential parcel and a commercial office space parcel. Also, splitting the northeastern most parcel into two; one single-family res., the other multi-family res. Approval date was XX XX,20XX. (Updated by Matrix Design Group 12/20/2022.)



EXISTING REAGAN RANCH MASTER PLAN:

EXISTING BANNING LEWIS RANCH MASTER PLAN:

CONSULTANTS:

PLANNER/LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

PIKES PEAK INVESTMENTS LLC
90 SOUTH CASCADE AVE., SUITE 1500
COLORADO SPRINGS, CO 80903
(719) 448-4384

Reagan Ranch

VICINITY MAP:

PROJECT:

REAGAN RANCH
MAJOR MASTER PLAN AMENDMENT

COLORADO SPRINGS, CO
MAJOR AMENDMENT 03/01/2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	12/20/2022	INITIAL SUBMITTAL - MAJOR AMENDMENT	RAF
1	02/01/2023	REVISED PER CITY COMMENTS	RAF
2	03/01/2023	REVISED PER CITY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO: 19.224.008
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

MAJOR MASTER PLAN AMENDMENT

MP01

SHEET 1 OF 3

CITY FILE NO.: MAPN-23-0010

FILE LOCATION: S:\19.224.008 REAGAN RANCH\100 DWG\10A PLAN SET\MASTER PLAN MP01.DWG

LEGAL DESCRIPTION (OVERALL)

THREE PARCELS OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER FO SECTION 8, THE WEST ONE-HALF OF SECTION 16, THE SOUTH ONE-HALF OF SECTION 9 AND THE NORTHWEST ONE-QUARTER OF SECTION 21, ALL IN TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO A THE NORTH LINE OF THAT QUIT CLAIM DEED RECORDED AUGUST 5, 2022 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 222104690, BEING MONUMENTED ON THE WEST END BY REBAR WITH 1-1/4 INCH GREEN PLASTIC CAP CAP STAMPED "PLS 38245" FOUND 0.1' ABOVE THE GROUND AND ON THE EAST END BY A NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "PLS 17664" FOUND FLUSH WITH THE GROUND AND IS ASSUMED TO BEAR SOUTH 89°28'30" WEST A DISTANCE OF 1933.22 FEET;

PARCEL A:

"PARCEL A-2" AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED MARCH 29, 2022 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 222044136 AND "SCHEDULE A.1" AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED NOVEMBER 1, 2021 IN SAID RECORDS UNDER RECEPTION NUMBER 221202740, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER SAID "PARCEL A-2";

THENCE ON THE EXTERIOR OF SAID "PARCEL A-2", THE EXTERIOR OF SAID "SCHEDULE A.1" AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 94 THE FOLLOWING (9) NINE COURSES;

1. THENCE SOUTH 82°07'39" EAST, A DISTANCE OF 689.83 FEET;
2. THENCE SOUTH 25°57'26" EAST, A DISTANCE OF 70.45 FEET;
3. THENCE SOUTH 69°31'45" EAST, A DISTANCE OF 853.71 FEET;
4. THENCE SOUTH 75°00'32" EAST, A DISTANCE OF 100.07 FEET;
5. THENCE SOUTH 83°32'50" EAST, A DISTANCE OF 101.04 FEET;
6. THENCE SOUTH 89°01'45" EAST, A DISTANCE OF 515.57 FEET;
7. THENCE SOUTH 67°14'51" EAST, A DISTANCE OF 343.97 FEET;
8. THENCE SOUTH 15°23'33" WEST, A DISTANCE OF 59.13 FEET;
9. THENCE SOUTH 75°19'43" EAST, A DISTANCE OF 101.94 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SPACE VILLAGE AVENUE;

THENCE CONTINUE ON THE EXTERIORS OF SAID "SCHEDULE A.1" AND "PARCEL A-2" AND SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (9) NINE COURSES:

1. THENCE SOUTH 11°45'54" WEST, A DISTANCE OF 135.13 FEET;
2. THENCE SOUTH 49°02'42" WEST, A DISTANCE OF 142.67 FEET;
3. THENCE SOUTH 14°51'08" WEST, A DISTANCE OF 19.96 FEET;
4. THENCE NORTH 74°00'26" WEST, A DISTANCE OF 64.31 FEET;
5. THENCE SOUTH 67°57'22" WEST, A DISTANCE OF 1,079.89 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 1,860.00 FEET, WHOSE CENTER BEARS NORTH 02°41'04" WEST;
6. THENCE WESTERLY ON SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 06°43'20", AN ARC DISTANCE OF 218.22 FEET;
7. THENCE NORTH 86°01'20" WEST, A DISTANCE OF 288.27 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 2,815.00 FEET, WHOSE CENTER BEARS NORTH 04°02'04" EAST;
8. THENCE WESTERLY ON SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°47'38", AN ARC DISTANCE OF 726.84 FEET;
9. THENCE NORTH 71°12'13" WEST, A DISTANCE OF 218.95 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD;

THENCE CONTINUE ON THE EXTERIOR OF SAID "PARCEL A-2" AND SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (6) SIX COURSES:

1. THENCE NORTH 35°54'36" WEST, A DISTANCE OF 81.68 FEET;
2. THENCE NORTH 00°30'20" WEST, A DISTANCE OF 410.06 FEET;
3. THENCE NORTH 02°22'05" EAST, A DISTANCE OF 240.28 FEET;
4. THENCE NORTH 00°31'32" WEST, A DISTANCE OF 97.57 FEET;
5. THENCE NORTH 89°02'42" EAST, A DISTANCE OF 9.66 FEET;
6. THENCE NORTH 06°13'39" EAST, A DISTANCE OF 301.91 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 2,323,177 SQUARE FEET OR (53.33281 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

PARCEL B:

THAT SPECIAL WARRANTY DEED RECORDED JUNE 29, 2021 IN SAID RECORDS UNDER RECEPTION NUMBER 221125289, AND THAT QUIT CLAIM DEED RECORDED JUNE 29, 2021 IN SAID RECORDS UNDER RECEPTION NUMBER 221125290, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID QUIT CLAIM DEED;

THENCE ON THE EXTERIOR OF SAID QUITCLAIM DEED THE FOLLOWING (2) TWO COURSES:

1. THENCE SOUTH 43°37'54" EAST, A DISTANCE OF 72.97 FEET;
2. THENCE SOUTH 00°30'06" EAST, A DISTANCE OF 806.39 FEET TO THE EXTERIOR OF THAT SPECIAL WARRANTY DEED RECORDED AUGUST 17, 2016 IN SAID RECORDS UNDER RECEPTION NUMBER 216093093;

THENCE SOUTH 89°38'32" WEST ON THE LINE COMMON TO THE EXTERIORS OF SAID QUIT CLAIM DEED AND SAID SPECIAL WARRANTY DEED, A DISTANCE OF 233.38 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SPACE VILLAGE AVENUE;

THENCE NORTH 50°11'35" WEST, ON THE EXTERIOR OF SAID QUIT CLAIM DEED AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 77.53 FEET TO THE SOUTHEASTERLY CORNER OF SAID SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 221125289;

THENCE SOUTH 89°41'12" WEST, ON THE EXTERIOR OF SAID SPECIAL WARRANTY DEED AND SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,001.51 FEET;

THENCE ON THE EXTERIOR OF SAID SPECIAL WARRANTY DEED AND SAID QUIT CLAIM DEED THE FOLLOWING (4) FOUR COURSES:

1. THENCE NORTH 00°26'33" WEST, A DISTANCE OF 449.74 FEET;
2. THENCE NORTH 89°04'53" EAST, A DISTANCE OF 33.11 FEET;
3. THENCE NORTH 00°19'58" WEST, A DISTANCE OF 139.41 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 903.68 FEET, WHOSE CENTER BEARS NORTH 34°13'48" EAST;
4. THENCE NORTHWESTERLY ON SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 34°33'31", AN ARC DISTANCE OF 545.06 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 94;

THENCE ON THE EXTERIOR OF SAID SPECIAL WARRANTY DEED AND SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES:

1. THENCE SOUTH 83°37'47" EAST, A DISTANCE OF 973.50 FEET;
2. THENCE SOUTH 76°44'46" EAST, A DISTANCE OF 302.04 FEET;
3. THENCE SOUTH 86°42'55" EAST, A DISTANCE OF 281.30 FEET TO THE **POINT OF BEGINNING**.

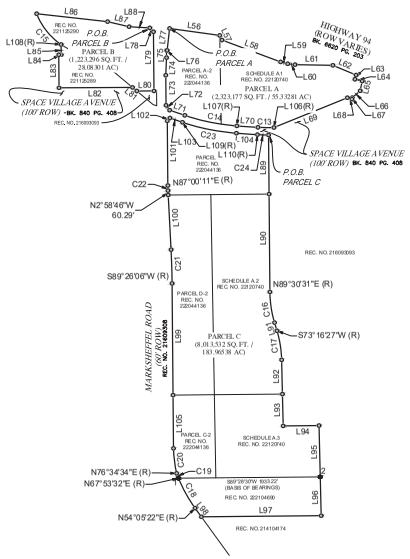
THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,223,296 SQUARE FEET OR (28.08301 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

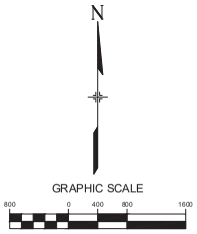
PARCEL C:

"PARCEL B", "PARCEL C-2" AND "PARCEL D-2" AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED MARCH 29, 2022 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 222044136, "SCHEDULE A.2" AND "SCHEDULE A.3" AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED NOVEMBER 1, 2021 IN SAID RECORDS UNDER RECEPTION NUMBER 221202740 AND THAT QUIT CLAIM DEED RECORDED AUGUST 5, 2022 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 222104690, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT NORTHEASTERLY CORNER OF SAID "PARCEL B";

THENCE SOUTH 00°30'15" EAST, ON THE EXTERIOR OF SAID "PARCEL B", A DISTANCE OF 805.79 FEET TO THE NORTHEAST CORNER OF SAID "SCHEDULE A.2";





THENCE ON SAID EXTERIOR THE FOLLOWING (5) FIVE COURSES:

1. THENCE SOUTH 00°29'20" EAST, A DISTANCE OF 1,333.90 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 1,500.00 FEET, WHOSE CENTER BEARS NORTH 89°30'31" EAST;
2. THENCE SOUTHERLY ON SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 16°13'47", AN ARC DISTANCE OF 424.90 FEET;
3. THENCE SOUTH 16°42'14" EAST, A DISTANCE OF 117.12 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 1,500.00 FEET, WHOSE CENTER BEARS SOUTH 73°16'27" WEST;
4. THENCE SOUTHERLY ON SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 15°21'53", AN ARC DISTANCE OF 402.25 FEET;
5. THENCE SOUTH 01°21'46" EAST, A DISTANCE OF 466.31 FEET TO THE NORTHEAST CORNER OF SAID "SCHEDULE A.3";

THENCE ON THE EXTERIOR OF SAID "SCHEDULE A.3" THE FOLLOWING (3) THREE COURSES:

1. THENCE SOUTH 01°21'01" EAST, A DISTANCE OF 434.30 FEET;
2. THENCE NORTH 89°29'09" EAST, A DISTANCE OF 489.03 FEET;
3. THENCE SOUTH 01°21'20" EAST, A DISTANCE OF 699.96 FEET TO THE NORTHEAST CORNER OF SAID QUIT CLAIM DEED RECORDED UNDER RECEPTION NUMBER 222104690;

THENCE ALONG THE EXTERIOR OF SAID QUIT CLAIM DEED THE FOLLOWING (2) TWO COURSES:

1. THENCE SOUTH 01°21'24" EAST, A DISTANCE OF 529.18 FEET;
2. THENCE SOUTH 89°28'12" WEST, A DISTANCE OF 1,633.73 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD;

THENCE ON SAID EXTERIOR AND SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) TWO COURSES:

1. THENCE NORTH 35°54'23" WEST, A DISTANCE OF 146.74 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 1,937.40 FEET, WHOSE CENTER BEARS NORTH 54°05'22" EAST;
2. THENCE NORTHWESTERLY ON SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 13°48'53", AN ARC DISTANCE OF 467.13 FEET TO THE SOUTHWEST CORNER OF SAID "PARCEL C-2" AND A NON-TANGENT CURVE HAVING A RADIUS OF 1,940.00 FEET, WHOSE CENTER BEARS NORTH 67°53'32" EAST;

THENCE ON THE EXTERIOR OF SAID "PARCEL C-2" AND SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES:

1. THENCE NORTHERLY ON SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 02°05'19", AN ARC DISTANCE OF 70.72 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 1,565.61 FEET, WHOSE CENTER BEARS NORTH 76°34'35" EAST;
2. THENCE NORTHERLY ON SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 12°34'18", AN ARC DISTANCE OF 343.52 FEET;
3. THENCE NORTH 00°29'23" WEST, A DISTANCE OF 727.04 FEET TO THE SOUTHWEST CORNER OF SAID "PARCEL D-2";

THENCE ON THE EXTERIOR OF SAID "PARCEL D-2" AND SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES:

1. THENCE NORTH 00°29'23" WEST, A DISTANCE OF 1,522.68 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 11,096.50 FEET, WHOSE CENTER BEARS SOUTH 89°26'06" WEST;
2. THENCE NORTHERLY ON SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 02°22'50", AN ARC DISTANCE OF 461.03 FEET;
3. THENCE NORTH 02°58'46" WEST, A DISTANCE OF 746.11 FEET TO THE SOUTHWEST CORNER OF SAID "PARCEL B";

THENCE ON THE EXTERIOR OF SAID "PARCEL B" AND SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (4) FOUR COURSES:

1. THENCE NORTH 02°58'46" WEST, A DISTANCE OF 60.29 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 1,600.00 FEET, WHOSE CENTER BEARS NORTH 87°00'11" EAST;
2. THENCE NORTHERLY ON SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 02°29'01", AN ARC DISTANCE OF 69.35 FEET;
3. THENCE NORTH 00°29'24" WEST, A DISTANCE OF 882.74 FEET;
4. THENCE NORTH 44°26'37" EAST, A DISTANCE OF 52.42 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SPACE VILLAGE AVENUE;

THENCE ON THE EXTERIOR OF SAID "PARCEL B" AND SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (4) FOUR COURSES:

1. THENCE SOUTH 71°12'30" EAST, A DISTANCE OF 179.07 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 2,915.00 FEET, WHOSE CENTER BEARS NORTH 18°48'51" EAST;
2. THENCE EASTERLY ON SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°47'59", AN ARC DISTANCE OF 752.96 FEET;
3. THENCE SOUTH 85°58'14" EAST, A DISTANCE OF 287.97 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 1,960.35 FEET, WHOSE CENTER BEARS NORTH 04°02'27" EAST;
4. THENCE EASTERLY ON SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 04°25'16", AN ARC DISTANCE OF 151.27 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 8,013,532 SQUARE FEET OR (183.96538 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S25°57'26"E	70.45
L2	S69°31'45"E	853.71
L3	S75°00'32"E	100.07
L4	S83°32'50"E	101.04
L5	S89°01'45"E	515.57
L6	S67°14'51"E	343.97
L7	S15°23'33"W	59.13
L8	S75°19'43"E	101.94
L9	S11°45'54"W	135.13
L10	S49°02'42"W	142.67
L11	S14°51'08"W	19.96
L12	N74°00'26"W	64.31
L13	S67°57'22"W	1079.89
L14	N86°01'20"W	288.27
L15	N71°12'13"W	218.95
L16	N35°54'36"W	81.68
L17	N00°30'20"W	410.06
L18	N02°22'05"E	240.28

LINE TABLE		
LINE #	BEARING	DISTANCE
L19	N00°31'32"W	97.57
L20	N89°02'42"E	9.66
L21	N06°13'39"E	301.91
L22	S82°07'39"E	689.83
L23	S49°37'54"E	72.97
L24	S00°30'06"E	806.39
L25	S89°38'32"W	233.38
L26	N50°11'35"W	77.53
L27	S89°41'12"W	1001.51
L28	N00°26'33"W	449.74
L29	N89°04'53"E	33.11
L30	N00°19'58"W	139.41
L31	S83°37'47"E	973.50
L32	S76°44'46"E	302.04
L33	S86°42'55"E	281.30
L34	S00°30'15"E	805.79
L35	S00°29'20"E	1333.90
L36	S16°42'14"E	117.12

LINE TABLE		
LINE #	BEARING	DISTANCE
L37	S01°21'46"E	466.31
L38	S01°21'01"E	434.30
L39	N89°29'09"E	489.03
L40	S01°21'20"E	699.96
L41	S01°21'24"E	529.18
L42	S89°28'12"W	1633.73
L43	N35°54'23"W	146.74
L45	N00°29'23"W	1522.68
L46	N02°58'46"W	746.11
L47	N00°29'24"W	882.74
L48	N44°26'37"E	52.42
L49	S71°12'30"E	179.07
L50	S85°58'14"E	287.97
L51	N02°41'04"W	1960.00
L52	N04°02'04"E	2815.00
L53	N34°13'48"E	903.68
L54	N18°48'51"E	2915.00
L55	N04°02'27"E	1960.35

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C1	218.22	1860.00	6°43'20"
C2	726.84	2815.00	14°47'38"
C3	545.07	903.68	34°33'31"
C4	424.90	1500.00	16°13'47"
C5	402.25	1500.00	15°21'53"
C6	467.13	1937.40	13°48'53"
C7	70.72	1940.00	2°05'19"
C8	343.52	1565.61	12°34'18"
C9	461.03	11096.50	2°22'50"
C10	69.35	1600.00	2°29'01"
C11	752.96	2915.00	14°47'59"
C12	151.27	1960.35	4°25'16"

FILE LOCATION:

CONSULTANTS:

PLANNER/LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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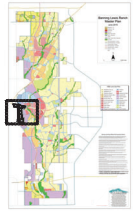
OWNER/DEVELOPER:

PIKES PEAK INVESTMENTS LLC
90 SOUTH CASCADE AVE., SUITE 1500
COLORADO SPRINGS, CO 80903
(719) 448-4084

Reagan Ranch

VICINITY MAP:



PROJECT:

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:

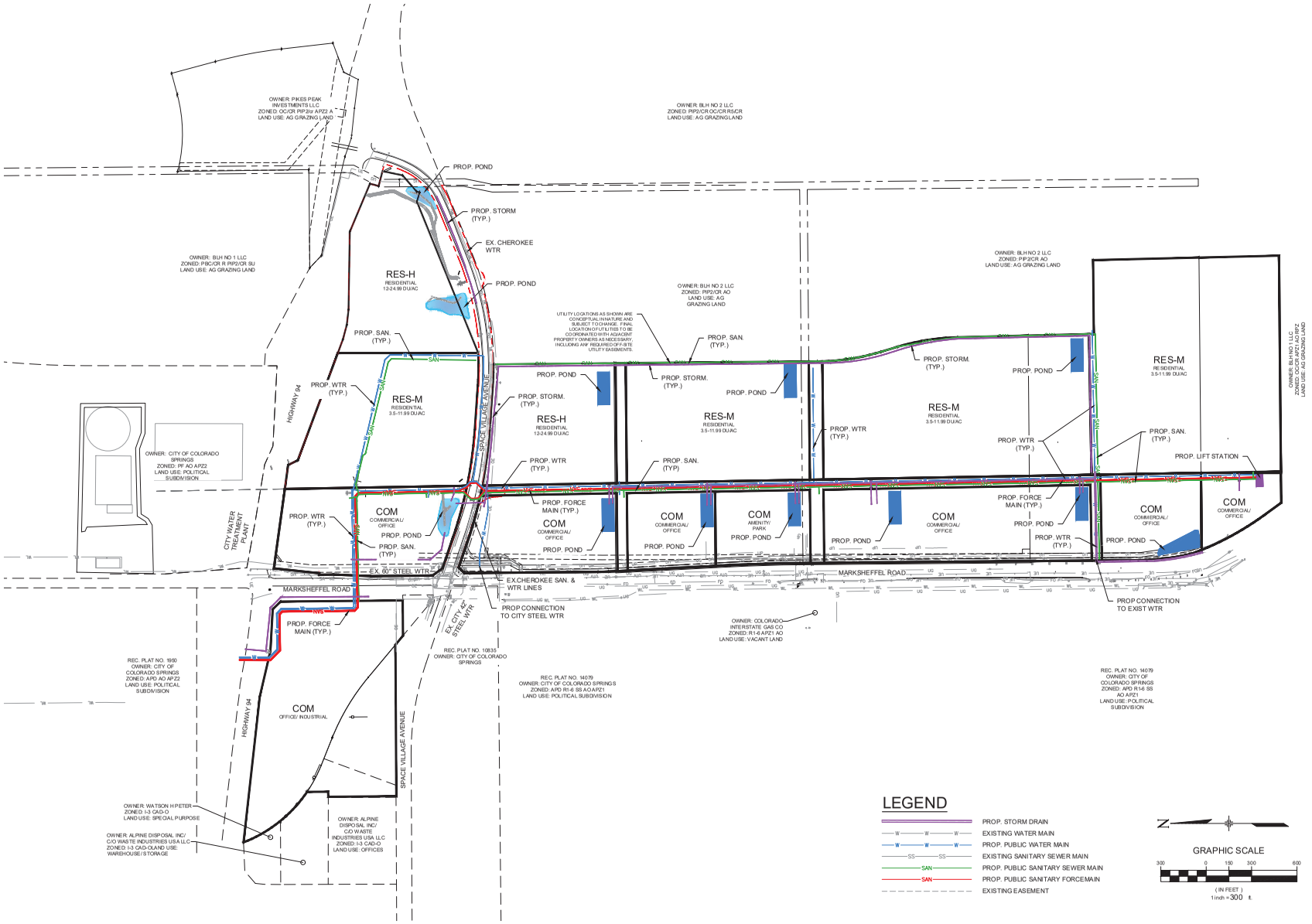
DRAWN BY:

CHECKED BY:

APPROVED BY:

SHEET TITLE:

CITY FILE NO.:



FILE LOCATION: S:\19.224.008 REAGAN RANCH\100 DWG\MA PLAN SET\MASTER PLAN\UT01.DWG

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/CIVIL ENGINEER:

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VICINITY MAP:

PROJECT:

REAGAN RANCH
MAJOR MASTER PLAN AMENDMENT

COLORADO SPRINGS, CO
MAJOR AMENDMENT 03/01/2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	12/20/2022	INITIAL SUBMITTAL - MAJOR AMENDMENT	RAF
1	02/01/2023	REVISED PER CITY COMMENTS	RAF
2	03/01/2023	REVISED PER CITY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO:	19.224.008
DRAWN BY:	RAF
CHECKED BY:	JRA
APPROVED BY:	JRA

SHEET TITLE:

MASTER UTILITY PLAN

UT01

SHEET 3 OF 3

CITY FILE NO.: CPC MP 87-00381-A27MJ20