

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 18 AND 21, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING AGRICULTURE, IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY CORNER OF THE RESERVE AT NORTH CREEK RECORDED UNDER RECEPTION NO. 217719000, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NEW LIFE DRIVE AS DESCRIBED IN BOOK 2105 AT PAGE 620, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S 00°04'56" W, A DISTANCE OF 103.39 FEET TO A POINT OF BEGINNING;

THENCE S 00°04'56" W, A DISTANCE OF 357.74 FEET;

THENCE S 00°04'56" W, A DISTANCE OF 709.55 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 107°05'45", A RADIUS OF 225.00 FEET AND A DISTANCE OF 78.28 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 117°25'31", A RADIUS OF 828.59 FEET AND A DISTANCE OF 103.39 FEET TO A POINT OF BEGINNING;

THENCE S 00°04'56" W, A DISTANCE OF 306.59 FEET AND A DISTANCE OF 190.74 FEET TO A POINT OF BEGINNING;

THENCE S 00°04'56" W, A DISTANCE OF 560.33 FEET TO A POINT OF BEGINNING;

THENCE S 00°04'56" W, A DISTANCE OF 363.50 FEET AND A DISTANCE OF 60.08 FEET TO A POINT OF BEGINNING;

THENCE S 00°04'56" W, A DISTANCE OF 193.89 FEET TO POINT OF CURVE, SAID POINT BEING ON SAID NORTHERLY RIGHT OF WAY LINE OF NEW LIFE DRIVE;

THENCE S 00°04'56" W, A DISTANCE OF 193.89 FEET TO POINT OF CURVE, SAID POINT BEING ON SAID NORTHERLY RIGHT OF WAY LINE OF NEW LIFE DRIVE;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING (2) TWO CURVES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHERE CENTER BEARS N19°45'37" W, HAVING A DELTA OF 00°09'09", A RADIUS OF 132.25 FEET AND A DISTANCE OF 11.03 FEET TO A POINT OF BEGINNING;

2. ON THE ARC OF A CURVE TO THE RIGHT WHERE CENTER BEARS N19°45'37" W, HAVING A DELTA OF 00°09'09", A RADIUS OF 132.25 FEET AND A DISTANCE OF 74.91 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 22.939 ACRES.

Land Planning  
Landscape  
Architecture  
Urban Design

**NES**

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**FLYING HORSE PARCEL 13-CAPRI FILING 1 & 2**

RESIDUAL WATER DR.

DATE: 2-20-19  
PROJECT NO: 19-00029  
DRAWN BY: J. HANCOCK  
CHECKED BY: A. HANCOCK

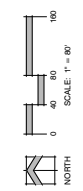
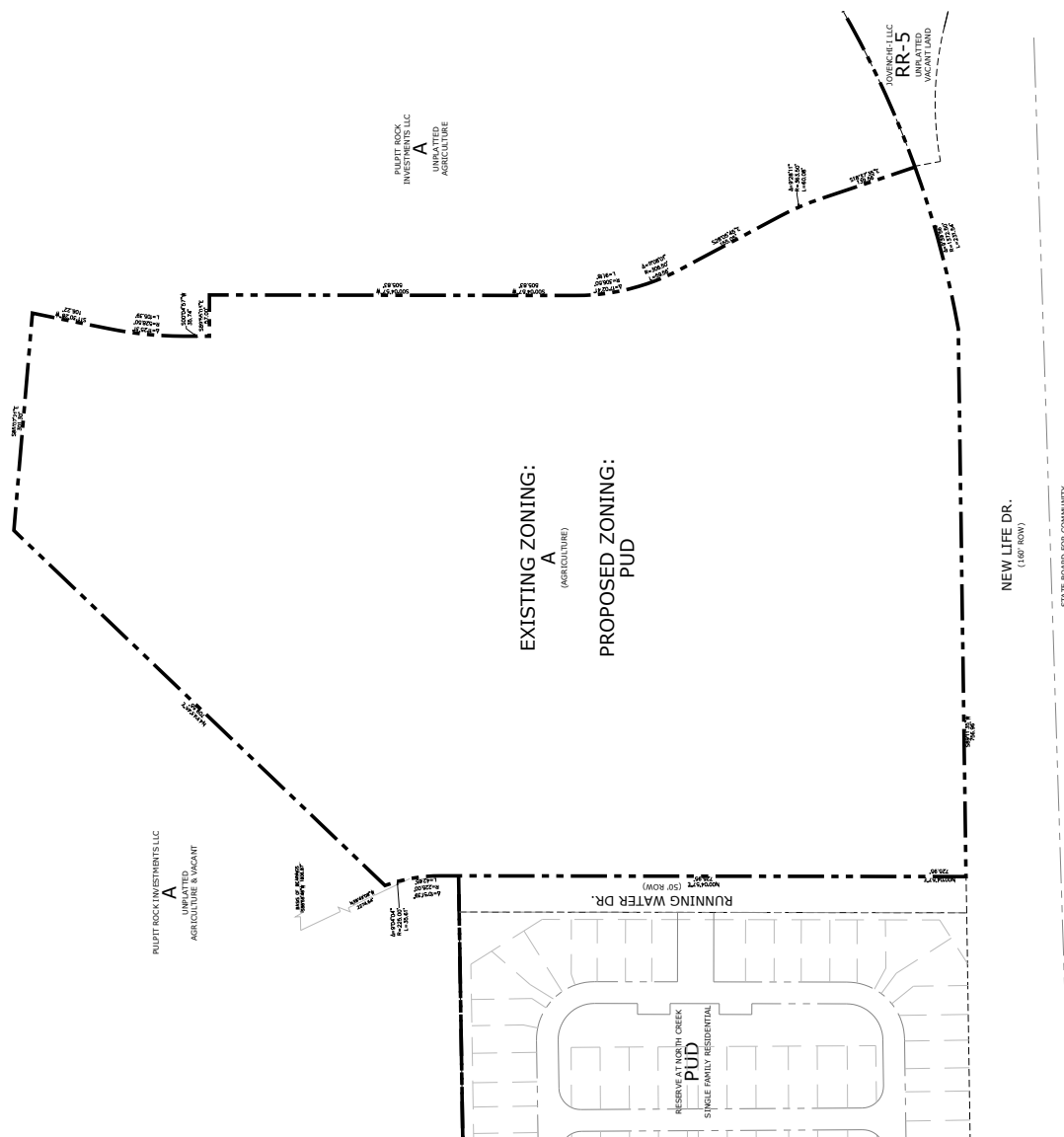
**ENTITLEMENT**

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_

**ZONING EXHIBIT**

**1** OF 1

CPC PUZ 19-00029



STATE BOARD FOR COMMUNITY  
COLLEGES & PROFESSIONAL EDUCATION

**PIP1**

PROFESSIONAL  
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