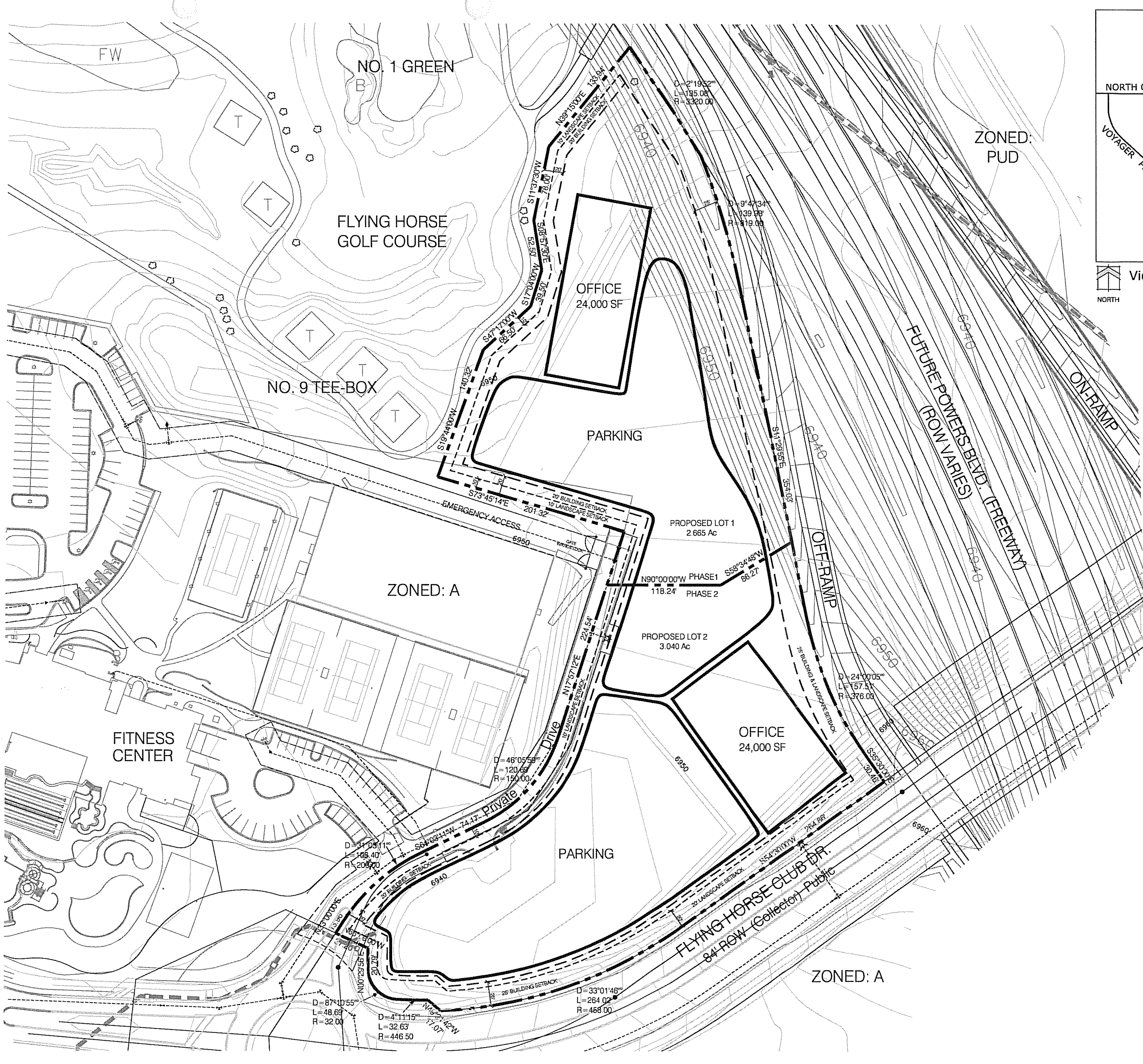

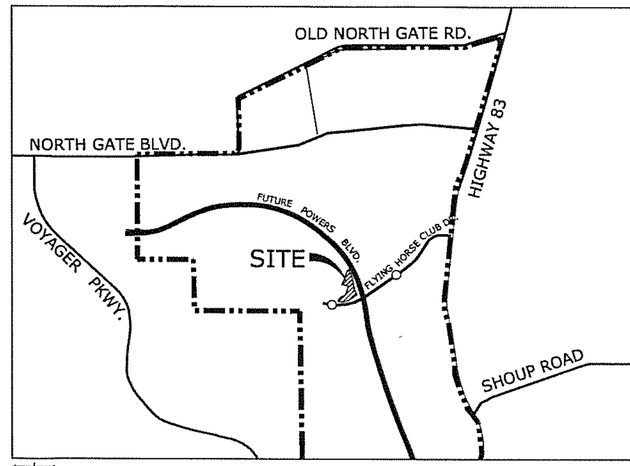

NORTH

Vicinity Map
Not To Scale

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 3 AS PLATTED IN FLYING HORSE NO. 31 A, RECORDED UNDER RECEPTION NO. 207712605, RECORDS OF EL PASO COUNTY, COLORADO AND A PORTION OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF LOT 3 AS PLATTED IN FLYING HORSE NO. 31 A, RECORDED UNDER RECEPTION NO. 207712605, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR WITH ALUMINUM CAP STAMPED "CCES LLC PLS 30118", ASSUMED TO BEAR N13°22'57"E, A DISTANCE OF 239.22 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF FLYING HORSE NO. 31 A, RECORDED UNDER RECEPTION NO. 207712605, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF FLYING HORSE CLUB DRIVE AS PLATTED IN FLYING HORSE CLUB DRIVE FILING NO. 1, RECORDED UNDER RECEPTION NO. 206712333, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N65°00'00"W, ON SAID NORTHERLY RIGHT OF WAY LINE OF FLYING HORSE CLUB DRIVE, A DISTANCE OF 37.21 FEET;
THENCE N33°00'00"E, A DISTANCE OF 13.96 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31°03'11", A RADIUS OF 200.00 FEET AND A DISTANCE OF 108.40 FEET TO A POINT OF TANGENT;
THENCE N64°03'11"E, A DISTANCE OF 74.17 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 46°05'59", A RADIUS OF 150.00 FEET AND A DISTANCE OF 120.69 FEET TO A POINT OF TANGENT;
THENCE N17°57'12"E, A DISTANCE OF 224.54 FEET;
THENCE N73°45'14"W, A DISTANCE OF 201.32 FEET;
THENCE N19°44'00"E, A DISTANCE OF 140.32 FEET;
THENCE N47°17'00"E, A DISTANCE OF 66.50 FEET;
THENCE N17°04'00"E, A DISTANCE OF 39.50 FEET;
THENCE N08°57'30"W, A DISTANCE OF 52.50 FEET;
THENCE N11°37'30"E, A DISTANCE OF 78.00 FEET;
THENCE N39°15'00"E, A DISTANCE OF 133.94 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S55°55'05"W, HAVING A DELTA OF 02°19'52", A RADIUS OF 3320.00 FEET AND A DISTANCE OF 135.08 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S58°42'31"W, HAVING A DELTA OF 09°47'34", A RADIUS OF 819.00 FEET AND A DISTANCE OF 139.98 FEET TO A POINT OF TANGENT;
THENCE S11°29'55"E, A DISTANCE OF 354.03 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 24°00'05", A RADIUS OF 376.00 FEET AND A DISTANCE OF 157.51 FEET TO A POINT OF TANGENT;
THENCE S35°30'00"E, A DISTANCE OF 30.46 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF FLYING HORSE CLUB DRIVE;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING (6) SIX COURSES:

1. S54°30'00"W, A DISTANCE OF 264.86 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 33°01'44", A RADIUS OF 458.00 FEET AND A DISTANCE OF 264.02 FEET TO A POINT ON CURVE;
3. N49°21'42"W, A DISTANCE OF 17.08 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00°52'14"W, HAVING A DELTA OF 04°11'15", A RADIUS OF 446.50 FEET AND A DISTANCE OF 32.63 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N03°19'01"E, HAVING A DELTA OF 87°10'55", A RADIUS OF 32.00 FEET AND A DISTANCE OF 48.69 FEET TO A POINT OF TANGENT;
6. N00°29'56"E, A DISTANCE OF 20.79 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5.705 ACRES.

OWNER/DEVELOPER:

FLYING HORSE, LLC
6385 CORPORATE DRIVE
COLORADO SPRINGS, CO 80919
PHONE: (719) 592-9333

APPLICANT:

N.E.S. INC.
508 S. TEJON
COLORADO SPRINGS, CO 80903
PHONE: (719) 471-0073

SITE DATA

AREA: 5.705 AC. GROSS AREA
ZONE: OC
PROPOSED USES: COMMERCIAL / OFFICE
MASTER PLAN: FLYING HORSE MASTER PLAN

BLDG SETBACKS:
POWERS BLVD.: 25'
FLYING HORSE CLUB DRIVE: 25'
PERIPHERY: 20'

LANDSCAPE SETBACKS:
POWERS BLVD.: 25'
FLYING HORSE DRIVE: 20'
PERIPHERY: 10'

PARKING PROGRAM: 1 SPACE PER 400 SF

MAX BLDG HEIGHT: 45' max (2-3 Story)

APPROVED
AUG 1 4 2010
BY CITY COUNCIL

GENERAL NOTES:

1. TOTAL PROJECT AREA - 5.4 AC
2. THE EXISTING ZONING IS - A (CITY OF COLORADO SPRINGS)
3. CONCEPT PLAN WILL BE USED FOR PRELIMINARY PLATTING PURPOSES.
4. FLOODPLAIN STATEMENT:
THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN.

NORTH
0 25 50 100
SCALE: 1"=50'

PLANNER / LANDSCAPE ARCHITECT
Land Planning
Landscape Architecture
Urban Design
NES
N.E.S. Inc.
508 South Tejon Street
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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IN ASSOCIATION WITH

Flying Horse Parcel 18

Concept Plan

PROJECT INFO
DATE: 04-26-12
PROJECT MGR.: J. Maynard
PREPARED BY: S. Cassat

SEAL

ISSUE INFO

DATE:	BY:	DESCRIPTION:
6-13-12	SC	Per City Comments

ISSUE / REVISION

SHEET TITLE: **Concept Plan**

SHEET NUMBER: **1**
1 OF 1

PLAN FILE #: CPC CP 12-00048

P:\Classic2\Flying Horse\Parcel 18\Drawings\Planning\Concept\Cp-layout\2012-04-25 NES Concept Plan.dwg [24x36] 8/27/2012 11:25:12 AM scassat

FIGURE 4