CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1

LEGAL DESCRIPTION: A PARCEL OF LAND BEING A PORTION THAT PARCEL RECORDED AT RECEPTION NO. 200083515 A PARCEL OF UNID BEING A PUNITION THAT PARCEL RECORDED AT RECEPTION NO. 2000831 TOGETHER WITH A PORTION THE 60 RIGHT-OF-WAY OF PINE DAYS ROAD, LOCATED IN THE NORTH-WEST QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE SOUTH-WEST ONE-QUARTER OF SAID SECTION 30, BEING MONUMENTED BY A 2-INCH PIPE WITH A 3.25-INCH BRASS CAP AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A NO. 6 REBAR WITH A 3.25-INCH ALUMINUM CAP STAMPED PLS 19625 AT THE CENTER CORNER OF SAID SECTION 30. WHICH IS ASSUMED TO BEAR NORTH 89°02'51" WEST, A DISTANCE OF 2,557,81 FEET.

COMMENCE AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 89°02'51' WEST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 191.29 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°02'51° WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 2,366.52 FEET:

THENCE NORTH 01°12'18' WEST A DISTANCE OF 1.983.36 FEET:

THENCE SOUTH 49°58'30" EAST, A DISTANCE OF 3,144.44 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 2,345,160 SQUARE FEET OR (53.83747 ACRES), MORE OR LESS.

ROCK CREEK MESA ADDITION NO. 1

LEGAL DESCRIPTION:
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THE PARCELS OF LAND RECORDED UNDER RECEPTION NUMBER 224050744 WITHIN PORTION OF THE PARCELS OF LAND RECORDED UNDER RECEPTION NUMBER 224050744 WITHIN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE MORTH LINE OF SAID SOUTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST END BY A 3-14 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-16 IND BY A 3-14 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-172 INCH ALUMINUM CAP STAMPED "RMLS 19625" AT THE CENTRE CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89°0251" WEST, A DISTANCE OF 2,557.81 FEET.

COMMENCING AT SAID CENTER CORNER OF SECTION 30:

THENCE NORTH 89*02*51* WEST, A DISTANCE OF 181.28 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT SAID RECEPTION NUMBER 222068811 AND

TO THE POINT OF BEGINNING;
THENCE SOUTH 06°01'44" WEST, A DISTANCE OF 462.00 FEET;
THENCE NORTH 86°02'51" WEST, A DISTANCE OF 339.76 FEET;
THENCE NORTH 04°07'26" WEST, A DISTANCE OF 462.00 FEET TO A POINT ON THE EXTERIOR OF

THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL SOUTH 89°02'51" EAST, A DISTANCE

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 175,165 SQUARE FEET OR (4.02123

ROCK CREEK MESA ADDITION NO. 2:

LEGAL DESCRIPTION: A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 1S SOUTH, RANGE 58 WEST OF THE 6TH P. M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF PARCELS OR LAND RECORDED UNDER RECEPTIONS NUMBER 224050744 WITHIN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST END BY A 3-14 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "RMLS 19825"

COMMENCING AT THE SAID CENTER CORNER OF SECTION 30; THENCE NORTH 89*0251* WEST, A DISTANCE OF 191.29 FEET TO A POINT ON THE EXTERIOR

BOUNDARY OF THAT PARCEL OF LAND RECORDED AT SAID RECEPTION NUMBER 224050744 AND

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 01'02'53" WEST, A DISTANCE OF 439.71 FEET TO A POINT ON THE EXTERIOR OF THAT PARCEL OF LAND RECORDED AT RECEPTION

NUMBER 224050744; THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY THE FOLLOWING TWO (2) COURSES:

SOUTH 89"02'57" EAST, A DISTANCE OF 208.00 FEET;

2. SOUTH 01'02'56' WEST, A DISTANCE OF 260.09 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT SAID RECEPTION NUMBER 224050744; THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2)

- SOUTH 89*02'40" EAST, A DISTANCE OF 598.00 FEET; SOUTH 02*00'53" EAST, A DISTANCE OF 119.63 FEET;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 1,292.50 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744; THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY THE FOLLOWING THREE (3) COURSES:

- NORTH 08"18"28" WEST A DISTANCE OF 59 97 FEET
- NORTH 06 1020 WEST, A DISTANCE OF 38.87 FEET, NORTH 06 04 29 EAST, A DISTANCE OF 391.30 FEET; NORTH 05 59 00 EAST, A DISTANCE OF 393.36 FEET;

THENCE SOUTH 04'07'26' EAST, A DISTANCE OF 462.00 FEET;
THENCE SOUTH 88'02'51' EAST, A DISTANCE OF 339.76 FEET;
THENCE NORTH 06'01'44' EAST, A DISTANCE OF 462.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 363 637 SQUARE FEET OR (6.35254 ACRES), MORE OR LESS.

ROCK CREEK MESA ADDITION NO. 3:

LEGAL DESCRIPTION:
A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30. TOWNSHIP 15 SOUTH, RANGE 56 WEST OF A PANCEL OF LAND IN THE SOUNTY OF EL PASO, STATE OF COLORADO, CONTAINING PORTIONS OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING PORTIONS OF THOSE PARCELS RECORDED UNDER RECEPTION NUMBER 224050744 WITHIN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST END BY A 3-1/4 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "RMLS 19625" AT THE CENTER CORNER OF SAID SECTION 30. WHICH IS ASSUMED TO BEAR NORTH 89'02'51" WEST, A DISTANCE OF 2.557.81 FEET.:

COMMENCING AT SAID CENTER CORNER OF SECTION 30;
THENCE SOUTH 02°22789' WEST A DISTANCE OF 1,847.78 TO A POINT ON THE SOUTHERN
EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744,
BEING MONUMENTED BY A 2-1/2 INCH ALUMINUM CAP STAMPED "PLS 9853", SAID BEING THE POINT

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 89'02'02" WEST, A DISTANCE OF

THENCE NORTH 00°59'48' WEST A DISTANCE OF 100 00 FEFT.

THENCE NORTH 00°5948" WEST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 89°020" WEST A DISTANCE OF 39.91 FEET;
THENCE NORTH 00°56'34" WEST, A DISTANCE OF 483.10 FEET TO A POINT ON THE EXTERIOR
BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744;
THENCE CONTINUE NORTH 00°55'34" WEST, A DISTANCE OF 62.25 FEET TO A POINT ON THE
EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744;
THENCE CONCINENT WITH SAID EXTERIOR POINT ON THE THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 72*32*40" WEST, A DISTANCE OF 62.58 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING FIVE (5)

ROCK CREEK MESA ADDITIONS NO. 1-6 AND CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1

COLORADO SPRINGS, COLORADO LAND USE PLAN

SOUTH 73°41'05" WEST, A DISTANCE OF 609.15 FEET: NORTH 00°00'00° EAST, A DISTANCE OF 265 09 FEET TO A NON-TANGENT CURVE HAVING

NORTH 00'00'00' EAST, A DISTANCE OF 285,09 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 30.00 FEET, WHOSE CENTRE BEARS SOUTH 38'1822' EAST;
 EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 109'51'18', AN ARC DISTANCE OF 57.52 FEET AND HAVING A CHORD THAT BEARS SOUTH 73'22'43' EAST, A DISTANCE OF 49.11 FEET;
 ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 71'22'42' EAST, A DISTANCE OF 60.15 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 225.72 FEET, WHOSE CENTER PEARS NOTHER 11'19'71'2' EAST.

BEARS NORTH 71°27'12" EAST;
5. NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 100°11'27". AN ARC DISTANCE OF 394 71 FEFT AND HAVING A CHORD THAT BEARS NORTH 31°32'56" EAST, A DISTANCE OF 346.31 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 90°00'00" EAST, A DISTANCE OF 1,292.50 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED SAID RECEPTION NUMBER 224050744 AND THE WEST RIGHT-OF-WAY LINE OF

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL AND SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

SOUTH 02°00'53° EAST, A DISTANCE OF 233.77 FEET TO A NON-TANGENT CURVE HAVING 1. SOUTH 02'00'33' EAST, A DISTANCE OF 233.77 FEET TO A NON-TANGENT CURVE HAVING ARDINS OF 2,884 AS FEET, WHOSE CENTER BEARS NORTH 81'2753' WEST;
2. SOUTHERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 10'41'37', AN ARC DISTANCE OF 53'4 69 FEET AND HAVING A CHORD THAT BEARS SOUTH 13'525' WEST, A DISTANCE OF 533.91 FEET;
3. CONTINUE SOUTHERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 40'425' AND LAWING A CHORD THAT BEARS.

ANGLE OF 01° 13'50°, AN ARC DISTANCE OF 61.52 FEET AND HAVING A CHORD THAT BEARS

SOUTH 19"50"39" WEST, A DISTANCE OF 61,52 FEET: CONTINUE SOUTHERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'43°, AN ARC DISTANCE OF 160.60 FEET AND HAVING A CHORD THAT BEARS SOUTH 22°03'55" WEST, A DISTANCE OF 160.58 FEET

THENCE CONTINUING COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°02'02" WEST, A DISTANCE OF

2. SOUTH 01°01'21" EAST, A DISTANCE OF 49.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1.112.842 SQUARE FEET OR 25.54733 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

ROCK CREEK MESA ADDITION NO. 4:

LEGAL DESCRIPTION:
A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST
OF THE 5TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A
PORTION OF THE PAWNEE ROAD AND COMMANCHE ROAD RIGHT-OF-WAYS RECORDED
UNDER ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 IN PLAT BOOK A-2 PAGE 30, AND A PORTION OF THOSE PARCELS OF LAND RECORDED UNDER RECEPTION NUMBER 224050744 PORTION OF THOSE PARCELS OF LAND RECORDED UNDER RECEPTION NUMBER 224650744, ALL IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID SOUTHWEST ONE-GUARETE, BEING MONIMENTED ON THE WEST END BY A 3-14 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 3-14Z INCH ALUMINUM CAP STAMPED "RMLS 19625" AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89*0251" WEST, A DISTANCE OF 2.557.81 FEET;

COMMENCING AT SAID CENTER CORNER OF SECTION 30: THENCE \$56°23'43"W A DISTANCE OF 1.898.77 TO A POINT ON THE SAID EASTERN RIGHT-OF-WAY LINE OF COMMANCHE ROAD, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160", ALSO BEING THE POINT OF BEGINNING;

THENCE COINCIDENT WITH SAID COMMANCHE ROAD RIGHT-OF-WAY LINE THE FOLLOWING

NORTH 89°17'17" EAST, A DISTANCE OF 60.00 FEET;

SOUTH 00°42'43" EAST, A DISTANCE OF 503.81 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD:

THENCE COINCIDENT WITH SAID RIGHT-OF-WAY LINE NORTH 73*41'05" EAST, A DISTANCE OF 408.31 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744;

THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING THREE (3)

NORTH 00°52'18" WEST, A DISTANCE OF 153.40 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 70.00 FEET, WHOSE CENTER BEARS NORTH 89°08°03° EAST; 2. NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 51°59'01", AN ARC DISTANCE OF 63.51 FEET AND HAVING A CHORD THAT BEARS NORTH 25'07'33' EAST, A DISTANCE OF 61.35 FEET;
3. ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 51'41'38" EAST, A DISTANCE OF

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 265.09 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD; THENCE COINCIDENT WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

THENCE NORTH 73°41°DS' FAST, A DISTANCE OF 609 15 FEET-THENCE NORTH 72°32'40" EAST, A DISTANCE OF 62.58 FEE

THENCE SOUTH 00°56'34" EAST, A DISTANCE OF 62.25 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
THENCE SOUTH 00°56'34" EAST, A DISTANCE OF 483 10 FEET;

SOUTH 89°02'02" WEST, A DISTANCE OF 60.09 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744: THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL NORTH 00'59'47" WEST. A DISTANCE OF 465.22 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF SAID

THENCE COUNCIDENT WITH SAID RIGHT-OF-WAY SOUTH 73'41'05" WEST, A DISTANCE OF 1,175.13 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF SAID COMMANCHE

THENCE COINCIDENT WITH SAID EASTERN RIGHT-OF-WAY LINE SOUTH 00'42'43" EAST, A DISTANCE OF 97.26 FEET;
THENCE NORTH 90'00'00' WEST, A DISTANCE OF 59 84 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF SAID COMMANCHE ROAD;

THENCE COINCIDENT WITH SAID WESTERN RIGHT OF WAY LINE NORTH 00'45'24' WEST. A THENCE COINCIDENT WITH SAID WESTERN RIGHT-OF-WAY LINE NORTH OUT-924" WEST, A
DISTANCE OF 78.88 FEET TO A POINT OF SAID SOUTHERN RIGHT-OF-WAY LINE OF PAWNEE
ROAD;
THENCE NORTH 00"4243" WEST, A DISTANCE OF 61.94 FEET TO A POINT ON SAID NORTHERN

RIGHT-OF-WAY LINE OF PAWNEE ROAD; THENCE CONTINUE NORTH OF 24-23" WEST AND COINCIDENT WITH SAID WESTERN RIGHT-OF-WAY LINE, A DISTANCE OF 521.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 177,034 SQUARE FEET OR (4.08413 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT

ROCK CREEK MESA ADDITION NO. 5:

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 5TH P.M., IN THE COUNTY OF ELP ASO, STATE OF COLORADO, CONTAINING A PORTION OF THE PAWNEE ROAD RIGHT-OF-WAY RECORDED UNDER ROCK CREEK MESA SUBDINISION ADDITION NO. 2 IN PLAT BOOK A-2 PAGE 30, AND A PORTION OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION UNIBER 22405074, BOTH IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH INLE OF SAID SOUTHMEST ONE-QUARTER, BEING MONUMENTED ON THE WEST END BY A 3-14 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED THALS 19825'AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 69'0251' WEST, A DISTANCE OF 2,557.61 FEET;

COMMENCING AT SAID CENTER CORNER OF SECTION 30;
THENCE SS6*22/43*W A DISTANCE OF 1,898.77 TO A POINT ON THE SAID EXTERIOR THAT PARCEL OF LAND, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED *PLS 35160*, ALSO BEING THE POINT OF BEGINNING;
THENCE COINCIDENT WITH SAID WESTERN ROAD RIGHT-OF-WAY LINE OF COMMANCHE ROAD SOUTH 00*42*43*
EAST, A DISTANCE OF 52.1 79 FEET, TH 00°42'43" EAST, A DISTANCE OF 61 94 FEET TO A POINT ON THE EXTERIOR OF SAID

THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING SEVEN (7) COURSES:

- SOUTH 00°45'24" EAST, A DISTANCE OF 142.38 FEET; SOUTH 00°45'24" EAST, A DISTANCE OF 27.00 FEET; SOUTH 88'331'8" WEST, A DISTANCE OF 27.00 FEET; NORTH 00°43'42" WEST, A DISTANCE OF 27.00 FEET; CONTINUE NORTH 00°43'42" WEST AND COINCIDENT NORTH 00°43'43" WEST AND COINCIDENT NORTH 00°43'43" WEST AND COINCIDENT NORTH 00°43'43" EAST, A DISTANCE OF 56 85 FEET; NORTH 24°20'49" EAST, A DISTANCE OF 66.76 FEET; WITH SAID LINE, A DISTANCE OF 90.69 FEET,

THENCE NORTH 00'00'00' EAST, A DISTANCE OF 885.86 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL; THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 323,735 SQUARE FEET OR (7.43192 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

ROCK CREEK MESA ADDITION NO. 6:

LEGAL DESCRIPTION:
A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 2/20607/4, BEING MONUMER PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, SEING MONUMENTED ON THE WEST END BY A 3-1/4 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED THALE 1982/5 AT THE CENTER CONNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89'02'51' WEST, A DISTANCE OF 2,557.81 FEET;

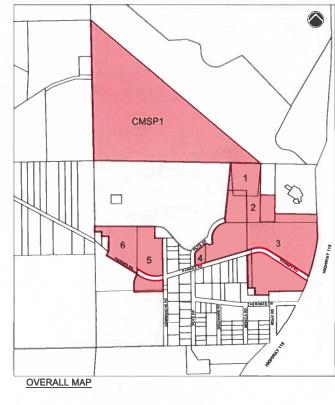
COMMENCING AT SAID CENTER CORNER OF SECTION 30; THENCE SOUTH 51"1405 WEST A DISTANCE OF 2,488 24 FEET TO A POINT ON THE SAID EXTERIOR THAT PARCEL OF LAND, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160", ALSO BEING THE POINT OF

THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING FIGHT (8) COURSES.

- NORTH 59*19*10* WEST, A DISTANCE OF 509,83 FEET; NORTH 30*40*50* EAST, A DISTANCE OF 60.00 FEET, NORTH 40*4375* EAST, A DISTANCE OF 217.01 FEET; SOUTH 88*295* WEST, A DISTANCE OF 10.55 FEET; NORTH 60*70*74* EAST, A DISTANCE OF 81.7 FEET; NORTH 68*200*7* WEST, A DISTANCE OF 614.87 FEET; SOUTH 80*2137* WEST, A DISTANCE OF 71.87 FEET; SOUTH 80*255* EAST, A DISTANCE OF 611.46 FEET;

THENCE SOUTH 00'00'00' EAST, A DISTANCE OF 665.66 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 244,463 SQUARE FEET OR (5.61209 ACRES), MORE OR LESS.



RESIDENTIAL SUMMARY DATA

PROPERTY SIZE	50.61 ACRES	_
TAX SCHEDULE NO.	6530300017 ; 6530300023 ; 6530400003 ; 6530300022(A PORTION OF); 6530400009	
EXISTING ZONING	RS-5000 / F-5	_
PROPOSED ZONING	R-FLEX MEDIUM	_
EXISTING LAND USE	SINGLE FAMILY RES.; VACANT LAND	
PROPOSED LAND USE	RESIDENTIAL	_
PROPOSED LOT/UNIT COUNT	MAXIMUM 400	_
PROPOSED TOTAL GROSS DENSITY	MAXIMUM 16 DU/AC	_
MAX. BUILDING HEIGHT	45' MAX HEIGHT	_
MIN. LOT SIZE	1,500 SF PER DU	
MAX. LOT COVERAGE	N/A	_

PUBLIC PARKS SUMMARY DATA

53.84 ACRES		

LAND USE DATA

LAND USE	NO. ACRES PROVIDED	% OF TOTAL PROPERTY	
RESIDENTIAL (R-FLEX MEDIUM)	50.61 AC	48.5%	
PUBLIC PARKS (PK)	53.84 AC	51.5%	
TOTAL	104.45 AC	100%	

SHEET INDEX

DESCRIPTION	NUMBER	TITLE	
TITLE SHEET	1	TS01	
GENERAL NOTES	2	TS02	
LAND USE PLAN	3	LU01	
LAND USE PLAN	4	LU02	
LAND SUITABILITY ANALYSIS - SLOPES	5	LSA01	
LAND SUITABILITY ANALYSIS - VEGETATION	6	LSA02	

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OWNER/DEVELOPER

CONSULTANTS

ROCK CREEK RESIDENTIAL LLC.

CITY OF COLORADO SPRINGS 30 S NEVADA AVE. COLORADO SPRINGS, CO 80903-1802



ROCK CREEK MESA ADDITIONS NO. 1-6 & CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 - LAND USE PLAN COLORADO SPRINGS, CO AUGUST 2024

NO.	DATE	DESCRIPTION	В
0	09/19/2023	INITIAL SUBMITTAL	RA
1	11/15/2023	SECOND SUBMITTAL	RA
2	02/14/2024	THIRD SUBMITTAL	R/I
3	05/08/2024	FOURTH SUBMITTAL	RA
4	07/10/2024	FIFTH SUBMITTAL	RA

TITLE SHEET

TS01

SHEET 01 OF 06

PROJECT NO: 23.224.023

CHECKED BY: RF

APPROVED BY: JA

SHEET TITLE:

LAND USE PLAN GENERAL NOTES:

- THE OVERALL DENSITY FOR ROCK CREEK MESA WILL BE CAPPED AT A MAXIMUM OF 400 UNITS. DENSITY TRANSFERS ARE PERMITTED WITHIN THE ROCK CREEK MESA RESIDENTIAL AREAS AND SHALL NOT REQUIRE AN AMENDMENT TO THIS LAND USE PLAN SO LONG AS THE MAXIMUM DENSITY OF 400 UNITS IS NOT EXCEEDED
- THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE ROCK CREEK METROPOLITAN DISTRICT, WHICH IS CREATED BY ORDINANCE NO. _____ AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO.
- ALL LANDSCAPE TRACTS AND PARKS WITHIN ROCK CREEK MESA WILL BE OWNED AND MAINTAINED BY THE ROCK CREEK METROPOLITAN
- DEVELOPMENT WILL OCCUR IN ONE PHASE
- ALL COLLECTOR LEVEL CLASSIFICATION STREETS AS SHOWN WILL BE PUBLIC, CROSS SECTIONS AND ROW INFORMATION WILL BE INCLUDED IN FUTURE FILINGS PER ENGINEERING REQUIREMENTS, ALL FULL MOVEMENT ACCESS INTERSECTIONS SHALL ACCOMMODATE BICYCLE AND
- 8. ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE, SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE DEVELOPMENT PLAN SUBMITTAL FOR EACH PARCEL.
- NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED ONTO STATE HIGHWAY 115 FROM THE PARCEL(S) WITHIN THIS DEVELOPMENT
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
- REFER TO THE TRAFFIC IMPACT STUDY SUBMITTED WITH THIS LAND USE PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC STUDY. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE OR INCREASE IN DENSITY IS
- 10. LONG-TERM MAINTENANCE RESPONSIBILITY FOR WATER QUALITY/ DETENTION FACILITIES IS PRIVATE, PROVIDED BY THE ROCK CREEK METRO
- 11. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE MAPN-23-0009, THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
- 12. A FISCAL IMPACT ANALYSIS AND A CALCULATION OF TOTAL COSTS TO THE CITY TO PROVIDE INFRASTRUCTURE TO THE PROPOSED DEVELOPMENT FOR A PERIOD OF AT LEAST 10 YEARS WILL BE PROVIDED BY THE CITY OF COLORADO SPRINGS.
- 13. RESIDING IN OR NEAR WILDLAND URBAN INTERFACE OR INTERMIX AREAS INVOLVES INCREASED WILDFIRE RISKS THAT MAY NOT APPLY IN URBAN OR MORE URBANIZED TYPES OF DEVELOPED COMMUNITIES. ALL LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO FUELS MANAGEMENT REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER TO IMPLEMENT THE FUELS MANAGEMENT PROCEDURES AS DEFINED IN CHAPTER 8 OF THE CITY CODE FOR EACH LOT. APPROVAL INSPECTION MUST BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT AND/OR ALLOWING OCCUPANCY OF THE RESIDENCE. THE INITIAL FUELS MANAGEMENT INSPECTION MUST BE REQUESTED FROM THE FIRE DEPARTMENT PRIOR TO FRAMING INSPECTION WITH SUBSEQUENT APPROVAL OBTAINED
- 14. FULL SPECTRUM DETENTION FOR THE R-FLEX MEDIUM DETACHED SINGLE FAMILY AREAS WILL BE PROVIDED AT THE PCMS LOCATED NEAR THE INTERSECTION OF PAWNEE ROAD/HIGHWAY 115.
- 15. REFER TO THE MEMORANDUM OF AGREEMENT (MOA) DATED JUNE 27, 2024 BETWEEN THE DEVELOPER AND EL PASO COUNTY SCHOOL DISTRICT #8 (FFC) FOR ADDITIONAL INFORMATION REGARDING SCHOOL FEES IN LIEU OR LAND DEDICATION ALTERNATIVES.
- 16. THE HILLSIDE DESIGNATED AREAS SHOWN ON THIS LAND USE PLAN WILL ADHERE TO ALL HILLSIDE REQUIREMENTS WITH LIMITED LAND DISTURBANCE AND VEGETATION REMOVAL. ANY FUTURE DEVELOPMENT OR DISTURBANCE IN THESE AREAS WILL BE REVIEWED BY CITY PLANNING TO ENSURE ALL HILLSIDE REQUIREMENTS ARE MET. EFFORTS WILL BE MADE TO PRESERVE STEEP SLOPES AND EXISTING VEGETATION WITH CONSTRUCTION OF DETENTION POND SOUTHEAST OF PAWNEE ROAD.

FLOODPLAIN STATEMENT:

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0950G, PANEL NUMBER 950, DATED DECEMBER 7, 2018. THE SITE IS LOCATED IN ZONE X.

GEOLOGIC HAZARD DISCLOSURE:

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY RMG ROCKY MOUNTAIN GROUP DATED 01/31/2024, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD(S) ON THE PROPERTY: FAULTS & SEISMICITY, A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # MAPN-23-009 OR WITHIN THE SUBDIVISION FILE ROCK CREEK MESA ADDITION NO. 1 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM, CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT

ADA DESIGN PROFESSIONAL STANDARDS STATEMENT:

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIE WITH THE PROPERTY OWNER

TRAFFIC IMPROVEMENTS BY DEVELOPER:

SH-115/PAWNEE ROAD

- 1. A 57' COLLECTOR CROSS-SECTION WITH TWO 5' EASEMENTS IS PROPOSED WITHIN THE EXISTING 60' ROW CORRIDOR OF PAWNEE ROAD.
- 2. A 67' ROW PLUS TWO 5' EASEMENTS ALONG PAWNEE ROAD FOR THE FIRST 400 FEET WEST OF HIGHWAY-115.
- 3. EXTEND NORTHBOUND LEFT-TURN LANE FROM 270-FT TO 1.025-FT WHICH INCLUDES 700-FT OF DECELERATION, 25-FT OF STORAGE AND 300-FT OF TAPER. THERE IS NOT ENOUGH SPACE FOR THIS IMPROVEMENT IN EXISTING CONDITIONS UNTIL SH-115/CHEROKEE DRIVE INTERSECTION IS CONVERTED TO RI/RO ONLY ACCESS.
- 4. CONSTRUCT A 190-FT LONG EASTBOUND LEFT-TURN LANE WITH 100-FT OF STORAGE AND A 90-FT TAPER.
- 5. EXTEND SOUTHBOUND RIGHT-TURN LANE FROM 825FT TO 1,000FT WHICH INCLUDES 700FT OF DECELERATION AND 300FT OF TAPER. SH-115/CHEROKEE ROAD

1. CONVERT TO RURO ACCESS SO NORTHBOUND LEFT-TURN LANE AT SH-115/PAWNEE ROAD INTERSECTION CAN MEET SHAC REQUIREMENTS.

1, SH-115/PAWNEE ROAD WILL NEED TO BE CONVERTED TO A SIGNALIZED INTERSECTION DUE TO THE EXISTING CONDITIONS SCENARIO MEETING THE FOUR-HOUR SIGNAL WARRANT AND THE BUILDOUT BACKGROUND SCENARIO MEETING THE EIGHT-HOUR WARRANT, FOURHOUR WARRANT

AND PEAK HOUR WARRANT. THESE IMPROVEMENTS ARE REQUIRED BY 2030 WITHOUT THE PROJECT. 2. WITH THE PROJECT, SH-115/PAWNEE ROAD INTERSECTION WILL NEED TO EXTEND THE EASTBOUND LEFT-TURN LANE BY 200-FT TO PROVIDE A TOTAL OF 300FT OF STORAGE ALONG WITH A 90FT TAPER.

1. SH-115/PAWNEE ROAD INTERSECTION WILL NEED TO CONSTRUCT A DOUBLE LEFT TURN LANE TO ALLOW ALL INTERSECTION APPROACHES TO OPERATE AT ACCEPTABLE LEVELS OF SERVICE. THE 200FT OF REQUIRED STORAGE CAN BE SPLIT EVENLY BETWEEN THE TWO TURN LANES AND THE TAPER WILL DOUBLE IN LENGTH TO 180FT TO ACCOUNT FOR THE DOUBLE TURN LANE, THERE SHOULD BE A 180FT TAPER AND TWO 100FT LONG TURN LANES, THIS IMPROVEMENT IS REQUIRED BY 2045 WITHOUT THE PROJECT.

1. PRIOR TO ANY CONSTRUCTION, AN APPROVED COOT PERMIT WILL BE REQUIRED.

ROCK CREEK MESA ADDITIONS NO. 1-6 AND CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1

COLORADO SPRINGS, COLORADO

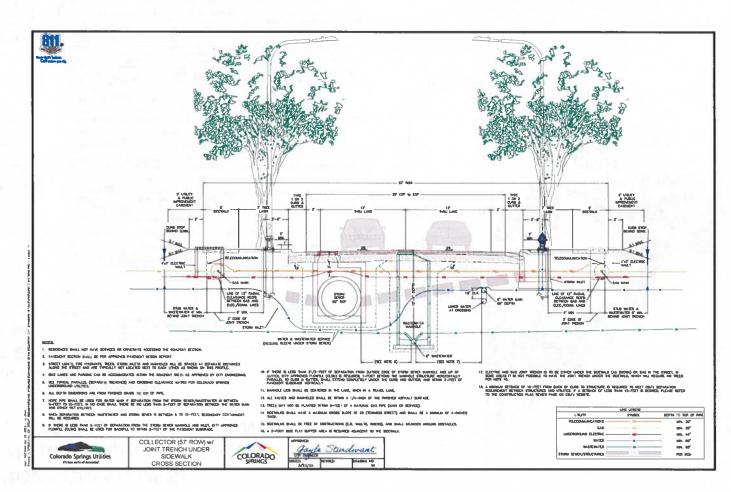
LAND USE PLAN

PARKLAND DEDICATION:

HOUSING TYPE	# OF UNITS	NEIGHBORHOOD PARK DEDICATION PER	PARK	TOTAL ACRES OF NEIGHBORHOOD PARK DEDICATION OBLIGATION (AC)	TOTAL ACRES OF COMMUNITY PARK DEDICATION OBLIGATION (AC)
ATTACHED SINGLE FAMILY (2-4)	250	0.0053	0.0064	1.325	1.6
DETACHED SINGLE FAMILY	150	0.0066	0.008	0.99	1.2
TOTAL	400			2.31	2.8
TOTAL PARKLAND REQUIREMENT	400			2.31	2.8
	•			5.1	1

PARK AND OPEN SPACE NOTES:

- ALL PROPOSED PUBLIC PARKS, TRAILS, COMMON AREAS, AND OPEN SPACE WITHIN ROCK CREEK MESA ARE TO BE BUILT. OWNED AND MAINTAINED BY THE ROCK CREEK METROPOLITAN DISTRICT.
- PARKLAND DEDICATION ORDINANCE (PLDO):
- THE CONCEPTUAL LOCATION AND SIZE OF THE 2.31 ACRE PARK PARCEL, AS ILLUSTRATED ON THE LAND USE PLAN, IS INTENDED TO FULFILL THE PLDO NEIGHBORHOOD PARK OBLIGATION OF THIS LAND USE PLAN. THE REMAINING EASEMENT AND OPEN SPACE ACREAGE IS NOT INTENDED TO MEET PLDO. ANY MINOR ADJUSTMENTS TO PLDO ACREAGE MAY BE HANDLED ADMINISTRATIVELY.
- THE COMMUNITY PARK OBLIGATION IS TO BE MET THROUGH FEES IN LIEU OF LAND DEDICATION.
- FINAL PUBLIC PARK SIZE, EXACT LOCATION AND DESIGN WILL BE ADDRESSED WITH THE FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS.
- ALL PLDG NEIGHBORHOOD PARKLAND SHALL MEET THE REQUIREMENTS OF CITY CODE 7.4.307 F TO INCLUDE: THE NEIGHBORHOOD PARK SITE DESIGNS ARE SUBJECT TO THE PARKS, RECREATION, AND CULTURAL SERVICES ADVISORY BOARD REVIEW AND RECOMMENDATION PRIOR TO ANY CONSTRUCTION AND THAT THE LAND IS PERMANENTLY DESIGNATED FOR PARK PURPOSES. NEIGHBORHOOD PARK CONSTRUCTION SHALL BE COMPLETED AT THE TIME 50% OF THE ADJACENT BUILDING PERMITS WITHIN THE APPLICABLE PARCEL HAVE BEEN PULLED.



ROCK CREEK RESIDENTIAL LLC

CITY OF COLORADO SPRINGS 30 S NEVADA AVE. COLORADO SPRINGS, CO 80903-1802



ROCK CREEK MESA ADDITIONS NO. 1-6 & CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 - LAND USE PLAN COLORADO SPRINGS, CO

NO.	DATE	DESCRIPTION	[B
0	09/19/2023	INITIAL SUBMITTAL	R
1	11/15/2023	SECOND SUBMITTAL	R
2	02/14/2024	THIRD SUBMITTAL	R
3	05/08/2024	FOURTH SUBMITTAL	R
4	07/10/2024	FIFTH SUBMITTAL	R

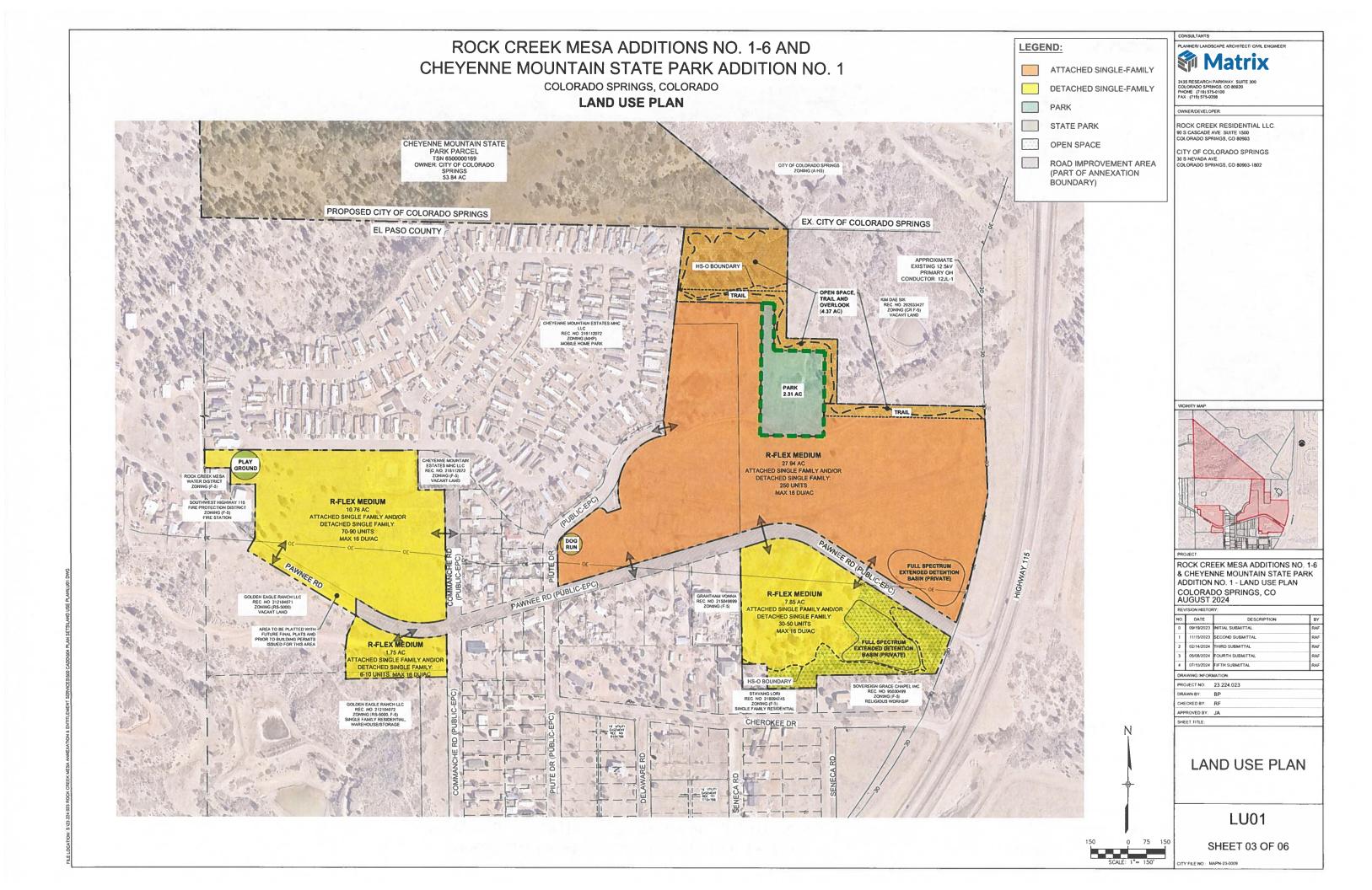
PROJECT NO: 23.224.023 DRAWN BY: RP CHECKED BY: RF

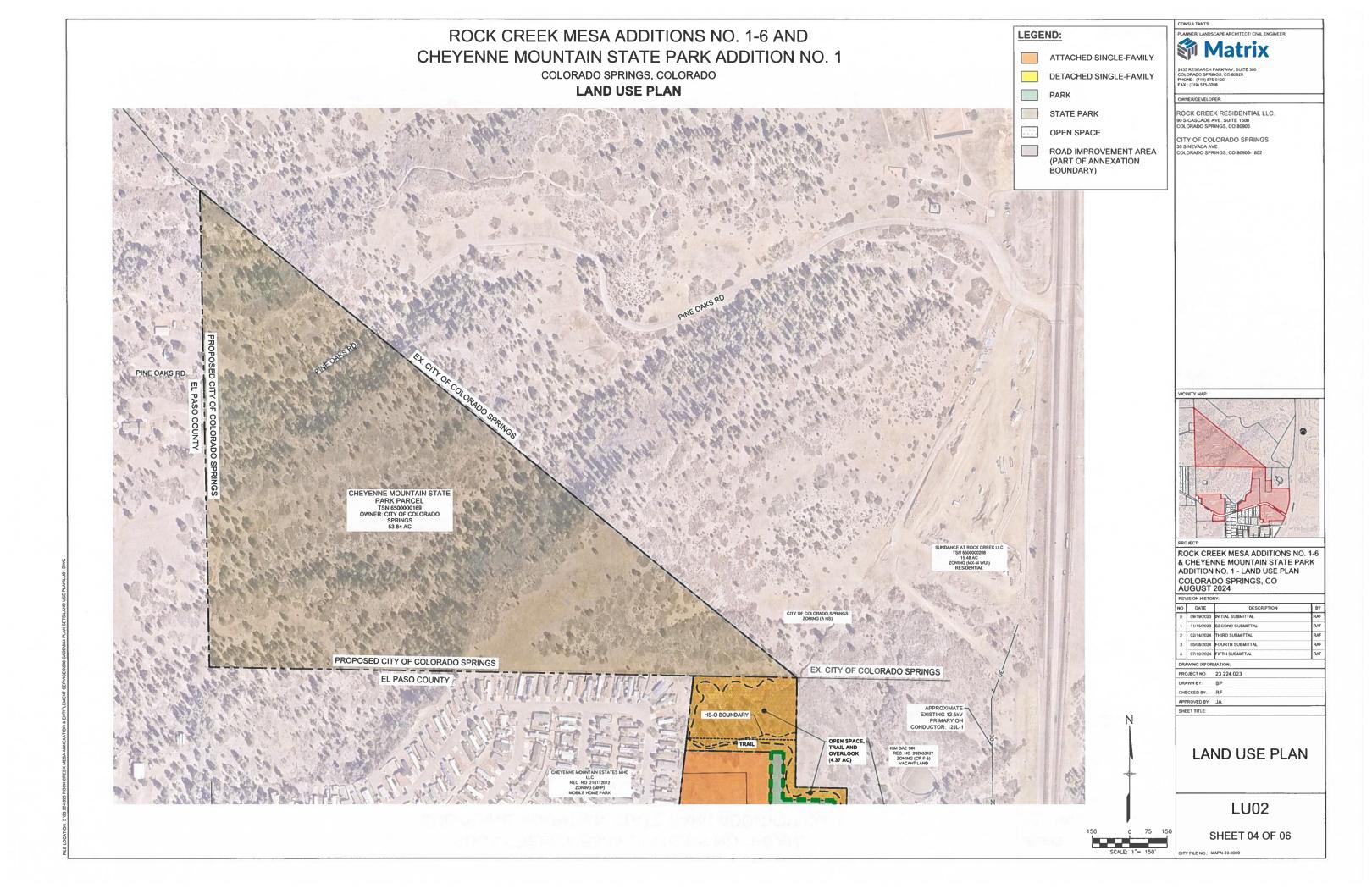
GENERAL NOTES

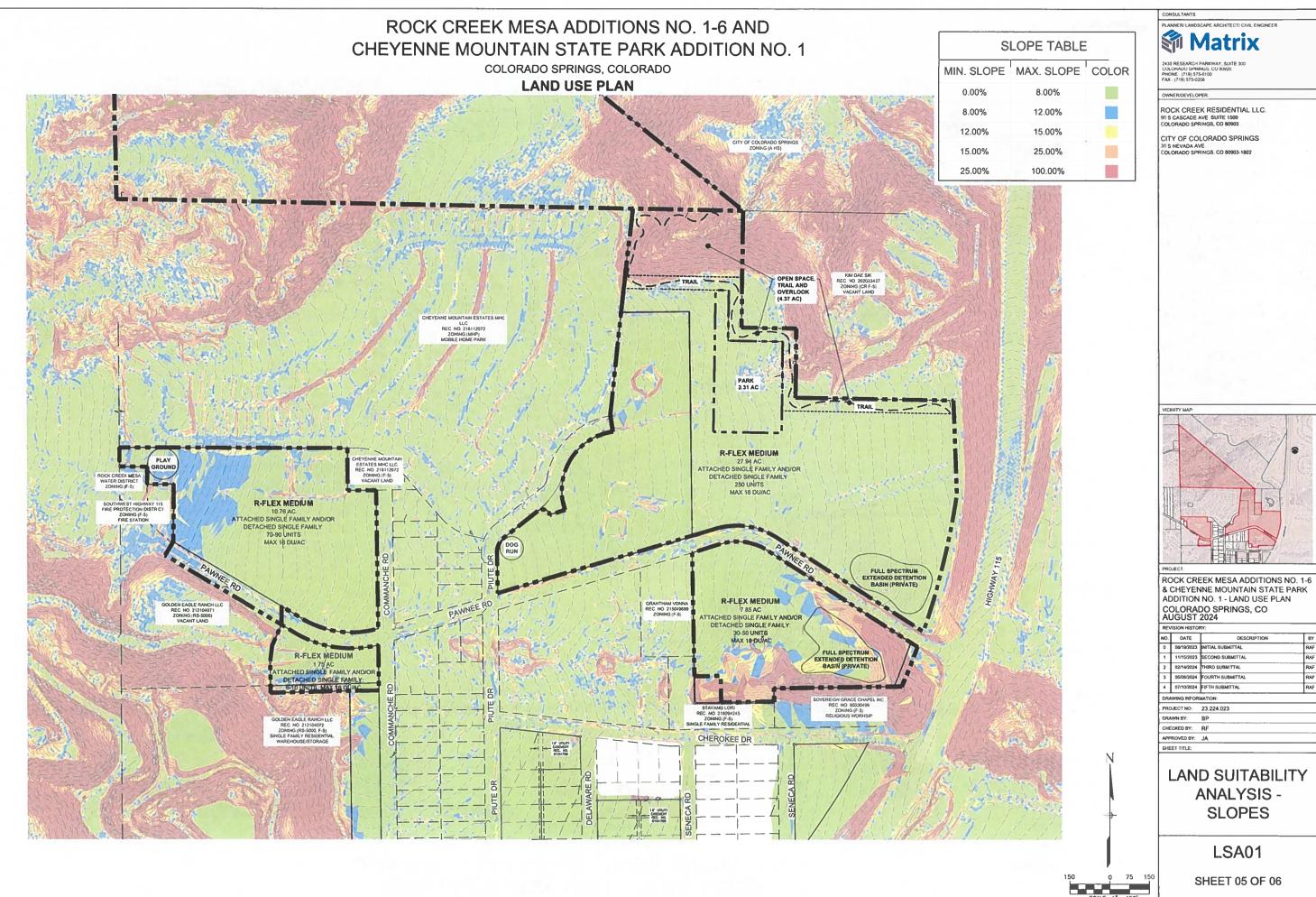
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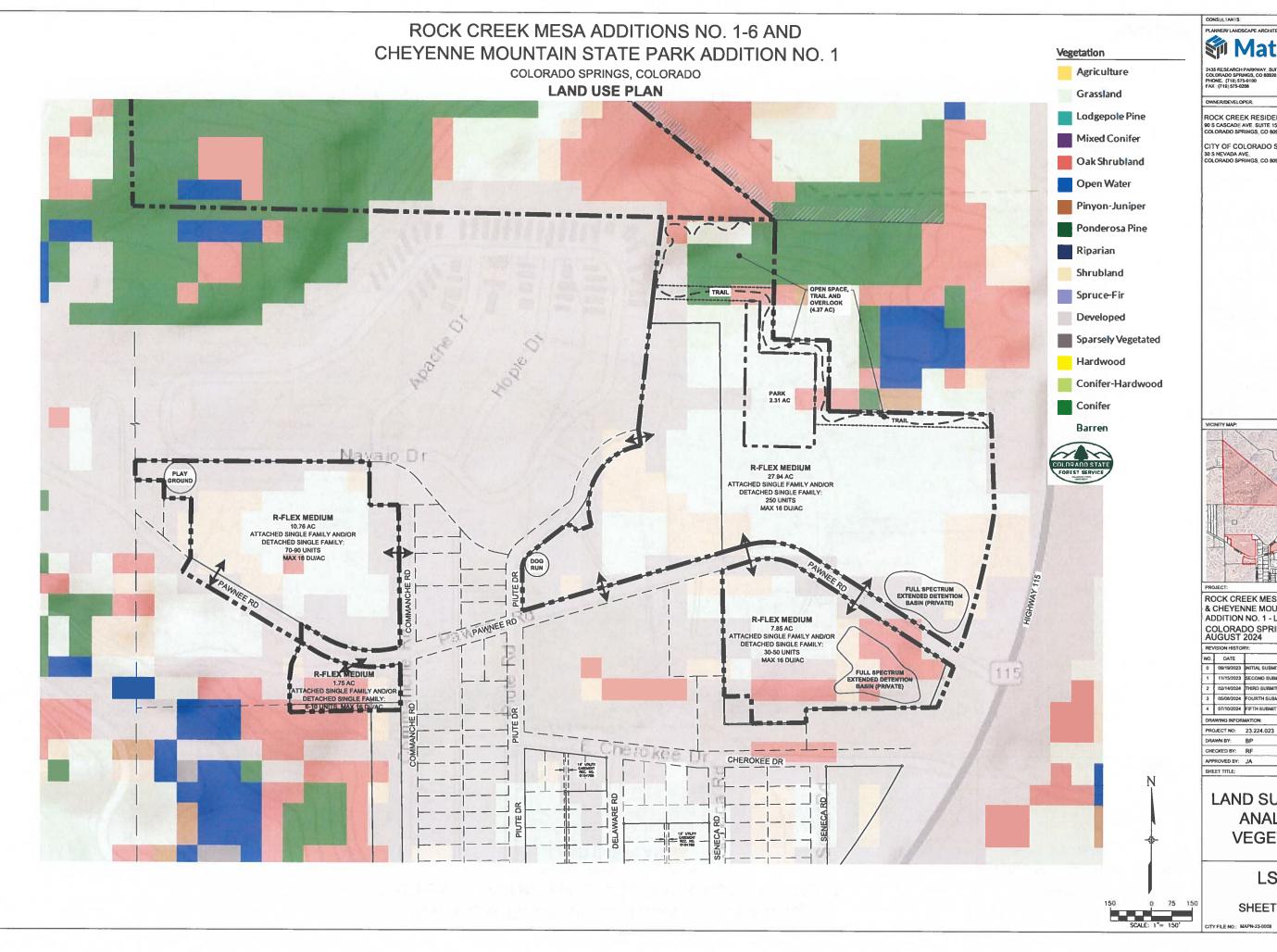
CITY FILE NO.: MAPN-23-0008







FILE NO.: MAPN-23-0009



Matrix

ROCK CREEK RESIDENTIAL LLC. 90 S CASCADE AVE SUITE 1500 COLORADO SPRINGS, CO 80903

CITY OF COLORADO SPRINGS 30 S NEVADA AVE. COLORADO SPRINGS, CO 80903-1802



ROCK CREEK MESA ADDITIONS NO. 1-6 & CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 - LAND USE PLAN COLORADO SPRINGS, CO AUGUST 2024

NO.	DATE	DESCRIPTION	₿'
0	09/19/2023	INITIAL SUBMITTAL	RA
1	11/15/2023	SECOND SUBMITTAL	RA
2	02/14/2024	THIRD SUBMITTAL	RA
3	05/08/2024	FOURTH SUBMITTAL	RA
4	07/10/2024	FIFTH SUBMITTAL	RA
-			_

DRAWN BY: BP CHECKED BY: RF APPROVED BY: JA

LAND SUITABILITY ANALYSIS -**VEGETATION**

LSA02

SHEET 06 OF 06