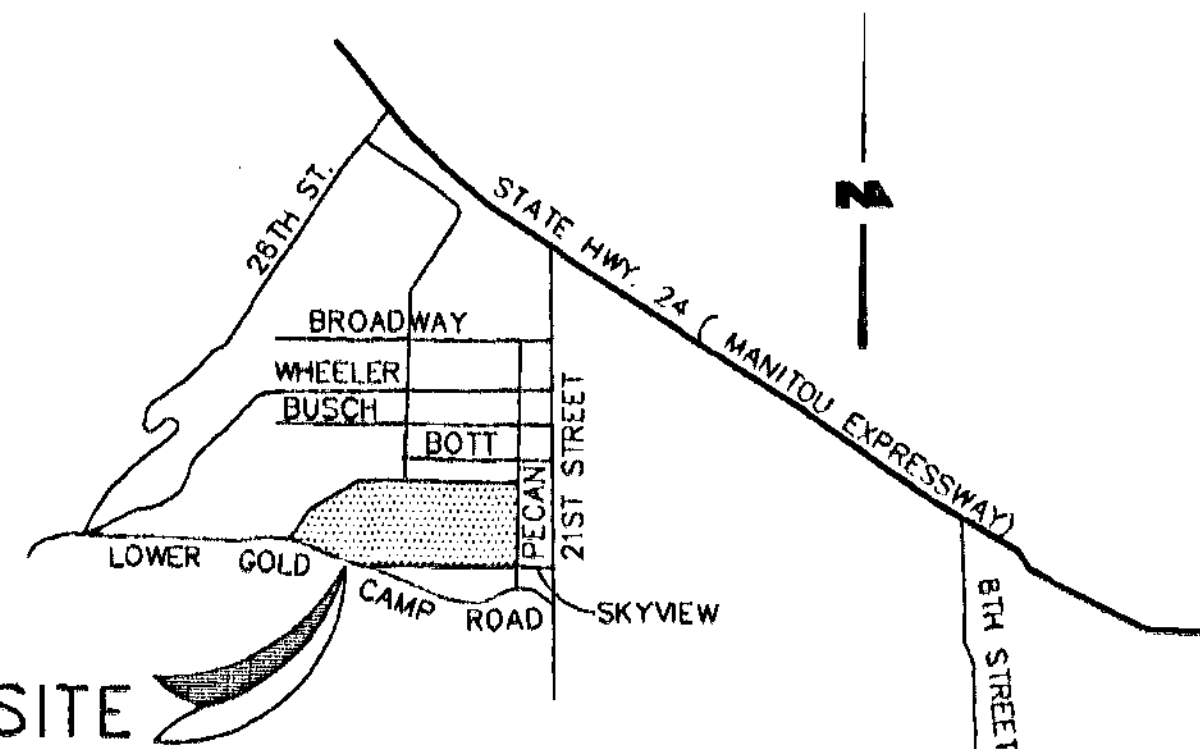


COMMUNITY AT BEAR CREEK DEVELOPMENT PLAN



VICINITY MAP
NOT TO SCALE

SCALE: 1" = 50'

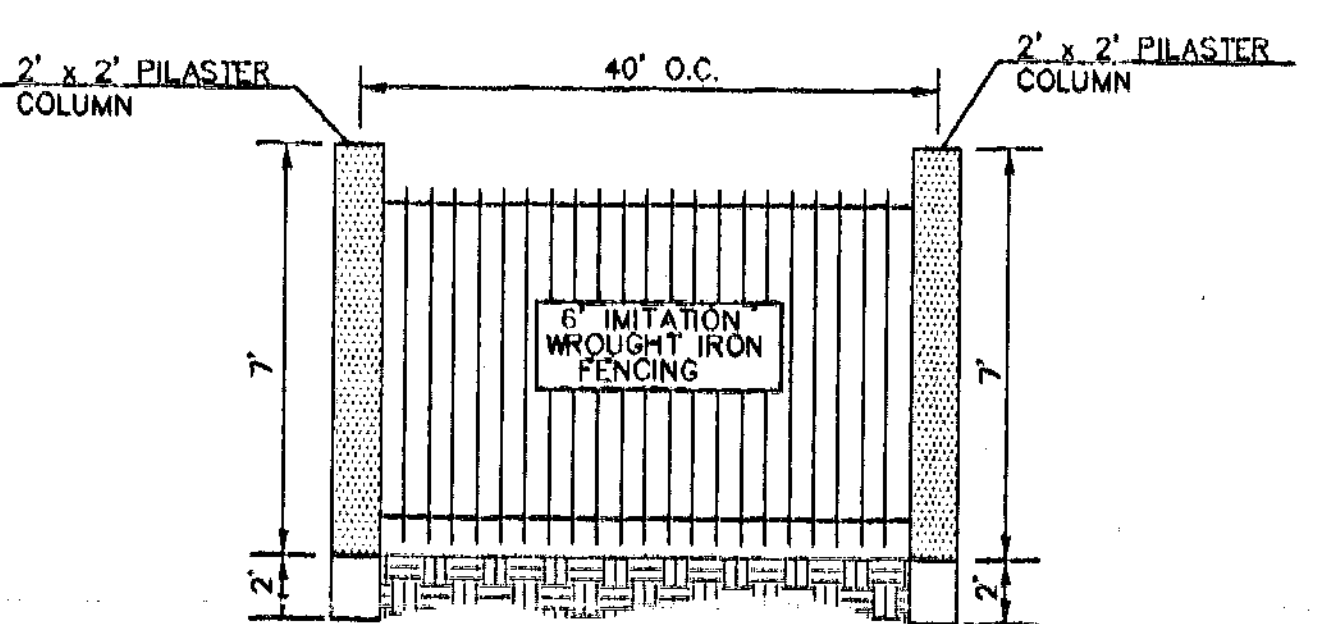


LEGAL DESCRIPTION
 THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 14;
 THEN N00°10'34"E, 519.89 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF LOWER GOLD CAMP ROAD AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;
 THENCE N00°10'34"E, 525.72 FEET ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN BOOK 1066 AT PAGE 143 OF THE RECORDS OF SAID COUNTY (THE FOLLOWING TWO (2) COURSES ARE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY LINES OF SAID TRACT):
 (1) THENCE S70°09'26"E, 680.40 FEET;
 (2) THENCE N23°00'34"E, 465.04 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;
 THENCE S89°50'41"E, 1472.37 FEET ALONG SAID NORTH LINE TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WALKWAY STREET (NOW PECAN STREET) AS RECORDED IN 21ST INDUSTRIAL PARK IN PLAT BOOK F-2 AT PAGE 53 OF SAID RECORDS;
 THENCE S00°01'02"E, 794.29 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF ALTAMIRA SUBDIVISION AS RECORDED IN PLAT BOOK N-3 AT PAGE 31 OF SAID RECORDS (THE FOLLOWING THREE COURSES ARE ALONG THE NORTHEASTERLY AND NORTHWESTERLY BOUNDARY OF SAID ALTAMIRA SUBDIVISION):
 (1) THENCE N01°10'29"W, 230.60 FEET (234.50 FEET RECORDED);
 (2) THENCE N47°15'57"W, 264.80 FEET;
 (3) THENCE S68°36'31"W, 640.70 FEET TO THE MOST NORTHERLY CORNER OF THE TRACT OF LAND DESCRIBED IN BOOK 3341 AT PAGE 613 OF SAID RECORDS;
 THENCE S79°47'37"W, 741.32 FEET ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY LINE OF LOWER GOLD CAMP ROAD;
 THENCE N49°05'53"W, 358.28 FEET ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 33.42 ACRES, MORE OR LESS.

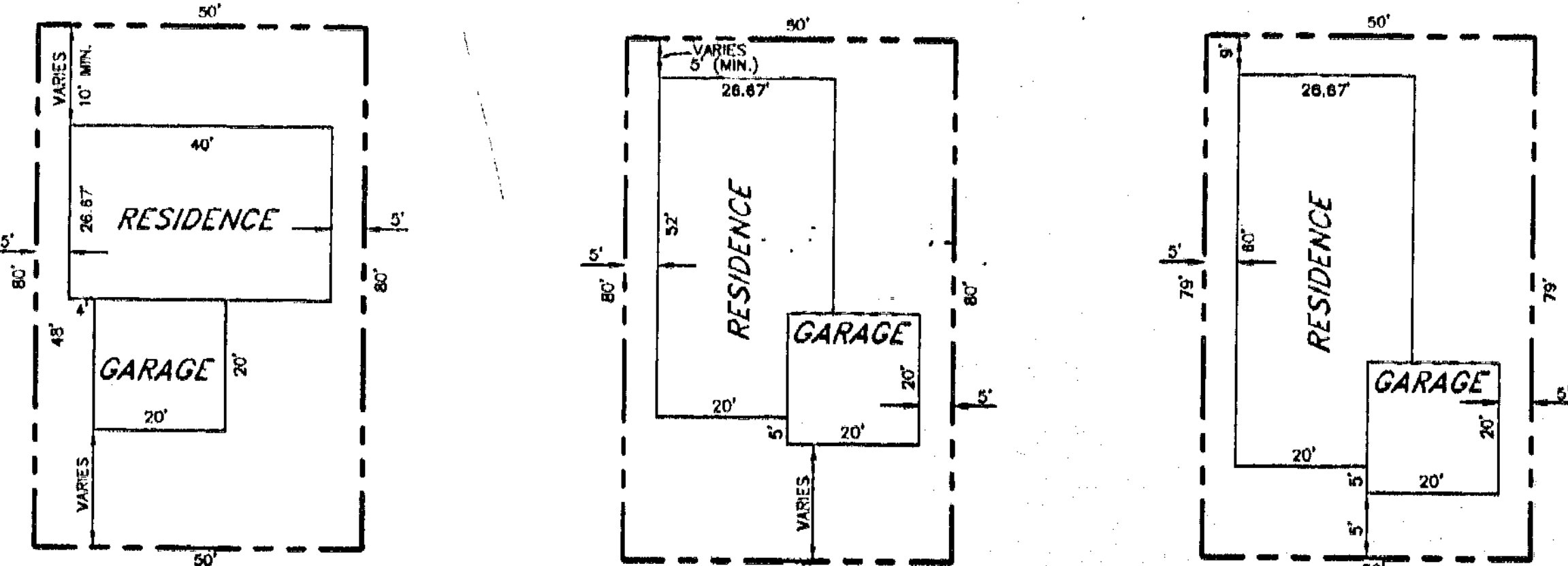
- NOTES**
- 1) ALL STREETS, EMERGENCY ACCESS, AND BOUNDARY LINES SHOWN ARE TAKEN FROM THE PLAT COMMUNITY AT BEAR CREEK AND A REPLAT OF GOLD CAMP ESTATES SUBDIVISION PLING NO. 1, RECORDED IN PLAT BOOK Y-3 AT PAGE 120 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
 - 2) CURRENT ZONING FOR THIS PROPERTY IS P.U.D. (M.H.S.).
 - 3) NO STRUCTURES EXIST ON THE PROPERTY. UTILITIES CONSTRUCTED ARE SHOWN. IMPROVEMENTS FOR SKYVIEW LANE AND PECAN STREET HAVE BEEN CONSTRUCTED.
 - 4) OPEN SPACE, COMMON AREAS AND LANDSCAPING AREAS ARE NOTED ON THIS PLAN AND SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
 - 5) EXISTING CONTOURS SHOWN ARE AT 2' INTERVALS, UNLESS OTHERWISE NOTED.
 - 6) ALL STREETS SHOWN ARE PRIVATE.
 - 7) MAINTENANCE OF STREETS, UTILITIES AND DESIGNATED LANDSCAPE AREAS AND OPEN SPACE AREAS SHALL BE ADMINISTERED BY A HOMEOWNERS ASSOCIATION.
 - 8) THE MAXIMUM FENCE HEIGHT ON LOTS SHALL BE 6'.

SITE DATA

P.U.D. (M.H.S.) ZONED ACREAGE	31.60 Acres
O.C. ZONED ACREAGE	1.82 Acres
OPEN SPACE ACREAGE	4.82 Acres
LANDSCAPE ACREAGE	1.28 Acres
R.V. / BOAT PARKING	0.24 Acres



DETAIL: FENCING @ PUBLIC R.O.W.
NOT TO SCALE
NOTES: 1) LOCATED AT PECAN STREET AND LOWER GOLD CAMP ROAD



TYPICAL LOT - MODEL 8402
NOT TO SCALE

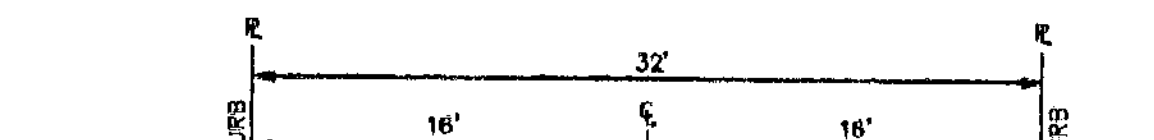
TYPICAL LOT - MODEL 8522
NOT TO SCALE

TYPICAL LOT - MODEL 8602
NOT TO SCALE

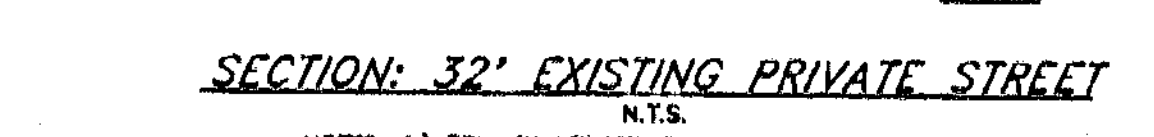
NOTES: 1) MAXIMUM LOT COVERAGE = 40%
 2) BELONGING STREET SETBACKS WILL BE 10' MIN.
 3) WITH NO SETBACKS BETWEEN 5' AND 10'



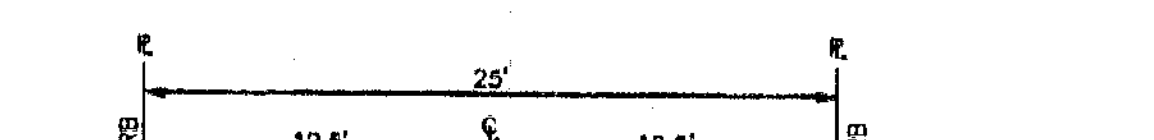
SECTION: 50' PRIVATE STREET
N.T.S.
NOTES: 1) PRIVATE STREET, TO BE MAINTAINED BY HOME OWNERS ASSOCIATION - BRITANNIA ROAD



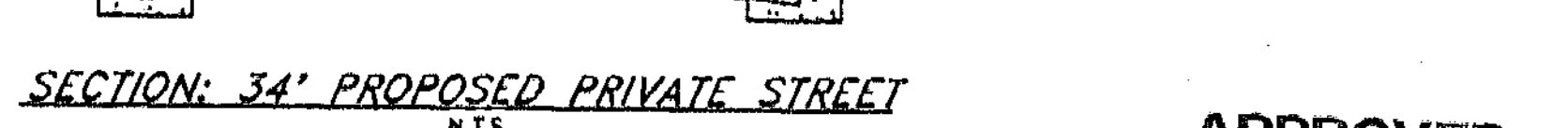
SECTION: 32' EXISTING PRIVATE STREET
N.T.S.
NOTES: 1) PRIVATE STREET, TO BE MAINTAINED BY HOME OWNERS ASSOCIATION - WHEATON DRIVE, CONSTABLE LANE, TEASDALE DRIVE, YARDLEY LANE, WHEATON DRIVE



SECTION: 25' PRIVATE STREET
N.T.S.
NOTES: 1) PRIVATE STREET, TO BE MAINTAINED BY HOME OWNERS ASSOCIATION - STAFFORD LANE, PENLETON CIRCLE



SECTION: 34' PROPOSED PRIVATE STREET
N.T.S.
NOTES: 1) PRIVATE STREET, TO BE MAINTAINED BY HOME OWNERS ASSOCIATION - WHEATON DRIVE, CONSTABLE LANE, TEASDALE DRIVE, YARDLEY LANE



SECTION: 34' PROPOSED PRIVATE STREET
N.T.S.
NOTES: 1) PRIVATE STREET, TO BE MAINTAINED BY HOME OWNERS ASSOCIATION - WHEATON DRIVE, CONSTABLE LANE, TEASDALE DRIVE, YARDLEY LANE

APPROVED DEVELOPMENT SERVICES DIVISION
 MAR 02 1995
 BY DEVELOPMENT SERVICES MANAGER

NOTLE and ASSOCIATES, Inc.
 Engineers / Planners / Surveyors

5550 N. Academy Blvd., Ste. 216, Colorado Springs, CO 80918

COMMUNITY AT BEAR CREEK DEVELOPMENT PLAN

SHEET 1 OF 1 SHEETS

4211-94-01