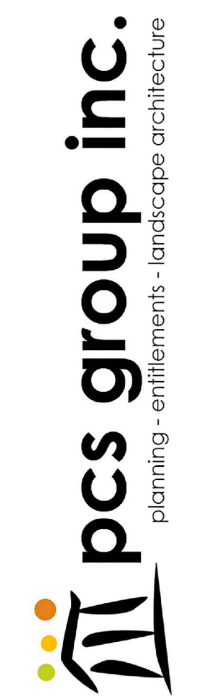


REZONING PLAN EXHIBIT

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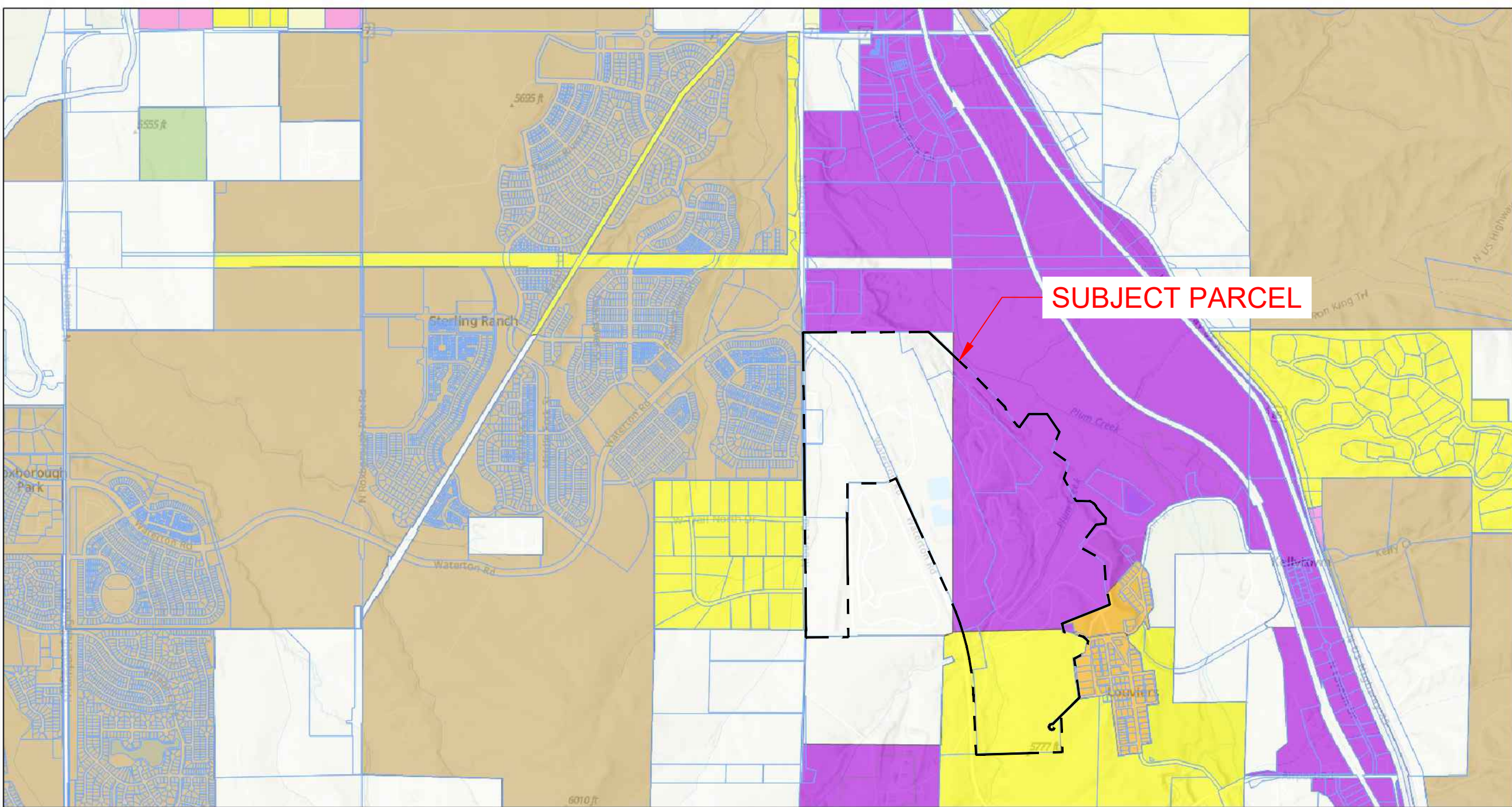


NOTES

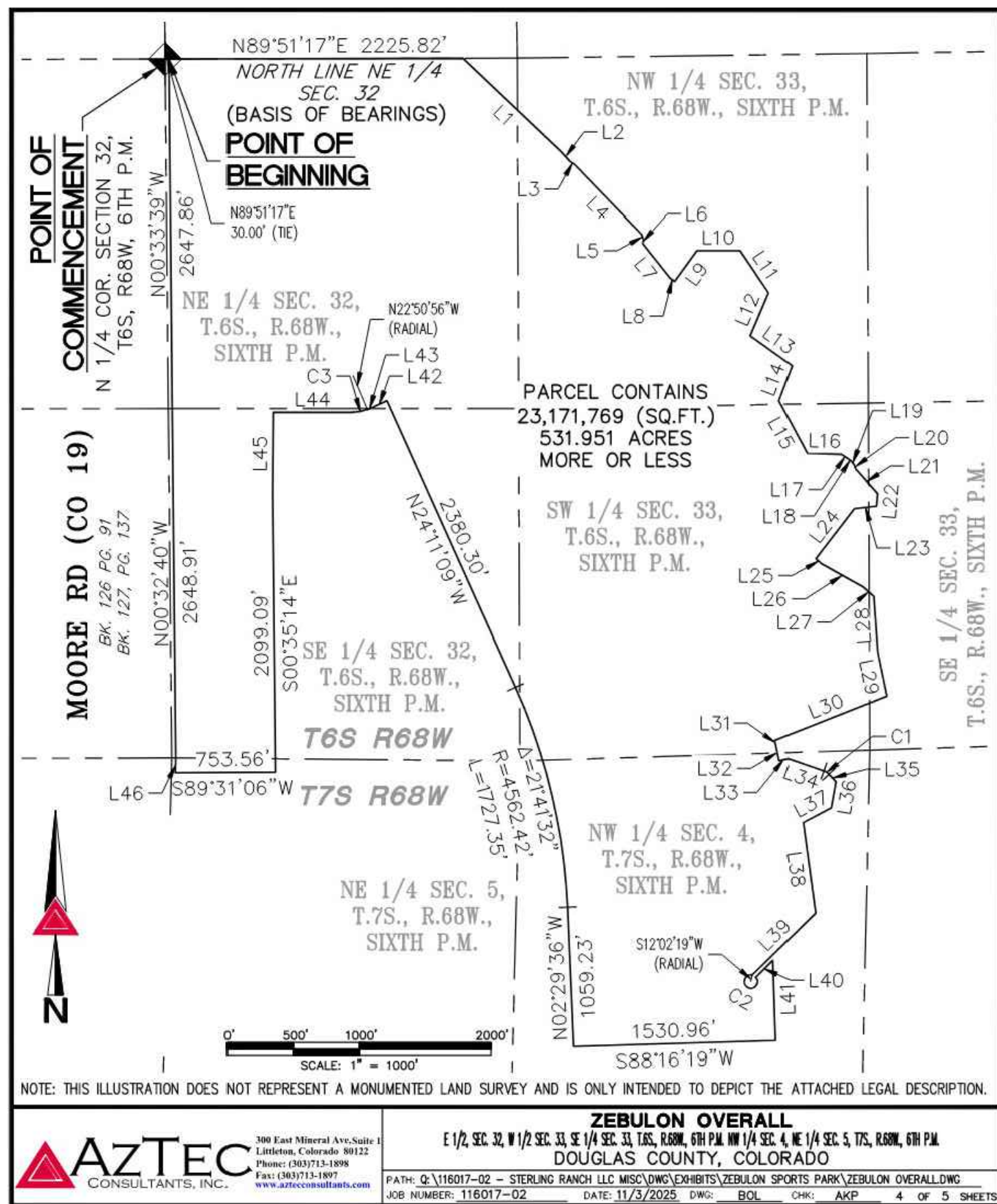
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REZONING PLAN EXHIBIT

VICINITY MAP - Flood Plain



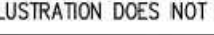
VICINITY MAP - Douglas County Zoning



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S46°26'51"E	1030.86'	L17	S56°28'21"E	63.92'	L33	N77°45'52"E	70.13'
L2	S41°48'51"E	99.68'	L18	S48°30'01"E	30.19'	L34	S70°45'08"E	282.72'
L3	S58°18'05"E	40.88'	L19	S37°06'55"E	30.14'	L35	S43°29'08"E	77.00'
L4	S43°59'11"E	730.63'	L20	S23°22'13"E	37.34'	L36	S10°06'52"W	202.03'
L5	S19°17'03"E	43.91'	L21	S41°10'12"E	249.14'	L37	S62°09'40"W	236.07'
L6	S10°24'22"W	30.03'	L22	S04°56'19"E	95.55'	L38	S07°36'07"E	696.71'
L7	S38°27'02"E	333.07'	L23	S83°45'39"W	167.61'	L39	S45°24'53"W	669.96'
L8	S54°13'44"E	44.31'	L24	S37°28'17"W	479.01'	L40	N45°24'53"E	182.39'
L9	N35°46'15"E	287.80'	L25	S47°45'30"E	52.60'	L41	S01°44'42"E	608.07'
L10	N89°59'27"E	326.80'	L26	S60°42'09"E	368.23'	L42	S65°48'51"W	125.00'
L11	S33°53'23"E	385.17'	L27	S48°15'44"E	105.26'	L43	S66°19'02"W	38.20'
L12	S22°57'33"W	353.81'	L28	S04°03'22"E	423.54'	L44	N89°59'09"W	604.99'
L13	S54°13'44"E	389.74'	L29	S11°41'19"E	337.04'	L45	S00°28'52"W	627.09'
L14	S20°30'58"W	283.69'	L30	S68°21'14"W	910.58'	L46	N01°31'47"E	113.89'
L15	S28°09'17"E	453.74'	L31	S12°22'53"E	31.81'			
L16	S88°33'42"E	257.56'	L32	S12°14'08"E	125.00'			

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	27°16'00"	98.70'	46.97'
C2	323°45'40"	50.00'	282.53'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

	260 East Mineral Avenue Littleton, Colorado 80122 Phone: (303) 771-1000 Fax: (303) 771-1987 www.aztecinc.com	ZEBULON OVERALL E 1/2 SEC 31/2 SEC 34 T1S R1E DOUGLAS COUNTY, COLORADO
	PATH: Q\11607-02 — STERLING RANCH LL MSC\CONVEYANCES\ZEBULON SPARKS PARK\ZEBULON OVERALL.DWG JOB NUMBER: 11607-02 DATE: 03/23/2025 DRAWN: BOLCH AKP 5 OF 5 SHEETS	

THAT CERTAIN PORTION OF THE EAST HALF OF SECTION 32, THE WEST HALF OF SECTION 33, THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 **pcs group inc.**
planning - entitlements - landscape architecture

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