

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING PORTIONS OF THE FOLLOWING: THE NW 1/4 OF SECTION 3, SECTION 4, AND SECTION 5 ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

'BEGINNING' AT THE NORTH 1/4 CORNER OF SAID SECTION 4 AND CONSIDERING THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 4 TO BEAR NORTH 89°43'16" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE NORTH 89°43'16" EAST, ALONG SAID NORTH LINE, A 2667.49 FEET TO THE NORTHEAST CORNER OF SECTION 4; THENCE NORTH 89°42'55" EAST, 1348.13 FEET ALONG THE NORTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 3 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°42'43" EAST, ALONG THE EAST LINE OF NW 1/4 OF THE NW 1/4 OF SAID SECTION 3, 1503.63 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 3 AND THE NORTHEAST CORNER OF COLORADO ESTATES RESUBDIVISION OF COLORADO ESTATES NO. 2, THE PLAT THEREOF RECORDED IN PLAT BOOK Z AT PAGE 21 UNDER RECEPTION NO. 49534 OF THE RECORDS OF EL PASO COUNTY COLORADO; THENCE SOUTH 88°59'19" WEST ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 3, 1340.08 FEET TO THE SOUTHWEST CORNER SAID NW 1/4 OF THE NW 1/4; THENCE SOUTH 89°34'57" WEST, ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4 OF SECTION 4 AND ALONG THE NORTH LINE OF COLORADO ESTATES NO. 3, THE PLAT THEREOF RECORDED IN PLAT BOOK Z AT PAGE 31 UNDER RECEPTION NO. 53665 OF THE RECORDS OF EL PASO COUNTY, COLORADO, 1336.12 FEET TO THE SOUTHWEST CORNER OF SAID NE 1/4 OF THE NE 1/4 AND THE NORTHWEST CORNER OF SAID COLORADO ESTATES NO. 3; THENCE SOUTH 00°55'38" EAST ALONG THE WEST LINE OF COLORADO ESTATES NO. 3, 1359.82 FEET TO THE SOUTH LINE OF THE NE 1/4 OF SECTION 4; THENCE SOUTH 89°41'16" WEST, ALONG SAID SOUTH LINE, 1332.78 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF SECTION 4;

THENCE SOUTH 00°39'51" EAST, 382.93 FEET TO THE NORTHEAST CORNER OF LAKEVIEW HEIGHTS UNIT 4. THE PLAT THEREOF RECORDED IN PLAT BOOK I-2 PAGE 28 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE ALONG THE NORTH LINE OF SAID LAKEVIEW HEIGHTS UNIT 4 SOUTH 89°28'32" WEST, 650.17 FEET TO THE NORTHWEST CORNER OF LOT 21 THEREOF; THENCE ALONG THE WEST LINE OF LAKEVIEW HEIGHTS UNIT 4, SOUTH 00°58'29" EAST, 500.54 FEET TO THE SOUTHWEST CORNER OF LOT 16 THEREOF; THENCE SOUTH 89°33'38" WEST, 2010.82 FEET ALONG THE NORTH LINE OF LAKEVIEW HEIGHTS UNIT 4 AND THE NORTH LINE OF LAKEVIEW HEIGHTS UNIT 3, THE PLAT THEREOF RECORDED IN PLAT BOOK I-2 PAGE 89 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TO THE EAST LINE OF LAKEVIEW HEIGHTS UNIT 2; THE PLAT THEREOF RECORDED IN PLAT BOOK H-2 PAGE 64 OF THE RECORDS OF EL PASO COUNTY COLORADO; THENCE NORTH 00°51'48" W, 45.60 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF LOT 47 OF SAID LAKEVIEW HEIGHTS UNIT 2 AND THE SOUTHWEST CORNER OF THE LOMAND SUBDIVISION, THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 211713166 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE NORTHERLY LINE OF LAKEVIEW HEIGHTS UNIT 2 AND THE SOUTHERLY LINE OF THE LOMAND SUBDIVISION:

1. NORTH 68°59'30" WEST, 303.94 FEET;
2. NORTH 20°59'33" EAST, 25.00 FEET;
3. NORTH 68°58'40" WEST, 350.72 FEET;
4. NORTH 21°27'18" EAST, 25.02 FEET;
5. NORTH 69°05'34" WEST, 199.23 FEET TO THE NORTHWEST CORNER OF LOT 29 OF LAKEVIEW HEIGHTS UNIT 2 AND THE EASTERLY MOST CORNER OF LAKEVIEW HEIGHTS UNIT 1, THE PLAT THEREOF RECORDED IN PLAT BOOK H-2 PAGE 47 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE NORTH 68°56'28" WEST, 202.98 FEET ALONG THE NORTH LINE OF SAID LAKEVIEW HEIGHTS UNIT 1 AND THE SOUTHERLY LINE OF THE LOMAND SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 2 OF THE LOMAND SUBDIVISION; THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID LOT 2 THE FOLLOWING FOUR (4) COURSES:

1. NORTH 00°36'22" EAST, 193.38 FEET;
2. NORTH 89°21'53" WEST, 84.71 FEET;
3. NORTH 19°55'20" WEST, 47.63 FEET;
4. NORTH 77°03'49" WEST, 16.48 FEET TO THE NORTHWEST CORNER OF LOT 2;

THENCE ALONG THE WEST BOUNDARY LINE OF THE LOMAND SUBDIVISION NORTH 00°52'16" WEST, 169.22 FEET TO THE NORTHWEST CORNER OF THE LOMAND SUBDIVISION AND THE SOUTH BOUNDARY LINE OF LAKE SHADOWS, THE PLAT THEREOF RECORDED IN PLAT BOOK A-4, PAGE 66 OF THE RECORDS OF EL PASO COUNTY COLORADO; THENCE NORTH 89°39'06" EAST, 194.35 FEET ALONG SAID SOUTH LINE AND THE NORTH LINE OF THE LOMAND SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LAKE SHADOWS; THENCE ALONG THE WESTERLY BOUNDARY LINE OF LAKE SHADOWS THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°56'11" WEST, 419.68 FEET;
2. NORTH 15°49'09" EAST, 201.30 FEET;
3. NORTH 14°41'25" EAST, 59.06 FEET TO THE SOUTHEAST CORNER OF LOT 28 OF LAKE SHADOWS;

THENCE ALONG THE SOUTHERLY BOUNDARY LINES OF EAST PALMER LAKE, THE PLAT THEREOF DATED 1887 AND RECORDED AS PLAT #355 OF THE RECORDS OF EL PASO COUNTY, COLORADO, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 75°47'42" EAST, 299.16 FEET;
2. NORTH 17°12'36" EAST, 232.72 FEET;
3. SOUTH 87°30'56" EAST, 256.56 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, FROM WHICH THE RADIAL LINE BEARS N82°29'10"E, SAID CURVE BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF GLEN DRIVE AS SHOWN ON SAID PLAT OF EAST PALMER LAKE;
4. 101.02 FEET ALONG THE ARC OF SAID CURVE AND WESTERLY RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 1, BLOCK 27 OF EAST PALMER LAKE, SAID ARC HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 05°47'16", AND BEING SUBTENDED BY A CHORD THAT BEARS S10°24'28"E, 100.97 FEET;

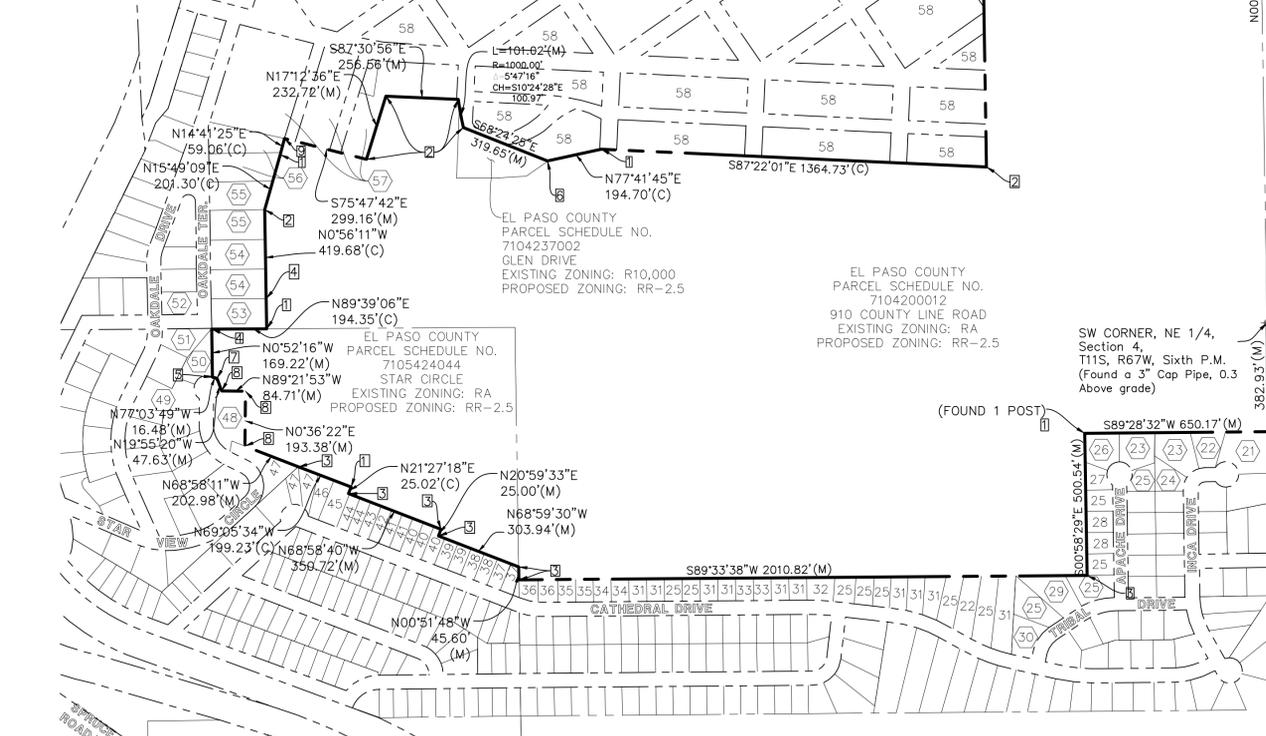
THENCE SOUTH 68°24'25" EAST, 319.65 FEET ALONG THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION 216034050 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 27 OF EAST PALMER LAKE; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SOUTHERLY AND EASTERLY BOUNDARY LINES OF EAST PALMER LAKE:

1. NORTH 77°41'45" EAST, 194.70 FEET;
2. SOUTH 87°22'01" EAST, 1364.73 FEET;
3. NORTH 00°56'15" WEST, 2329.82 FEET TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 4;

THENCE NORTH 89°41'41" EAST, 983.80 FEET ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 4 TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 344.601 ACRES OR 15,010,813 SQUARE FEET, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY JOHN C. DAY PLS 29413 FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

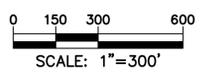


**OWNER/APPLICANT:**  
UNITED CONGREGATIONAL CHURCH  
ATTN: ROGER SUNG, PASTOR/ PRESIDENT  
3195 COUNTY LINE ROAD  
MONUMENT, CO 80132  
PHONE: (719) 332-2607  
EMAIL: PTGMOUNTAIN@GMAIL.COM

**CONSULTANT:**  
MANHARD CONSULTING  
ATTN: MATT BUSTER  
7600 EAST ORCHARD ROAD,  
SUITE 150-N  
GREENWOOD VILLAGE, CO 80111  
(303) 531-3215  
MBUSTER@MANHARD.COM

**LEGEND**

- PROJECT PROPERTY LINE BOUNDARY
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION



**MONUMENT DESCRIPTIONS:**

1	NO MONUMENT FOUND, SET REBAR / CAP, LS 29413
2	FOUND 3/8" REBAR FLUSH
3	FOUND 3/4" IRON PIPE
4	FOUND REBAR, 1 1/4" YELLOW PLASTIC CAP, PLS-23875
5	FOUND REBAR, 1" YELLOW PLASTIC CAP, ILLEGIBLE
6	FOUND REBAR, 1" BLUE PLASTIC CAP, ILLEGIBLE
7	FOUND REBAR, 1" PURPLE PLASTIC CAP, PLS-25269
8	FOUND REBAR, 1 1/4" ORANGE PLASTIC CAP, PLS-14166
9	FOUND 5/8" REBAR

Zoning Map No.	Property Owner Name	Existing Zoning	Zoning Map No. (cont.)	Property Owner Name	Existing Zoning
1	Marsha Sobczak	RR-5	32	Ryan and Serenity Hayes	R10,000
2	Rian and Catherine Snowbarger	RR-5	33	Marilea Chambers	R10,000
3	Thomas and Mary Wahl	RR-5	34	Mareen Frances Perou	R10,000
4	Judith and George Vernon	RR-5	35	Robert and Cynthia Leitch	R10,000
5	Steven and Lori Vanderwege	RR-5	36	Brunson Living Trust Attn: George and Josephine Brunson	R10,000
6	Hans-Andreas and Lynne Buss	RR-2.5	37	Audrey West	R10,000
7	Robert and Joyce Witte	RR-2.5	38	Estate of Cristine L, Robert F, and Stephen B Campello	R10,000
8	Eugene and Bernadine Moore	RR-2.5	39	John and Doris Walla	R10,000
9	Laurence and Mary Wiora	RR-2.5	40	Robert Jenkins	R10,000
10	Kenneth and Yvonne McGuire	RR-2.5	41	ML Marketing, LLC	R10,000
11	Thomas and Nancy Dickson	RR-2.5	42	Zentz Family Trust	R10,000
12	John Blumm and Molly Spedding	RR-2.5	43	Mark and Julie Ford	R10,000
13	Terry Bender	RR-2.5	44	Marc Clawson	R10,000
14	Maves Timothy J Revoc Trust and Maves Karen K Revoc Trust	RR-2.5	45	Jeffrey Klein and Sally Dutcher	R10,000
15	Beverly Cheryl	RR-2.5	46	Kelly and Crystal Hammel	R10,000
16	Gustav and June Freyer	RR-2.5	47	Rodney Kent Jr. and Amy Hutson	R10,000
17	Christopher and Beatrice Mistich	RR-2.5	48	El Nido Primero, LLC	R10,000
18	Johan and Stefanie Moum	RR-2.5	49	Joseph and Lisa Cocklin	R10,000
19	Victor and Genevieve Garcia	RR-2.5	50	Seth and Heather Campbell	R10,000
20	Fredrick and Catherine McGuire	RR-2.5	51	123 Oakdale Drive, LLC	R10,000
21	Robert and Stephen Campello	R10,000	52	Jennie Bullard	R10,000
22	Kory De Angelo	R10,000	53	Vahid Bashi	R10,000
23	Leonard Kimberly	R10,000	54	Larry and Joyce Beckner	R10,000
24	Routh Karen	R10,000	55	Fox Greg	R10,000
25	Eric Mason II & Salem Grace Sepp	R10,000	56	Fort Living Trust Attn: Jerome and Jean Forte	R10,000
26	Robbin Connolly	R10,000	57	Philip Tedeschi and Rebecca Albright	R10,000
27	Matthew Schneider	R10,000	58	Town of Palmer Lake	R10,000/M1
28	Barbara Kellogg	R10,000	59	Keegan Meyer	M1
29	April Stepanek	R10,000	60	Douglas County Board of County Commissioners	O5
30	Christopher Gough	R10,000	61	Paula Whittier Trust and Linda Rae Baker	A1
31	Sepp & Affiliates LLC	R10,000	62	Paula Whittier Trust	A1

Plotted: 10/18/2021 5:15 PM. Draw Name: P:\uncmoco01\law\Eng\Preliminary\Zoning Map.dwg. Updated By: klumhardt

DATE	REVISIONS

**Manhard CONSULTING**

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, phone: 303.778.0500 manhard.com

Civil Engineering | Surveying & Geospatial Services | GIS | Water Resource Management | Construction Management

**BEN LOMAND - MOUNTAIN VILLAGE**  
**EL PASO COUNTY, CO**  
**ZONING MAP**