

REZONING MAP for PETERSON'S REPLAT

A Rezoning of Parcels in Sections 15 and 16, T 11 S, R 67 W of the 6th P.M., El Paso County, Colorado.

PROPERTY DESCRIPTION: Puskas Parcel

Book 6270 at Page 382

The West One Half of the Northwest Quarter and the West One Half of the Southwest Quarter of Section 15 and the East One Half of the Northeast Quarter and the Northeast Quarter of the of the Southeast Quarter in Section 16, all in Township 11 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado, EXCEPTING therefrom the following portions thereof:

- A.) That portion of Section 15 conveyed to the people of the State of Colorado by Warranty Deed recorded July 12, 1892 in Book 129 at Page 586;
 - B.) That portion conveyed to El Paso County for road purposes by Quitclaim Deed recorded June 22, 1902 in Book 331 at Page 163;
 - C.) That portion lying within the North 10 feet of the Northwest Quarter of the Northwest Quarter of Section 15, conveyed to J. L. Freeman by Warranty Deed recorded November 15, 1923 in Book 706 at Page 505;
 - D.) That portion conveyed to Norman C. Foote and Alice B. Foote by Warranty Deed recorded June 25, 1971 in Book 2417 at Page 843;
 - E.) That portion conveyed to Panther Properties, Inc. by Warranty Deed recorded June 19, 1979 in Book 3190 at Page 39;
 - F.) That portion conveyed to Leigh C. Wilde by Quit Claim Deed recorded December 01, 2004 under Reception Number 204196943 of the El Paso County records.
- Containing 74.46 Acres, more or less.
Address is 3125 Monument Lake Rd., Monument, Co., 80132
Schedule # 71000-00-413

PROPERTY DESCRIPTION: Rezone to RR 2.5

PARCEL A

A Parcel of land located within that tract deeded to Thomas Puskas and recorded September 29, 1993 in Book 6270 at Page 382 of the El Paso County, Colorado records that is more particularly described as follows:

- Beginning at the southwest corner of said tract and considering the west line thereof to bear North 00° 20' 04" East with all bearings contained herein relative thereto;
 - Thence North 00° 20' 04" East along the west line of said tract a distance of 268.00 feet;
 - Thence departing said west tract line, North 65° 23' 47" East a distance of 252.87 feet;
 - Thence North 89° 10' 49" East a distance of 80.57 feet;
 - Thence South 53° 43' 37" East a distance of 305.58 feet;
 - Thence South 00° 20' 04" West a distance of 185.67 feet, more or less, to a point on the south line of said tract;
 - Thence South 89° 10' 51" West along the south line of said tract a distance of 557.37 feet, more or less, to the Point of Beginning.
- Containing 3.94 acres, more or less.

PROPERTY DESCRIPTION: Rezone to A-35

The West One Half of the Northwest Quarter and the West One Half of the Southwest Quarter of Section 15 and the East One Half of the Northeast Quarter and the Northeast Quarter of the of the Southeast Quarter in Section 16, all in Township 11 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado, EXCEPTING therefrom the following portions thereof:

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- F.) That portion conveyed to Leigh C. Wilde by Quit Claim Deed recorded December 01, 2004 under Reception Number 204196943 of the El Paso County records.
- G.) Parcel A described hereon.

Containing 70.52 acres, more or less.

OWNERS:

Lot 27, Block 1, Shiloh Pines Subdivision, Schedule #71161-01-001
Brian S. Peterson, Tibby K. Peterson
17390 Shiloh Pines Drive
Monument, Co. 80132

Metes & Bounds Tract in Sections 15 & 16, T11S, R67W, 6th P.M.
Schedule #71000-00-413
Thomas J. Puskas
3125 Monument Lake Road
P.O. Box 1112
Monument, Co. 80132

APPLICANTS:

Brian S. Peterson, Tibby K. Peterson
17390 Shiloh Pines Drive
Monument, Co. 80132

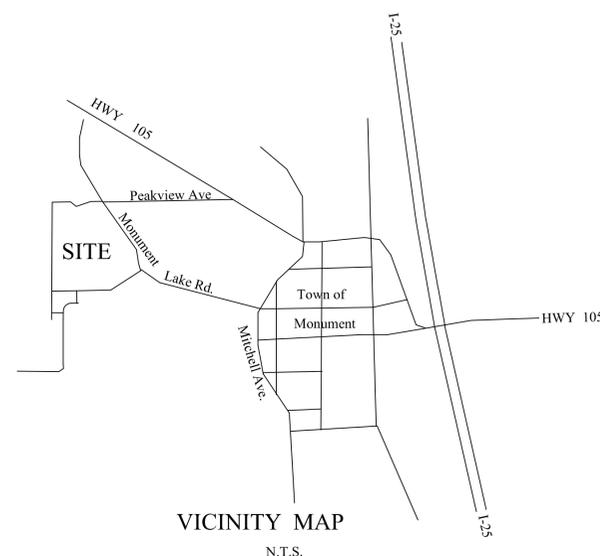
Thomas J. Puskas
3125 Monument Lake Road
P.O. Box 1112
Monument, Co. 80132

PREPARED BY:

Jerome W. Hannigan
Colorado PLS 25629

NOTE:

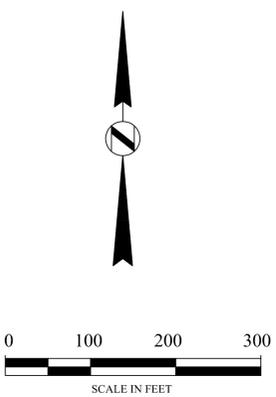
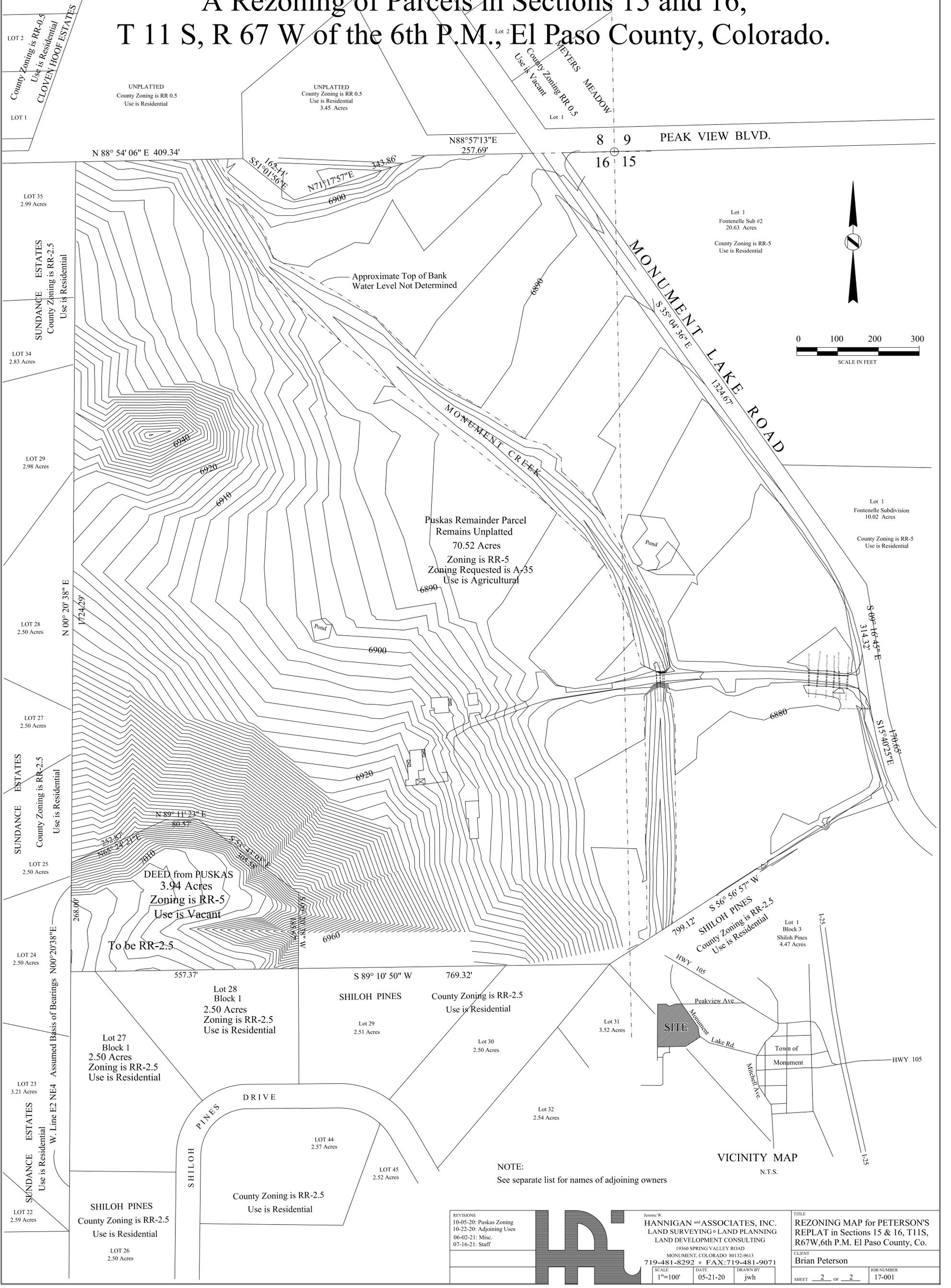
- 1.) 2' Contour Interval Topography was Field determined January 06, 2020.



REVISIONS 10-05-20: Puskas Zoning 10-22-20: Adjoining Uses 06-02-21: Misc. 07-16-21: Staff		Jerome W. HANNIGAN and ASSOCIATES, INC. LAND SURVEYING • LAND PLANNING LAND DEVELOPMENT CONSULTING 19360 SPRING VALLEY ROAD MONUMENT, COLORADO 80132-9613 719-481-8292 • FAX: 719-481-9071	TITLE REZONING MAP for PETERSON'S REPLAT in Sections 15 & 16, T11S, R67W, 6th P.M. El Paso County, Co.
SCALE 1"=100'		DATE 05-21-20	DRAWN BY jwh
SHEET 1 OF 2			JOB NUMBER 17-001

REZONING MAP for PETERSON'S REPLAT

A Rezoning of Parcels in Sections 15 and 16,
T 11 S, R 67 W of the 6th P.M., El Paso County, Colorado.



Puskas Remainder Parcel
Remains Unplatted
70.52 Acres
Zoning is RR-5
Zoning Requested is A-35
Use is Agricultural

DEED from PUSKAS
3.94 Acres
Zoning is RR-5
Use is Vacant

To be RR-2.5

Lot 28
Block 1
2.50 Acres
Zoning is RR-2.5
Use is Residential

Lot 27
Block 1
2.50 Acres
Zoning is RR-2.5
Use is Residential

SHILOH PINES
County Zoning is RR-2.5
Use is Residential

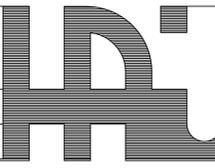
SHILOH PINES
County Zoning is RR-2.5
Use is Residential

Lot 1
Block 3
Shiloh Pines
4.47 Acres

NOTE:
See separate list for names of adjoining owners

VICINITY MAP
N.T.S.

REVISIONS
10-05-20: Puskas Zoning
10-22-20: Adjoining Uses
06-02-21: Misc.
07-16-21: Staff



Jerome W.
HANNIGAN ASSOCIATES, INC.
LAND SURVEYING • LAND PLANNING
LAND DEVELOPMENT CONSULTING
19360 SPRING VALLEY ROAD
MONUMENT, COLORADO 80132-9613
719-481-8292 • FAX: 719-481-9071

SCALE 1"=100'	DATE 05-21-20	DRAWN BY jwh
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TITLE REZONING MAP for PETERSON'S REPLAT in Sections 15 & 16, T11S, R67W, 6th P.M. El Paso County, Co.	
CLIENT Brian Peterson	
SHEET 2	OF 2
JOB NUMBER 17-001	