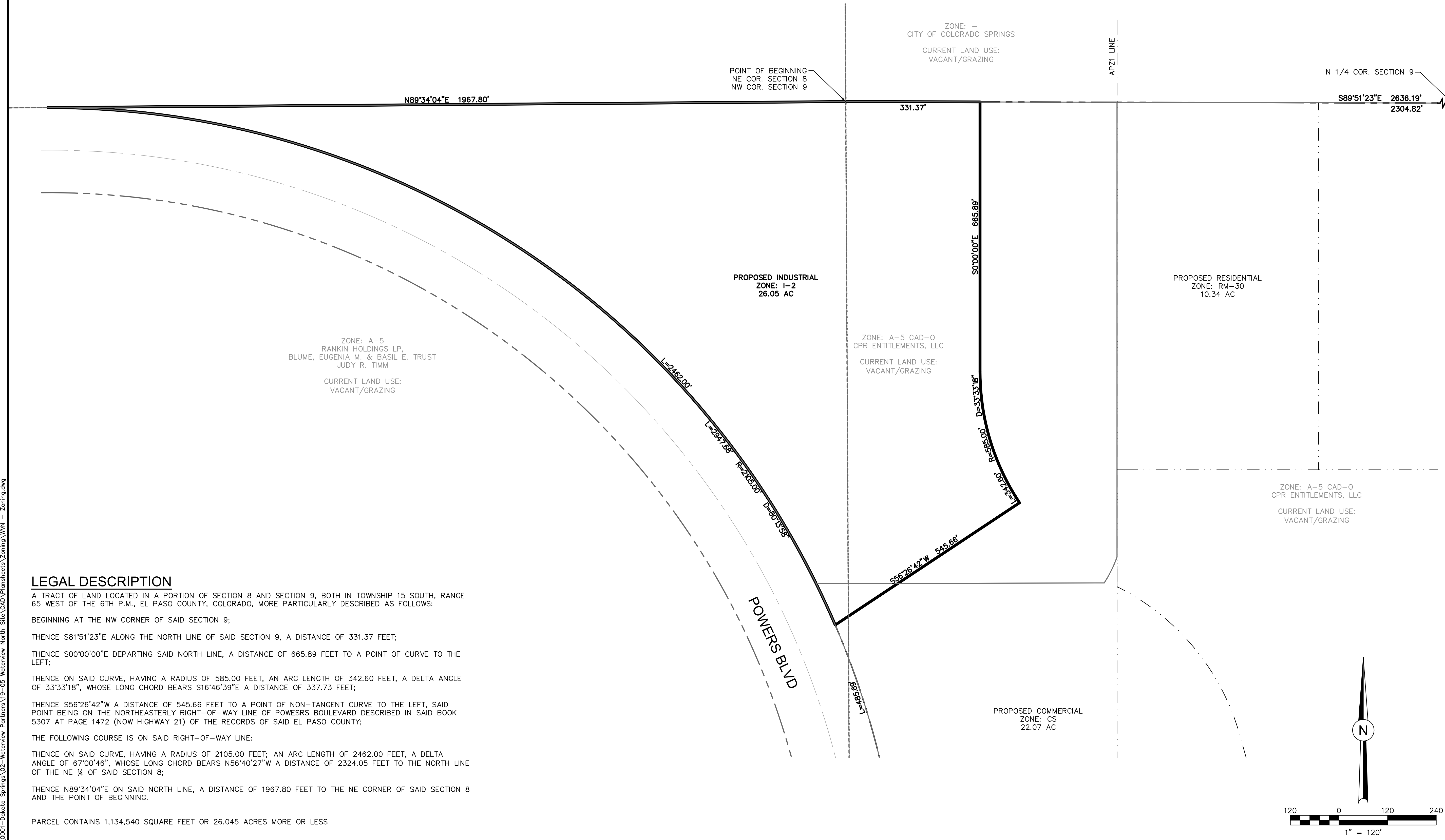


WATERVIEW NORTH

INDUSTRIAL ZONING - I-2

LOCATED IN A PORTION OF SECTIONS 8 & 9,
T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID SECTION 9;

THENCE S81°51'23"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 331.37 FEET;

THENCE S00°00'00"E DEPARTING SAID NORTH LINE, A DISTANCE OF 665.89 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 342.60 FEET, A DELTA ANGLE OF 33°33'18", WHOSE LONG CHORD BEARS S16°46'39"E A DISTANCE OF 337.73 FEET;

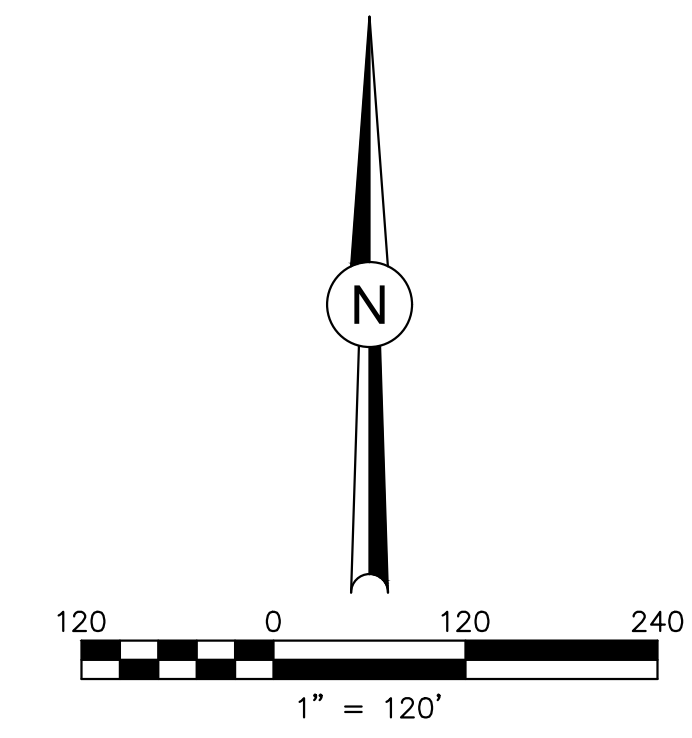
THENCE S56°26'42"W A DISTANCE OF 545.66 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21) OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING COURSE IS ON SAID RIGHT-OF-WAY LINE:

THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 2462.00 FEET, A DELTA ANGLE OF 67°00'46", WHOSE LONG CHORD BEARS N56°40'27"W A DISTANCE OF 2324.05 FEET TO THE NORTH LINE OF THE NE ¼ OF SAID SECTION 8;

THENCE N89°34'04"E ON SAID NORTH LINE, A DISTANCE OF 1967.80 FEET TO THE NE CORNER OF SAID SECTION 8 AND THE POINT OF BEGINNING.

PARCEL CONTAINS 1,134,540 SQUARE FEET OR 26.045 ACRES MORE OR LESS



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DESIGNED BY:
JUM DATE: 03.12.21

DRAWN BY:
JUM DATE: 03.22.21

CHECKED BY:
DATE:

SCALE:
HORIZ: 1"=120'
VERT: N/A

STATION:
FROM:
TO:

WATERVIEW NORTH

INDUSTRIAL ZONING - I-2

REVISIONS:
NO. DESCRIPTION
DATE

PROJECT NUMBER:
0219-05

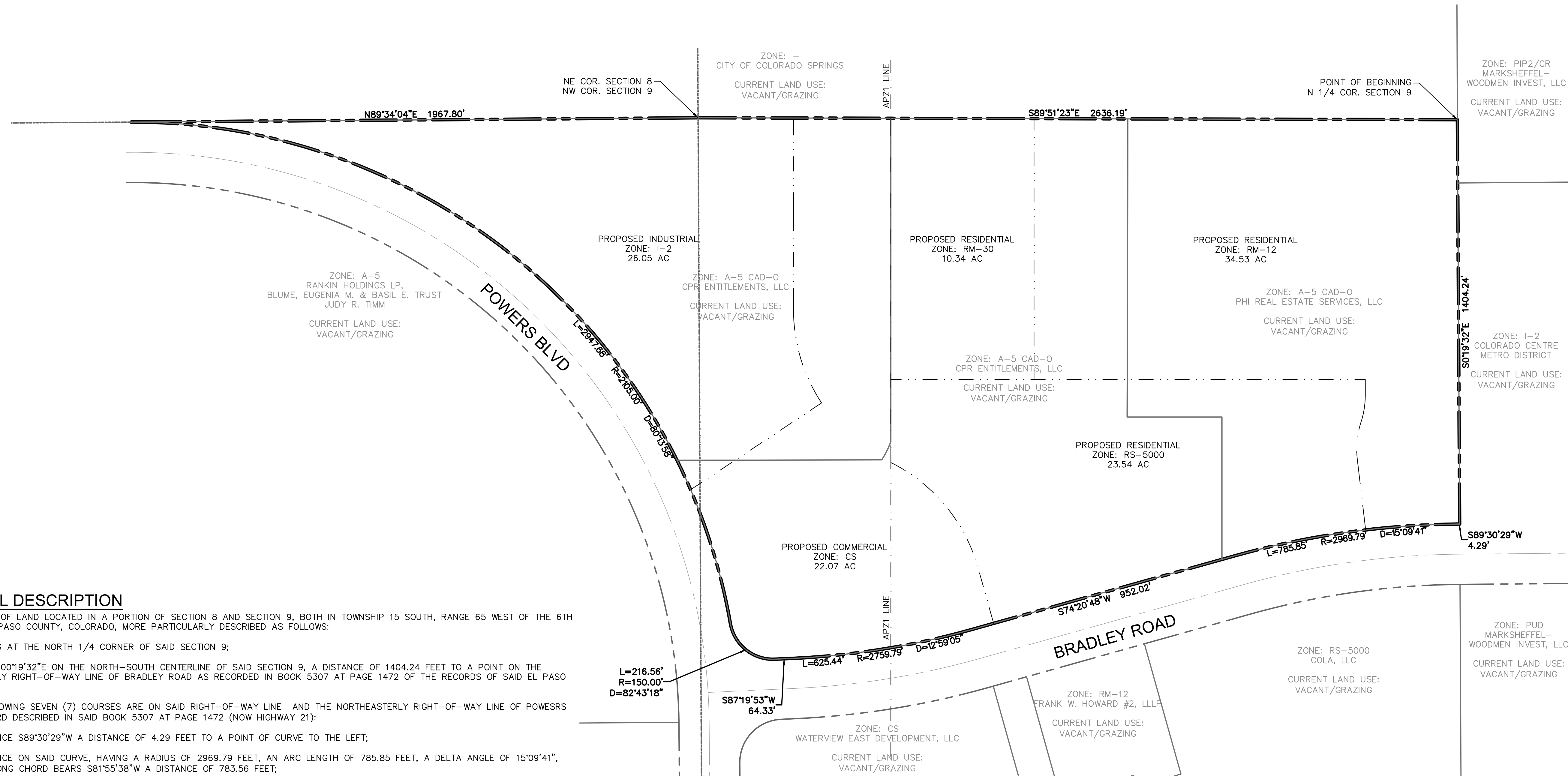
SHEET
1

OF
2

WATERVIEW NORTH

OVERALL ZONING MAP

LOCATED IN A PORTION OF SECTIONS 8 & 9,
T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;

THENCE S00°19'32"E ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1404.24 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING SEVEN (7) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21):

- 1) THENCE S89°30'29"W A DISTANCE OF 4.29 FEET TO A POINT OF CURVE TO THE LEFT;
 - 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 785.85 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 783.56 FEET;
 - 3) THENCE S74°20'48"W A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
 - 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 625.43 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS S80°50'19"W A DISTANCE OF 624.10 FEET;
 - 5) THENCE S87°19'53"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;
 - 6) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'14", WHOSE LONG CHORD BEARS N 51°18'28" W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
 - 7) THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 2947.69 FEET, A DELTA ANGLE OF 80°13'57", WHOSE LONG CHORD BEARS N50°03'51"W A DISTANCE OF 2712.68 FEET TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 8;
- THENCE N89°34'04"E ON SAID NORTH LINE, A DISTANCE OF 1967.80 FEET TO THE NE CORNER OF SAID SECTION 8;
- THENCE S89°51'23"E ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 2636.19 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 5,075,954 SQUARE FEET OR 116.528 ACRES MORE OR LESS

SITE DATA

NAME OF SUBDIVISION: WATERVIEW NORTH
 EXISTING ZONING: A-5
 PROPOSED ZONING: CS, I-2, RM-12, RM-30, RS-5000
 PROPOSED USE: RELATIVE TO PROPOSED ZONES
 AREA: 116.53 AC. (22.07 AC CS, 26.05 AC I-2, 34.53 AC RM-12, 10.34 AC RM-30, 23.54 AC RS-5000)
 MAXIMUM NO. OF RESIDENTIAL UNITS: 850

NOTE:
 ALL USE AND SETBACK INFORMATION PER SPECIFIC ZONE REQUIREMENTS.

LAND OWNERS

CPR ENTITLEMENTS, LLC
 31 N. TEJON ST., SUITE 500
 COLORADO SPRINGS, CO 80903

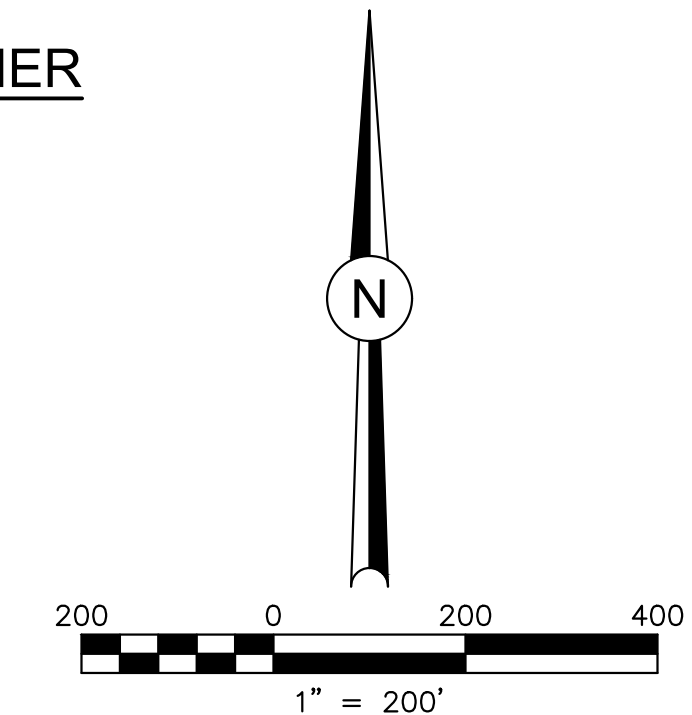
PHI REAL ESTATE SERVICES, LLC
 200 W CITY CENTER DR., SUITE 200
 PUEBLO, CO 81003

SUBDIVIDER/PETITIONER

CPR ENTITLEMENTS, LLC
 31 N. TEJON ST., SUITE 500
 COLORADO SPRINGS, CO 80903

PLAN PREPARED BY

DAKOTA SPRINGS ENGINEERING, LLC
 31 N. TEJON ST., SUITE 500
 COLORADO SPRINGS, CO 80903



31 N. TEJON, SUITE 500
 COLORADO SPRINGS, CO 80903
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 CITY OF COLORADO SPRINGS

DESIGNED BY: **JJM** DATE: **03.12.21**

DRAWN BY: **JJM** DATE: **03.22.21**

CHECKED BY: _____ DATE: _____

SCALE: HORIZ: **1"=200'**

VERT: **N/A**

STATION: FROM: _____ TO: _____

WATERVIEW NORTH

OVERALL ZONING MAP

REV.	NO. DESCRIPTION	DATE

PROJECT NUMBER: **0219-05**

SHEET **2** OF **2**