

FALCON FIELD

EL PASO COUNTY, COLORADO

REZONE

NORTH EAST 1/4, SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST

LEGAL DESCRIPTION PARCEL SOUTH

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 13 SOUTH, AND RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, SAID LINE BEING MONUMENTED AT THE WEST END BY A 3" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17664, AND MONUMENTED AT THE EAST END BY A 2" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17665, SAID LINE IS ASSUMED TO BEAR N89°08'49"W)

BEGINNING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO.1" AS DESCRIBED IN PLAT BOOK Y-3, PAGE 39 OF THE RECORDS OF SAID COUNTY; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO.1";

THE FOLLOWING (3) THREE COURSES ARE ON THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATES FILING NO.1";

- 1) THENCE S00°46'01"W A DISTANCE OF 1,185.50 FEET;
- 2) THENCE S86°02'56"W A DISTANCE OF 327.55 FEET;
- 3) THENCE S00°19'57"W A DISTANCE OF 68.25 FEET TO THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202090702 OF SAID RECORDS;

THENCE N89°59'12"W A DISTANCE OF 430.50 FEET ON SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF "VERBURG SUBDIVISION WAIVER", A TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 201000639 OF SAID RECORDS;

THENCE N00°14'16"E A DISTANCE OF 784.95 FEET ON THE EASTERLY LINE OF SAID "VERBURG SUBDIVISION WAIVER";

THENCE N50°03'23"E, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 517.17 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,181.70 FEET, A DELTA ANGLE OF 07°26'01", AN ARC LENGTH OF 283.06 FEET, WHOSE LONG CHORD BEARS N46°20'23"E A DISTANCE OF 282.86 FEET;

THENCE S78°00'01"E A DISTANCE OF 172.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 808,035 SQUARE FEET OR 18.550 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL EAST

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 13 SOUTH, AND RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, SAID LINE BEING MONUMENTED AT THE WEST END BY A 3" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17664, AND MONUMENTED AT THE EAST END BY A 2" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17665, SAID LINE IS ASSUMED TO BEAR N89°08'49"W)

COMMENCING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO.1" AS DESCRIBED IN PLAT BOOK Y-3, PAGE 39 OF THE RECORDS OF SAID COUNTY; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO.1";

THENCE S88°55'09"E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 415.41 FEET TO THE POINT OF BEGINNING;

THENCE N16°00'57"W A DISTANCE OF 361.04 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT;

THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 565.00 FEET, A DELTA ANGLE OF 05°30'50", AN ARC LENGTH OF 54.37 FEET, WHOSE LONG CHORD BEARS N78°42'31"E A DISTANCE OF 54.35 FEET;

THENCE N08°32'04"W A DISTANCE OF 26.64 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON THE ARC OF SAID REVERSE CURVE, HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 15°31'41", AN ARC LENGTH OF 189.71 FEET, WHOSE LONG CHORD BEARS N16°17'54"W A DISTANCE OF 189.13 FEET TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 24°55'00", AN ARC LENGTH OF 217.44 FEET, WHOSE LONG CHORD BEARS N11°36'14"W A DISTANCE OF 215.73 FEET;

THENCE N00°51'15"E A DISTANCE OF 78.63 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RIO ROAD, A 60 FOOT WIDE RIGHT OF WAY SHOWN ON "FALCON RANCH ESTATES SUBDIVISION" AS RECORDED IN PLAT BOOK T-2 AT PAGE 47 OF SAID RECORDS;

THENCE S89°08'45"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1041.23 FEET;

THENCE S00°13'30"E A DISTANCE OF 856.92 FEET TO THE NORTHERLY LINE OF SAID "ARROWHEAD ESTATES FILING NO.1";

THENCE N88°55'09"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 899.08 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 839,151 SQUARE FEET OR 19.265 ACRES, MORE OR LESS.

OVERALL SITE LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 13 SOUTH, AND RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, SAID LINE BEING MONUMENTED AT THE WEST END BY A 3" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17664, AND MONUMENTED AT THE EAST END BY A 2" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17665, SAID LINE IS ASSUMED TO BEAR N89°08'49"W)

BEGINNING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO.1" AS DESCRIBED IN PLAT BOOK Y-3, PAGE 39 OF THE RECORDS OF SAID COUNTY; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO.1";

THE FOLLOWING (3) THREE COURSES ARE ON THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATES FILING NO.1";

- 1) THENCE S00°46'12"W A DISTANCE OF 1,185.42 FEET;
- 2) THENCE S86°00'46"W A DISTANCE OF 327.52 FEET;
- 3) THENCE S00°29'05"W A DISTANCE OF 68.17 FEET TO THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202090702 OF SAID RECORDS;

THENCE N89°59'43"W A DISTANCE OF 430.45 FEET ON SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF "VERBURG SUBDIVISION WAIVER", A TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 201000639 OF SAID RECORDS;

THENCE N00°14'15"E A DISTANCE OF 1,475.39 FEET ON THE EASTERLY LINE OF SAID "VERBURG SUBDIVISION WAIVER" TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 PAGE 258 OF SAID RECORDS;

THE FOLLOWING THREE COURSES ARE ON SAID SOUTHEASTERLY RIGHT OF WAY LINE;

- 1) THENCE N50°05'41"E A DISTANCE OF 125.34 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,800.00 FEET, A DELTA ANGLE OF 03°40'20", AN ARC LENGTH OF 371.73 FEET, WHOSE LONG CHORD BEARS N48°15'41"E A DISTANCE OF 371.67 FEET;
- 3) THENCE N46°25'11"E A DISTANCE OF 760.04 FEET TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF RIO ROAD, A 60 FOOT WIDE RIGHT OF WAY SHOWN ON "FALCON RANCH ESTATES SUBDIVISION" AS RECORDED IN PLAT BOOK T-2 AT PAGE 47 OF SAID RECORDS;

THE FOLLOWING (2) TWO COURSES ARE ON SAID WESTERLY RIGHT OF WAY LINE AND THE SOUTHERLY RIGHT OF WAY OF RIO ROAD;

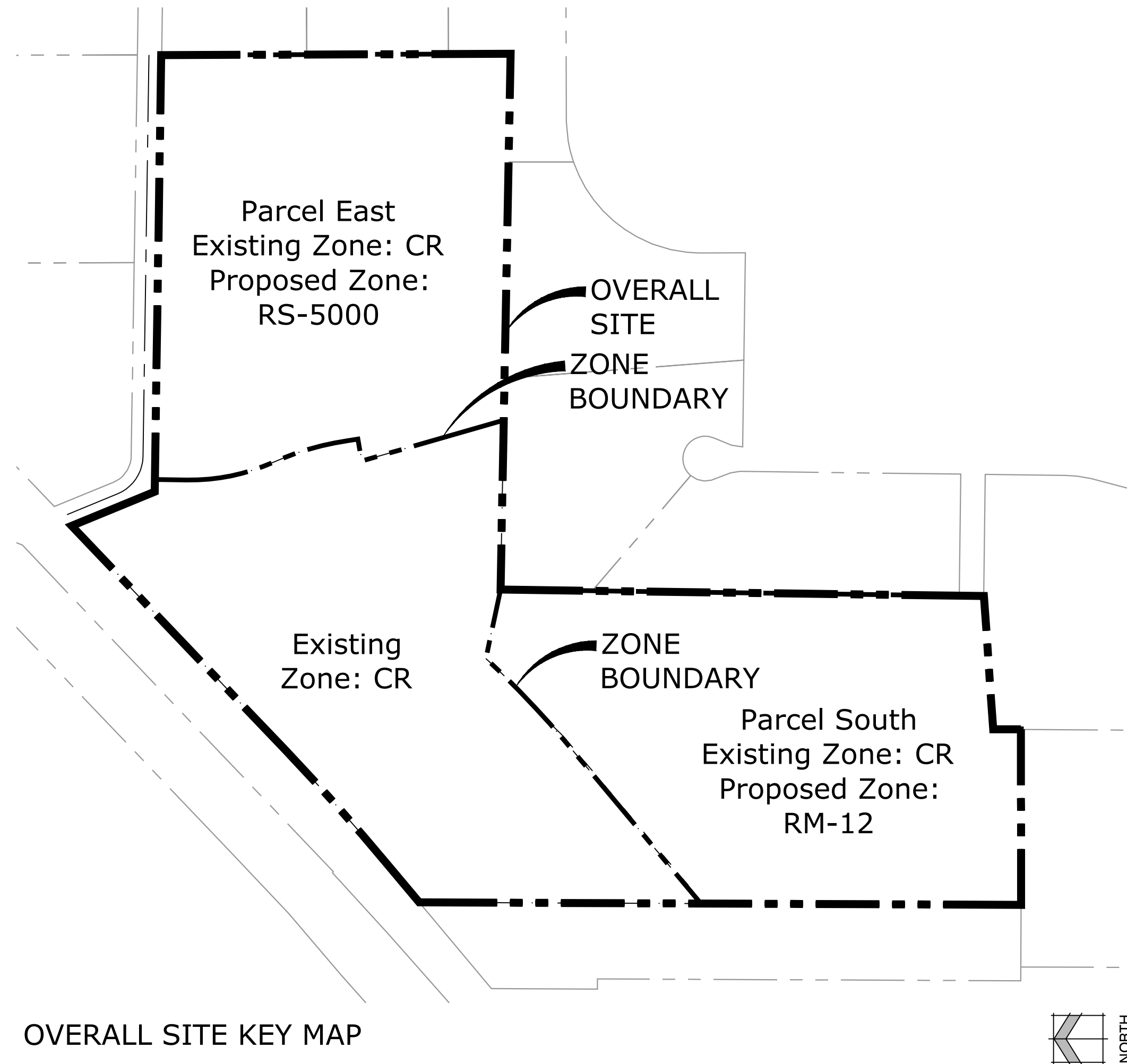
- 1) THENCE S22°22'28"E A DISTANCE OF 219.81 FEET;
- 2) THENCE S89°10'21"E A DISTANCE OF 1,071.23 FEET TO THE NORTHWEST CORNER OF LOT 14, OF SAID "FALCON RANCH ESTATES SUBDIVISION";

THENCE S00°10'51"E A DISTANCE OF 705.04 FEET ON THE WESTERLY LINES OF SAID LOT 14 AND 13 OF SAID "FALCON RANCH ESTATES SUBDIVISION" TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID "ARROWHEAD ESTATES FILING NO.1", SAID CORNER ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF LOT 10 OF SAID "ARROWHEAD ESTATES FILING NO.1";

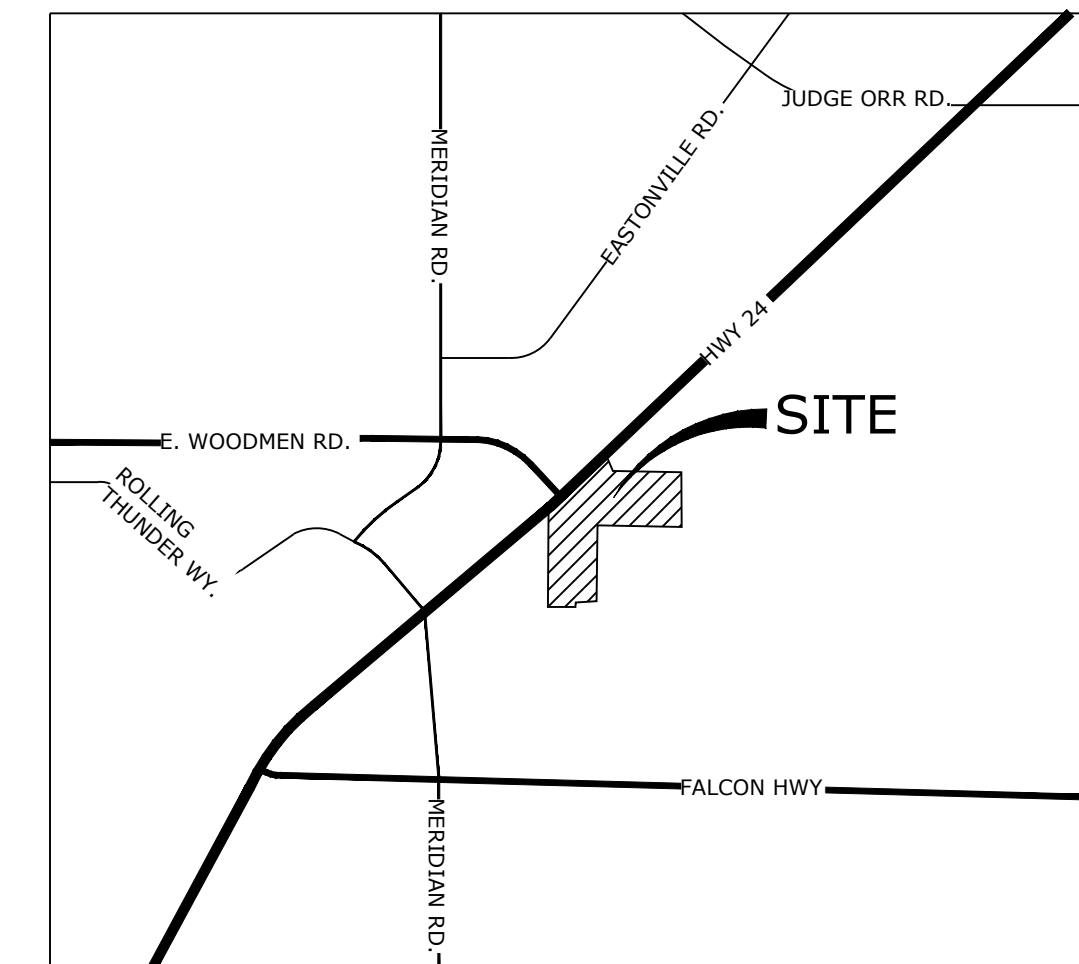
THE FOLLOWING (2) TWO COURSES ARE ON THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATES FILING NO.1"

- 1) THENCE S00°10'51"E A DISTANCE OF 151.74 FEET;
- 2) THENCE N88°55'44"W A DISTANCE OF 1,314.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 2,511,970 SQUARE FEET OR 57.667 ACRES, MORE OR LESS.



VICINITY MAP



Site Data

OWNER:
Falcon Fields LLC.
3230 N Electra Dr
Colorado Springs, CO 80906

Site Location:
Tax ID Numbers:
Master Plan:
Existing Zoning:

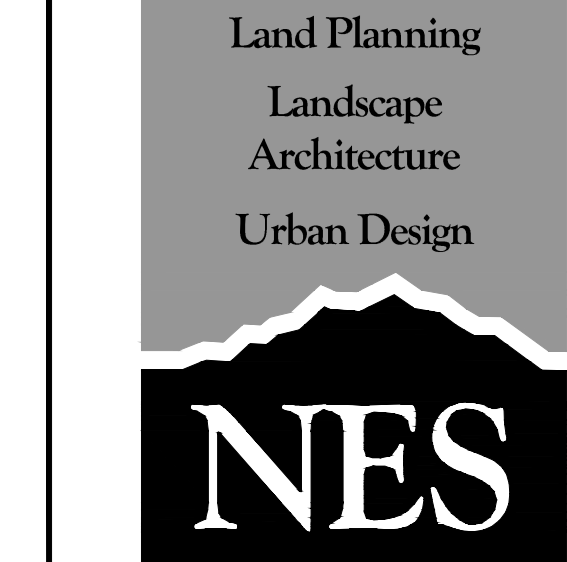
Proposed Zoning:

Current Use:
Proposed Use:

PREPARED BY:
NES Inc.
619 N. Cascade Ave Suite 200
Colorado Springs, CO 80903

Highway 24 & East Woodmen Rd.
4307200015 & 4307000001
Falcon/Peyton Small Area Plan
CR Resolution No. 20-160
Parcel to remain CR (19.9 AC)
Parcel South RM-12 (18.5 AC)
Parcel East RS-5000 (19.2 AC)
Agricultural Grazing Land
Single Family Residential (RS-5000 & RM-12) & Commercial (CR)

P:\Mike_Berger\East_Woodmen & Highway 24 - Falcon\Drawings\Planning\Coverage\Falcon_Fields_Rezone.dwg [1 Cover] 11/22/2021 7:06:52 AM biten



N.E.S. Inc.
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Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

DATE: 09.22.2021
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITTEN

SCALE

REVISION

DATE:	BY:	DESCRIPTION:
11.03.2021	B.I.	PER COUNTY COMMENTS

SCALE / PERSON

SHEET TITLE

COVERSHEET

SHEET NUMBER

1

OF 2

PLANTER #

PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

FALCON FIELD

HIGHWAY 24 &
EAST WOODMEN RD.

DATE: 09.22.2021
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITTEN

SCALE

ISSUE INFO

DATE:	BY:	DESCRIPTION:
11.03.2021	B.I.	PER COUNTY COMMENTS

ISSUE / REVISION

REZONE MAP

SHEET TITLE

SHEET NUMBER

2

OF 2

