

SITE DATA

Tax ID Number: Parcel Area: I-3 Rezone Area: Current Zoning: Proposed Zoning:

4300000551, 4300000548, 4300000552 & 4300000553 254.7 AC

172.4 AC PUD I-3

PROJECT TEAM

OWNER:

O'Neil Group PO BOX 1385 Colorado Springs, CO 80901

APPLICANT:

N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

SURVEYOR:

(719) 471-0073 SMH Consultants 411 S. Tejon St., #1 Colorado Springs, CO 80903 (719) 465-2145

(719) 229-0616

PARCEL LEGAL DESCRIPTION

A tract of land in the East Half of Section 9, Township 13 South, Range 64 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows:

- Beginning at the Southeast Corner of the Southeast Quarter of said Section 9; thence
- S 89°32'02" W 1591.78 feet along the South Line of the Southeast Quarter of said Section 9; thence N 32°39'44" W 373.95 feet; thence
- N 20°07'48" W 2441.45 feet to the West Line of the East Half of said Section 9; thence
- N 00°10'35" E 1856.84 feet along the West Line of the East Half of said Section 9; thence N 82°12'06" E 2369.67 feet; thence
- N 07°45'48" W 400.00 feet; thence

N 88°06'51" E 343.54 feet to the East Line of said Section 9; thence S 00°06'00" W 5180.19 feet to the point of beginning, containing 254.7 acres.

Subject to easements and restrictions of record.

I-3 REZONE LEGAL DESCRIPTION

A tract of land in the East Half of Section 9, Township 13 South, Range 64 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows:

Beginning at a point that is \$ 89°32'02" W 1435.15 feet from the Southeast Corner of the Southeast Quarter of said

- Section 9; thence S 89°32'02" W 156.63 feet along the South Line of the Southeast Quarter of said Section 9; thence
- N 32°39'44" W 373.95 feet; thence N 20°07'48" W 2441.45 feet to the West Line of the East Half of said Section 9; thence
- N 00°10'35" E 1856.84 feet along the West Line of the East Half of said Section 9; thence N 82°12'06" E 2055.81 feet; thence
- S 00°29'28" W 4082.29 feet; thence

S 89°04'41" W 811.16 feet; thence S 00°11'42" E 646.45 feet to the point of beginning, containing 172.4 acres.

Subject to easements and restrictions of record.

AVIGATION EASEMENT

TERMS, CONDITIONS AND PROVISIONS OF AVIGATION EASEMENT RECORDED NOVEMBER 14, 1990 IN BOOK 5789 AT PAGE 1288. This is a blanket easement that does affect the subject property.

MEADOWLAKE INDUSTRIAL

EAST HALF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO REZONE

> N/4 CORNER SEC 9, T13S, R64W N 89°41'37" E 2634.79' (M) 74 S 89°41'37" W 2634.79' N 88°06'51" E 343.54'-ZONE: PUD R-4 R-5 GA-O USE: AIRPORT OWNER: MEADOW LAKE AIRPORT ASSOC N 82°12'06" E 313.87'-SUB: UNPLATTED POND 30.00' R/W BK A, PG 78 - DIRT TRACK ZONE: PUD USE: VACANT OWNER: O'NEIL GROUP EXISTING ZONE: PUD PROPOSED ZONE: I-3 USE: VACANT SUB: UNPLATTED OWNER: O'NEIL GROUP SUB: UNPLATTED ZONE: PUD R-4 R-5 GA-O USE: AIRPORT OWNER: MEADOW LAKE AIRPORT ASSOC SUB: UNPLATTED CENTER, SEC 9, T13S, R64W ZONE: PUD USE: VACANT OWNER: O'NEIL GROUP <u>S 89°04'41" </u>W SUB: UNPLATTED — S 00°11'42" E 646.45 N 32°39'44" W 373.95' (M) RIGHT OF WAY POINT OF BEGINNING SE CORNER SEC 9, T13S, R64W REG. NO. 204036388 POINT OF BEGINNING FALCON HIGHWAY _____ (RURAL MINOR ARTERIAL PUBLIC ASPHALT - 60' ROW) 156.63' S/4 CORNER 1435.15' SEC 9, T13S, R64W ZONE: RR-5 S 89°32'02" W 2641.91' (M) USE: RESIDENTIAL S 89°32'02" W 2641.91' (M) **OWNER: JEANNE & CONNIE WARNER** SUB: UNPLATTED ZONE: RR-5 ZONE: RR-5 ZONE: RR-5 ZONE: RR-5 USE: RESIDENTIAL USE: RESIDENTIAL USE: RESIDENTIAL USE: RESIDENTIAL OWNER: MICHAEL SMITH OWNER: MIGUEL & ANNA GUERRA OWNER: MIGUEL & OWNER: GARY HANEY SUB: UNPLATTED ANNA GUERRA SUB: LOT 2 BLK 1 SUB: LOT 3 BLK 1 SUB: LOT 1 BLK 1 MEADOW LAKES MEADOW LAKE MEADOW LAKES ESTATES SUB NO 4 FIL ESTATES SUB NO 4 FIL ESTATES SUB NO 4 FIL NO 1 NO 1 NO 1

