

# REZONE MAP

## IVILO HEIGHTS SUBDIVISION

### PART OF THE NORTHWEST 1/4, SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

**TO WIT (DEED DESCRIPTION):**

That portion of the Northwest quarter of Section 6 in Township 12 South, Range 65 West of the 6th P.M., described as follows:

Commencing at a point on the West line of said Section 6 that is 3979.50 feet North on said West line from the Southwest corner of said Section 6; thence South 88°52'30" East 1954 feet to the point of beginning of the tract to be described hereby; Thence continue South 88°52'30" East 495 feet, being on the center line of said Vessey Road; thence South 160 feet parallel with the West line of said Northwest quarter; thence South 88°52'30" East 165 feet; then South 320 feet, parallel with the West line of said Northwest quarter; thence North 89°52'30" West 634 feet to a point on the East line of the tract described in deed to Verda Marlene Hanson, recorded in Book 1752 at Page 76 of the records of El Paso County, Colorado, under Reception No. 117650, that is 10 feet North on said East line from the Southeast corner thereof; thence North 00°7'30" West 320 feet; thence North 88°52'30" West 26 feet; thence North 00°7'30" East 160 feet to the point of beginning, except the Northerly 30 feet and the Easterly 15 feet thereof, in El Paso County, Colorado, with all its appurtenances and warrant the title to the same.

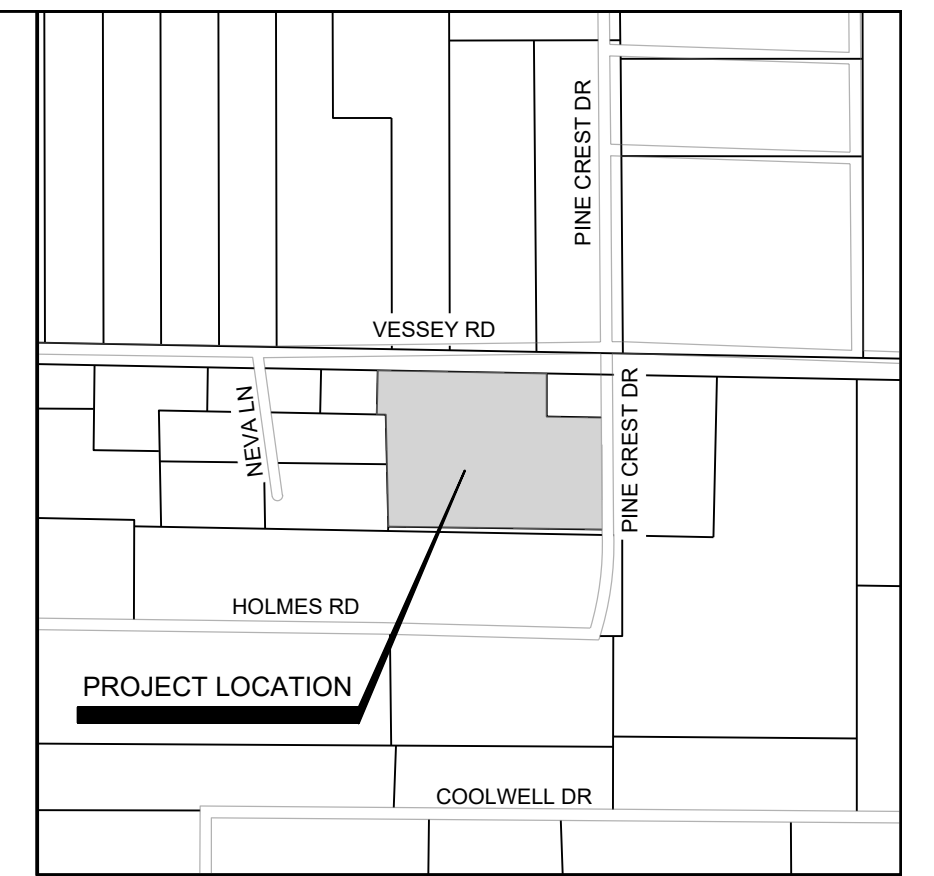
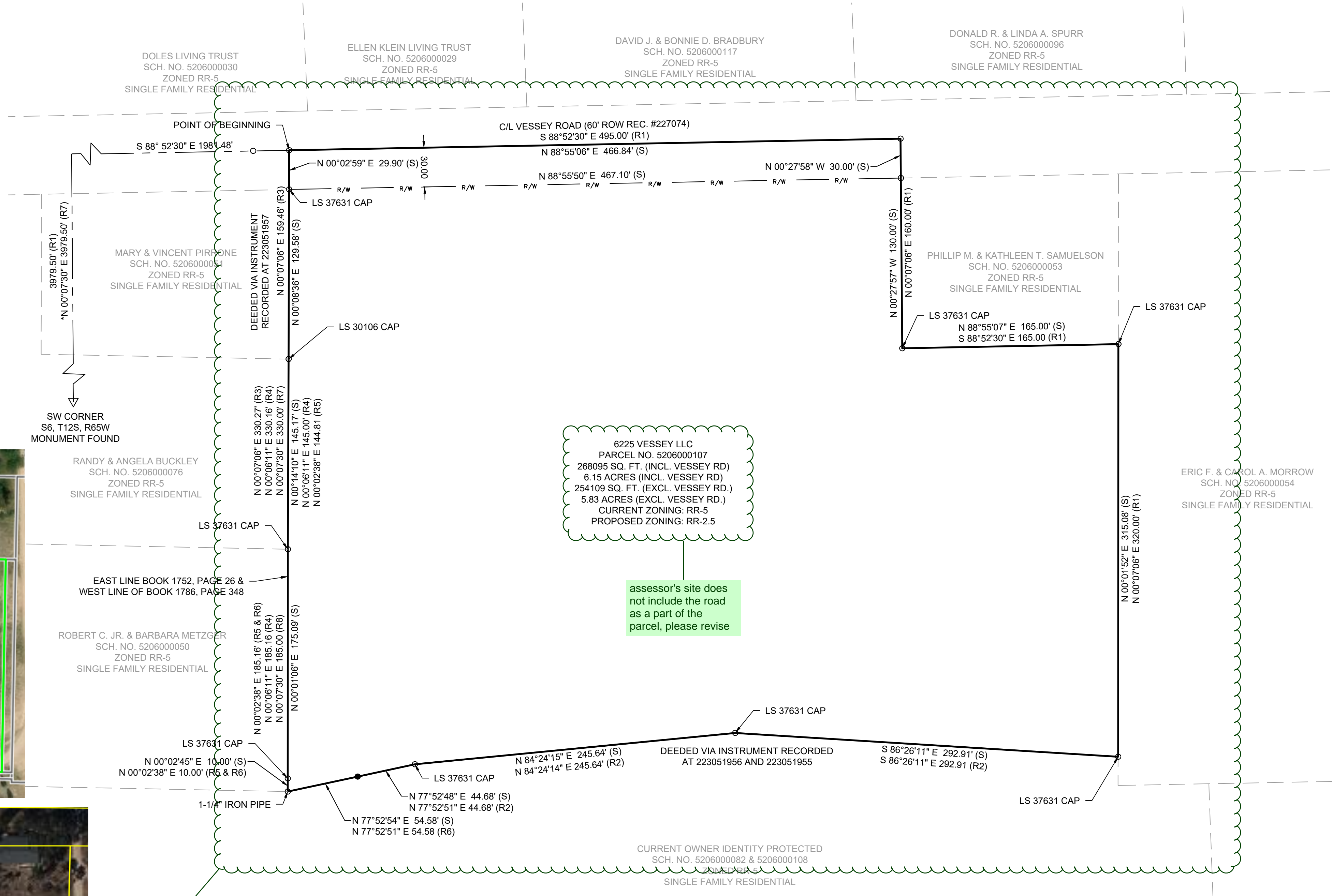
County of El Paso and State of Colorado.

**TO WIT (SURVEYED DESCRIPTION):**

A tract of land in the Northwest Quarter of Section 6, Township 12 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows:

Beginning at a point that is N 00°07'30" E 3979.50 feet and S 88°52'30" E 1981.48 feet from the Southwest Corner of said Section 6; thence N 88°55'06" E 466.84 feet; thence S 00°27'57" E 160.00 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 88°55'06" E 165.00 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence S 00°01'52" W 315.08 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 86°28'11" W 292.91 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence S 84°24'14" W 245.64 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence S 77°52'51" W 99.26 feet to a found 1/2" iron pipe; thence N 00°02'37" E 10.00 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 00°01'06" E 175.09 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 00°14'10" E 145.17 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #30106; thence N 00°07'33" E 159.48 feet to the point of beginning, containing 6.2 acres.

Subject to easements and restrictions of record.  
existing easements need to be depicted on the map



VICINITY MAP  
(NOT TO SCALE)

**LINETYPE LEGEND**

---	ADJACENT PROPERTY LINE
—	PROPERTY LINE
---	SECTION LINE
---	RIGHT OF WAY

**LEGEND**

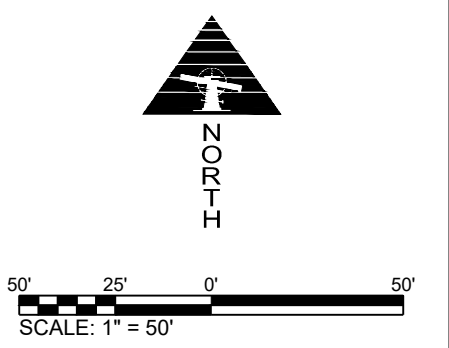
- Monument Found (1/2" Rebar),  
Origin unknown unless otherwise noted
- ▲ 1/2"x24" Rebar w/PLS38374 Cap Set
- Section Corner, NOTE: All section corner monument origins are unknown unless otherwise noted.
- Assumed Bearing
- (S) Surveyed Dimension
- (R1) Recorded Dimension - Special Warranty Deed dated June 22, 2022 under Rec. #222008101
- (R2) Recorded Dimension - Quit Claim Deed dated June 20, 2023 under Rec. #223051956
- (R3) Recorded Dimension - Quit Claim Deed dated June 20, 2023 under Reception #223051957
- (R4) Recorded Dimension - Land Survey Plat by Marr Land Surveying dated December 2, 2021 under Reception #222900009
- (R5) Recorded Dimension - Land Survey Plat by Crossed Paths Surveying Services, Inc dated June 28, 2022 under Reception #222900156
- (R6) Recorded Dimension - Quit Claim Deed dated June 20, 2023 under Reception #223051955
- (R7) Recorded Dimension - Warranty Deed dated June 29, 1959 under Book 1752, Page 76
- (R8) Recorded Dimension - Warranty Deed dated June 3, 1968 under Book 2238, Page 49

**NOTE:**  
Prior to this rezone application, the property owner agreed to, and filed, quit claim deeds with the adjacent property owners to clean up property line overlaps and legal description start points. The boundary shown on this drawing reflects the changes to the property boundary due to these quit claim deeds.

**OWNER & PETITIONER:**  
6225 VESSEY LLC  
PAWEŁ POSORSKI  
3515 N. CHESTNUT ST., STE. 100  
COLORADO SPRINGS, CO 80907  
630-302-7308

**SURVEYOR:**  
TIM SLOAN, VICE-PRESIDENT  
SMH CONSULTANTS, P.A.  
620 NORTH TEJON STREET, SUITE 201  
COLORADO SPRINGS, CO 80903  
719-465-2145

**ENGINEER:**  
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Drawn by: JAM Project #2209-0355 DD #TDS86 PCD FILE P241

**JANUARY 2024**