

# BRIARGATE COMMERCIAL NORTH

## CITY OF COLORADO SPRINGS

### ZONE CHANGE



CONSULTANT:

PLANNER/ CIVIL ENGINEER:



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PROJECT:

**BRIARGATE COMMERCIAL NORTH  
 ZONE CHANGE**  
 CITY OF COLORADO SPRINGS  
 APRIL 2019

OWNER:

**HIGH VALLEY LAND CO, INC.**  
 1755 TELSTAR DRIVE, SUITE 211  
 COLORADO SPRINGS, COLORADO 80920  
 (719) 260-7477

ISSUE:

DRAWING INFORMATION:

PROJECT NO:	19.104.202
DRAWN BY:	JASON ALWINE
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APPROVED BY:	GREG SHANER
SHEET TITLE:	

**ZONE CHANGE**

CITY PLANNING FILE NO:

**ZC04**

SHEET 4 OF 4

#### LEGAL DESCRIPTION PARCEL D

A PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE RIGHT-OF-WAY LINE OF CORDERA CREST AVENUE ACCORDING TO THE OFFICIAL PLAT OF CORDERA FILING NO. 3G RECORDED AUGUST 7, 2015 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 215713655, SAID PORTION OF CORDERA CREST AVENUE BEING MONUMENTED ON EACH END BY A FOUND NO. 5 REBAR AND 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" - BEARING NORTH 42°53'14" EAST A DISTANCE OF 42.37 FEET

COMMENCE AT THE MOST SOUTHERLY CORNER OF SAID CORDERA FILING NO. 3G;

THENCE NORTHEASTERLY, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CORDERA CREST AVENUE AND THE EXTERIOR OF CORDERA FILING NO. 3G THE FOLLOWING (3) THREE COURSES;

1. THENCE NORTH 42°53'14" EAST A DISTANCE OF 42.37 FEET TO A TANGENT 114.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
2. THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°54'38" AN ARC DISTANCE OF 164.97 FEET TO A 1032.50 FOOT RADIUS REVERSE CURVE;
3. THENCE SOUTHEASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 9°17'51" AN ARC DISTANCE OF 167.55 FEET TO THE POINT OF BEGINNING;

THENCE EASTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY AND ARC, THROUGH A CENTRAL ANGLE OF 15°18'28", AN ARC DISTANCE OF 275.86 FEET TO A 5,482.09 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 74°48'51" EAST;

THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 01°20'34" AN ARC DISTANCE OF 128.49 FEET TO A 114.11 FOOT REVERSE CURVE;

THENCE SOUTHERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 35°00'03" AN ARC DISTANCE OF 69.71 FEET TO A 32.97 FOOT REVERSE CURVE;

THENCE SOUTHERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 57°56'43" AN ARC DISTANCE OF 33.34 FEET TO A 47.35 FOOT REVERSE CURVE;

THENCE SOUTHERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 53°52'06" AN ARC DISTANCE OF 44.51 FEET TO A 397.25 FEET COMPOUND CURVE;

THENCE SOUTHERLY, ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 13°31'19" AN ARC DISTANCE OF 93.75 FEET;

THENCE SOUTH 27°55'02" WEST A DISTANCE OF 12.29 FEET TO A POINT ON THE EXTERIOR OF PARCEL 5 AS DESCRIBED IN A DOCUMENT RECORDED MARCH 7, 2003 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 203049162;

THENCE ALONG SAID PARCEL 5 THE FOLLOWING (3) THREE COURSES;

1. THENCE SOUTH 87°25'14" EAST A DISTANCE OF 99.79 FEET;
2. THENCE NORTH 69°39'15" EAST A DISTANCE OF 329.51 FEET;
3. THENCE NORTH 43°01'10" EAST A DISTANCE OF 297.54 FEET;

THENCE NORTH 47°20'27" EAST A DISTANCE OF 63.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CORDERA CREST AVENUE ACCORDING TO THE OFFICIAL PLAT OF CORDERA FILING NO. 3B RECORDED FEBRUARY 11, 2014 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 214713431;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING (2) TWO COURSES;

1. THENCE NORTH 85°05'27" EAST A DISTANCE OF 539.62 FEET TO A TANGENT 658.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
2. THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°35'19" AN ARC DISTANCE OF 282.38 FEET TO THE WESTERLY EXTERIOR OF BRIARGATE CROSSING EAST SUBDIVISION FILING NO.2 RECORDED FEBRUARY 2, 2007 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 207712525;

THENCE SOUTH 00°00'17" WEST, ALONG THE SAID WESTERLY EXTERIOR, A DISTANCE OF 47.06 FEET TO THE NORTHEAST CORNER OF PREVIOUSLY CITED PARCEL 5;

THENCE SOUTHERLY, ALONG THE COMMON LINE OF SAID BRIARGATE CROSSING SUBDIVISION FILING NO.2 AND PARCEL 5, THE FOLLOWING (5) FIVE COURSES;

1. THENCE SOUTH 00°00'17" WEST A DISTANCE OF 117.05 FEET;
2. THENCE SOUTH 22°38'26" WEST A DISTANCE OF 150.66 FEET;
3. THENCE SOUTH 53°27'12" WEST A DISTANCE OF 335.64 FEET;
4. THENCE SOUTH 37°46'24" WEST A DISTANCE OF 227.20 FEET;
5. THENCE SOUTH 59°58'48" WEST A DISTANCE OF 372.13 FEET;

THENCE SOUTHERLY ALONG SAID PARCEL 5 THE FOLLOWING (2) TWO COURSES;

1. THENCE SOUTH 59°58'48" WEST A DISTANCE OF 78.08 FEET;
2. THENCE SOUTH 70°31'39" WEST A DISTANCE OF 399.96 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD RECORDED NOVEMBER 06, 2002 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NO. 202195133;

THENCE NORTHWESTERLY, ALONG SAID POWERS BOULEVARD RIGHT-OF-WAY, THE FOLLOWING (6) SIX COURSES

1. THENCE NORTH 53°27'24" WEST A DISTANCE OF 42.79 FEET;
2. THENCE NORTH 55°01'13" WEST A DISTANCE OF 187.28 FEET;
3. THENCE NORTH 35°41'32" WEST A DISTANCE OF 261.37 FEET;
4. THENCE NORTH 60°53'19" WEST A DISTANCE OF 264.18 FEET;
5. THENCE NORTH 62°57'09" WEST A DISTANCE OF 202.67 FEET;
6. THENCE NORTH 49°54'12" WEST A DISTANCE OF 244.05 FEET;

THENCE NORTH 66°30'02" EAST A DISTANCE OF 167.71 FEET TO A TANGENT 52.75 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°01'45" AN ARC DISTANCE OF 49.74 FEET TO A 2,100.70 FOOT REVERSE CURVE;

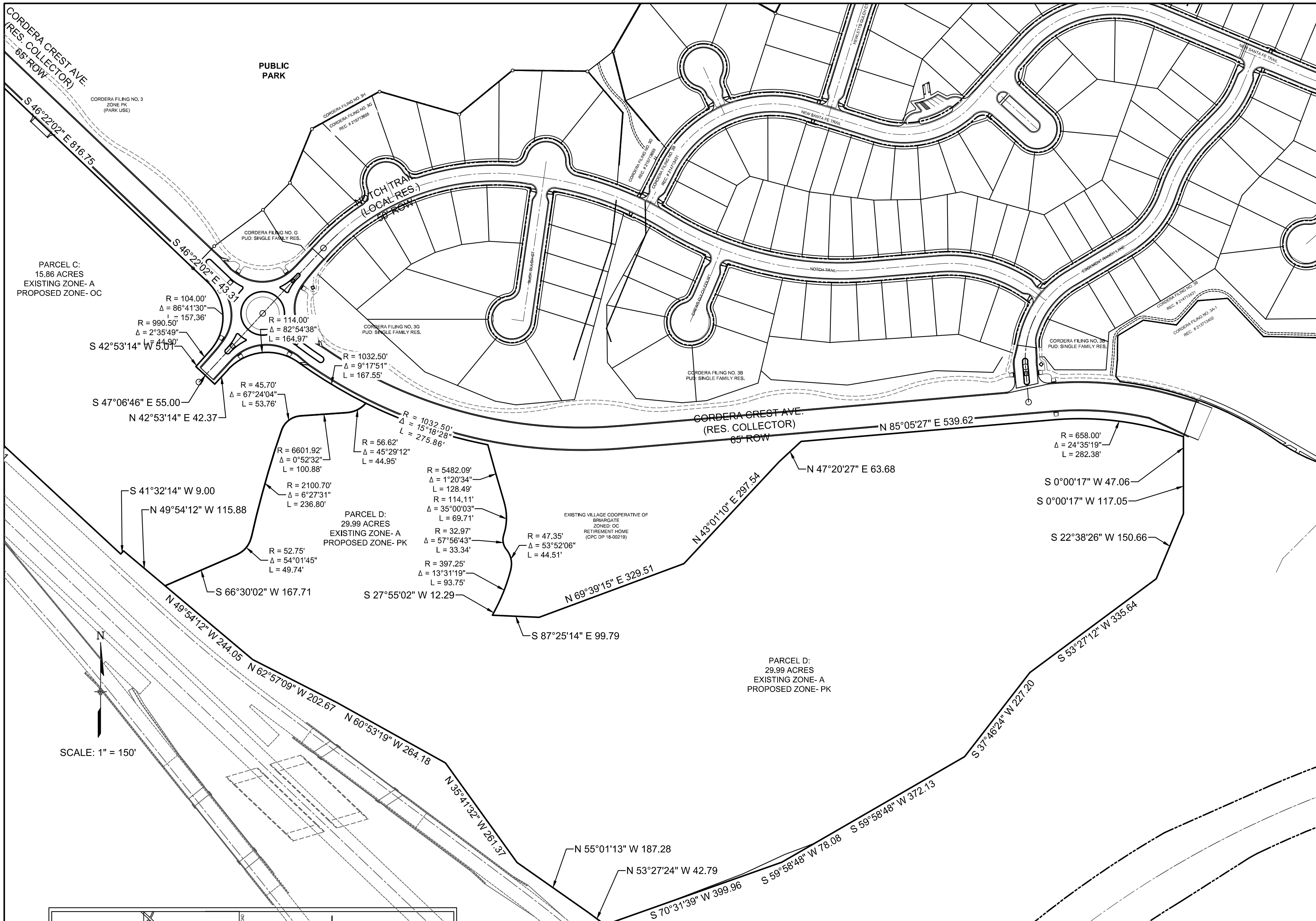
THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 06°27'31" AND ARC DISTANCE OF 236.80 FEET TO A 45.70 FEET COMPOUND CURVE;

THENCE NORTHEASTERLY, ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 67°24'04" AN ARC DISTANCE OF 53.76 FEET TO A 6,601.92 FOOT REVERSE CURVE;

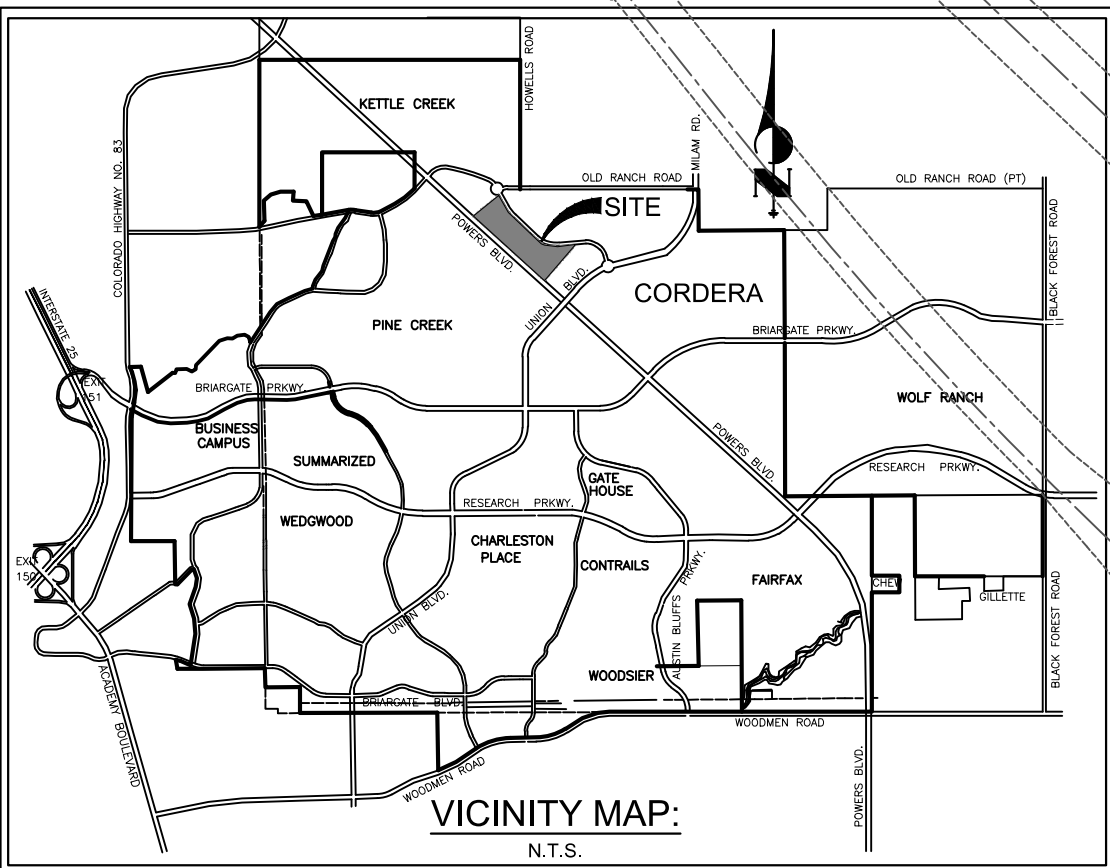
THENCE EASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 00°52'32" AN ARC DISTANCE OF 100.88 FEET TO A 56.62 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 04°25'34" WEST;

THENCE NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 45°29'12" AN ARC DISTANCE OF 44.95 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 1,306,559 SQUARE FEET (29.99446 ACRES), MORE OR LESS



SCALE: 1" = 150'



PARCEL C:  
15.88 ACRES  
EXISTING ZONE- A  
PROPOSED ZONE- OC

PUBLIC PARK

PARCEL D:  
29.99 ACRES  
EXISTING ZONE- A  
PROPOSED ZONE- PK

PARCEL D:  
29.99 ACRES  
EXISTING ZONE- A  
PROPOSED ZONE- PK