

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:

ZC03

SHEET 3 OF 4

LEGAL DESCRIPTION PARCEL C

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHEAST ONE-QUARTER OF SECTION 27, 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 SOUTHWESTERLY RIGHT-OF-WAY LINE OF CORDERA CREST AVENUE ACCORDING TO THE OFFICIAL PLAT OF CORDERA FILING NO. 3H RECORDED JUNE 16, 2016 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 216713791, 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 SOUTH 46°22'02" EAST A DISTANCE OF 910.57 FEET

BEGIN AT THE MOST SOUTHERLY CORNER OF SAID CORDERA FILING NO. 3H;

THENCE SOUTHEASTERLY, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORDERA CREST AVENUE AND THE EXTERIOR 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 THE FOLLOWING (8) EIGHT COURSES;

1. THENCE SOUTH 46°22'02" EAST A DISTANCE OF 43.31 FEET TO A TANGENT 104.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
2. THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°41'30" AN ARC DISTANCE OF 157.36 FEET TO A 990.50 FOOT RADIUS COMPOUND CURVE;
3. THENCE SOUTHWESTERLY, ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 02°35'49" AN ARC DISTANCE OF 44.90 FEET;
4. THENCE SOUTH 42°53'14" WEST A DISTANCE OF 5.01 FEET;
5. THENCE SOUTH 47°06'46" EAST A DISTANCE OF 55.00 FEET;
6. THENCE NORTH 42°53'14" EAST A DISTANCE OF 42.37 FEET TO A TANGENT 114.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
7. THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°54'38" AN ARC DISTANCE OF 164.97 FEET TO A 1,032.50 FOOT RADIUS REVERSE CURVE;
8. THENCE SOUTHEASTERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 09°17'51" AN ARC DISTANCE OF 167.55 FEET TO A 56.62 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 49°54'47" WEST;

THENCE SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 45°29'12" AN ARC DISTANCE OF 44.95 FEET TO A 6,601.92 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 04°32'40" WEST;

THENCE WESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 00°52'32" AN ARC DISTANCE OF 100.88 FEET TO A 45.70 FOOT RADIUS REVERSE CURVE;

THENCE SOUTHWESTERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 67°24'04" AN ARC DISTANCE OF 53.76 FEET TO A 2,100.70 FOOT RADIUS COMPOUND CURVE;

THENCE SOUTHERLY, ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 06°27'31" AN ARC DISTANCE OF 236.80 FEET TO A 52.75 FOOT RADIUS REVERSE CURVE;

THENCE SOUTHWESTERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 54°01'45" AN ARC DISTANCE OF 49.74 FEET;

THENCE SOUTH 66°30'02" WEST A DISTANCE OF 167.71 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD;

THENCE NORTHWESTERLY, ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID POWERS BOULEVARD, THE FOLLOWING (5) FIVE COURSES;

1. THENCE NORTH 49°54'12" WEST A DISTANCE OF 115.88 FEET;
2. THENCE SOUTH 41°32'14" WEST A DISTANCE OF 9.00 FEET;
3. THENCE NORTH 47°10'36" WEST A DISTANCE OF 840.91 FEET;
4. THENCE NORTH 46°21'28" WEST A DISTANCE OF 208.81 FEET;
5. THENCE NORTH 46°22'25" WEST A DISTANCE OF 188.27 FEET;

THENCE NORTH 70°53'59" EAST A DISTANCE OF 79.94 FEET;

THENCE SOUTH 19°06'01" EAST A DISTANCE OF 12.21 FEET;

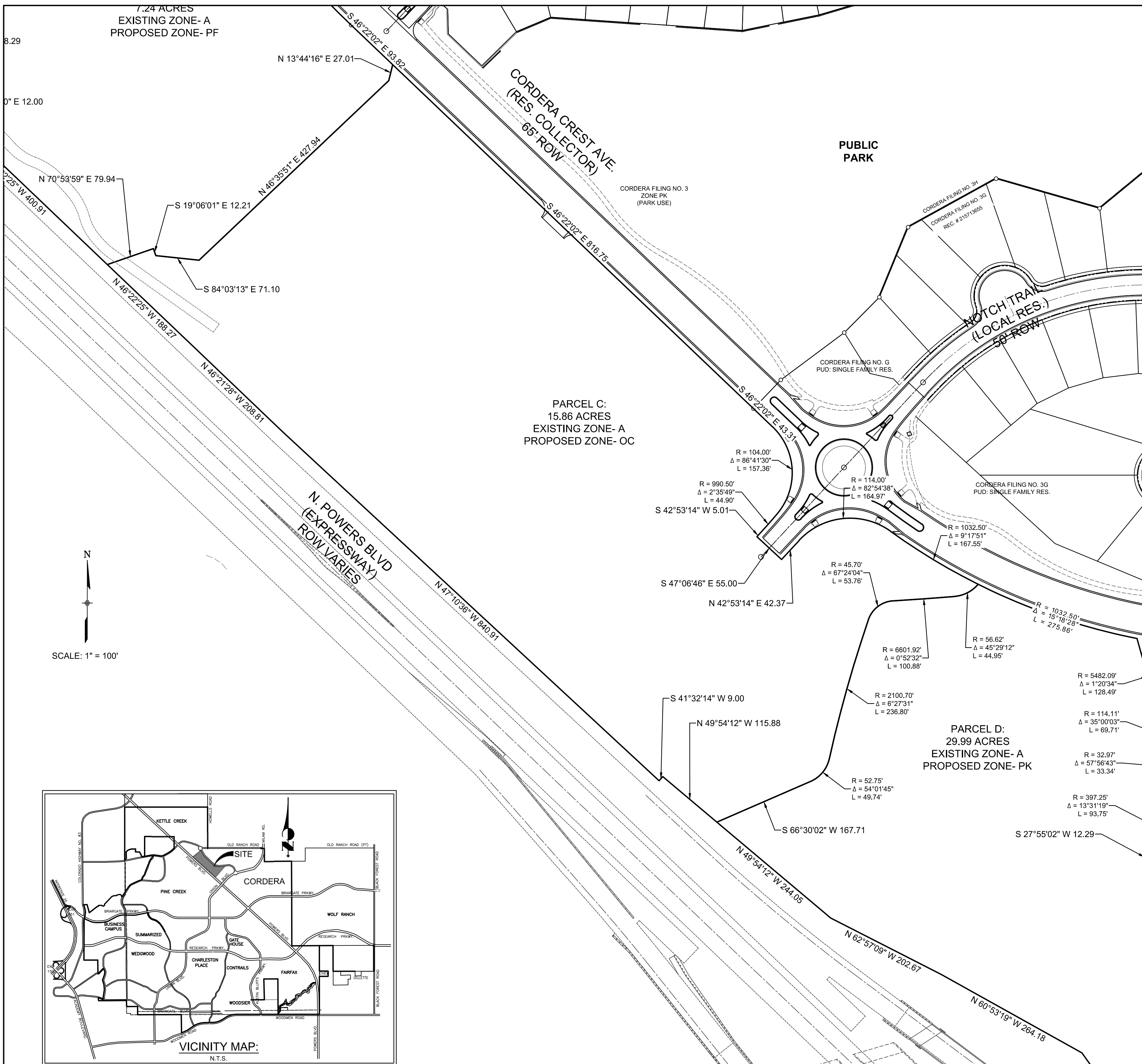
THENCE SOUTH 84°03'13" EAST A DISTANCE OF 71.10 FEET;

THENCE NORTH 46°35'51" EAST A DISTANCE OF 427.94 FEET;

THENCE NORTH 13°44'16" EAST A DISTANCE OF 27.01 FEET TO THE PREVIOUSLY CITED SOUTH WESTERLY LINE OF CORDERA CREST AVENUE;

THENCE SOUTH 46°22'02" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 816.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 690,920 SQUARE FEET (15.86134 ACRES), MORE OR LESS.



CITY FILE NO.: