

UPPOLE-BISHOP RESIDENCE

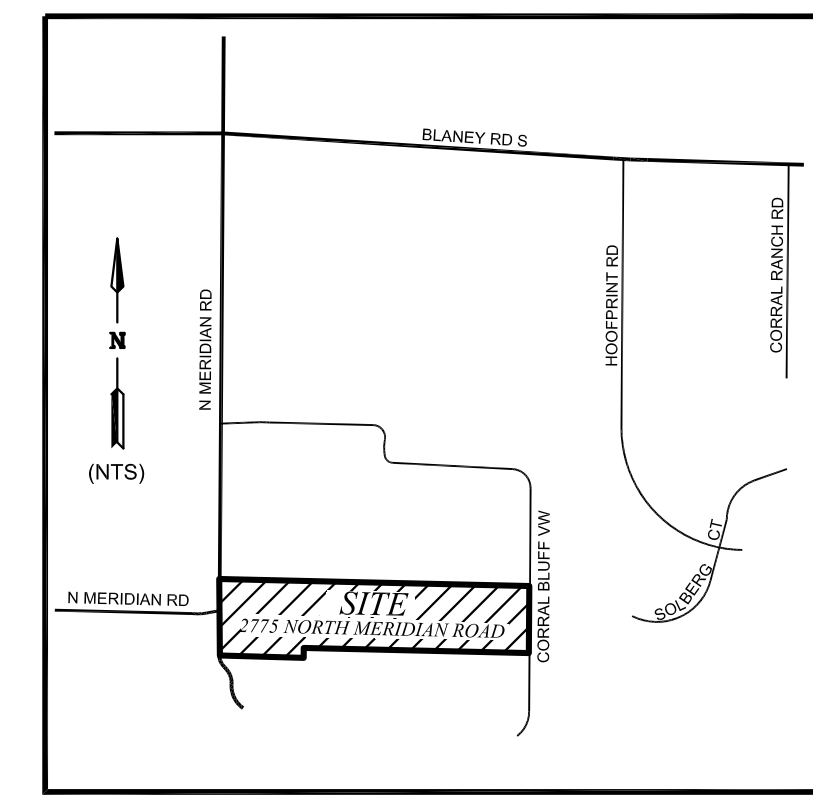
SECTION 31, IN TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

A-35 REZONE

SITE DATA:

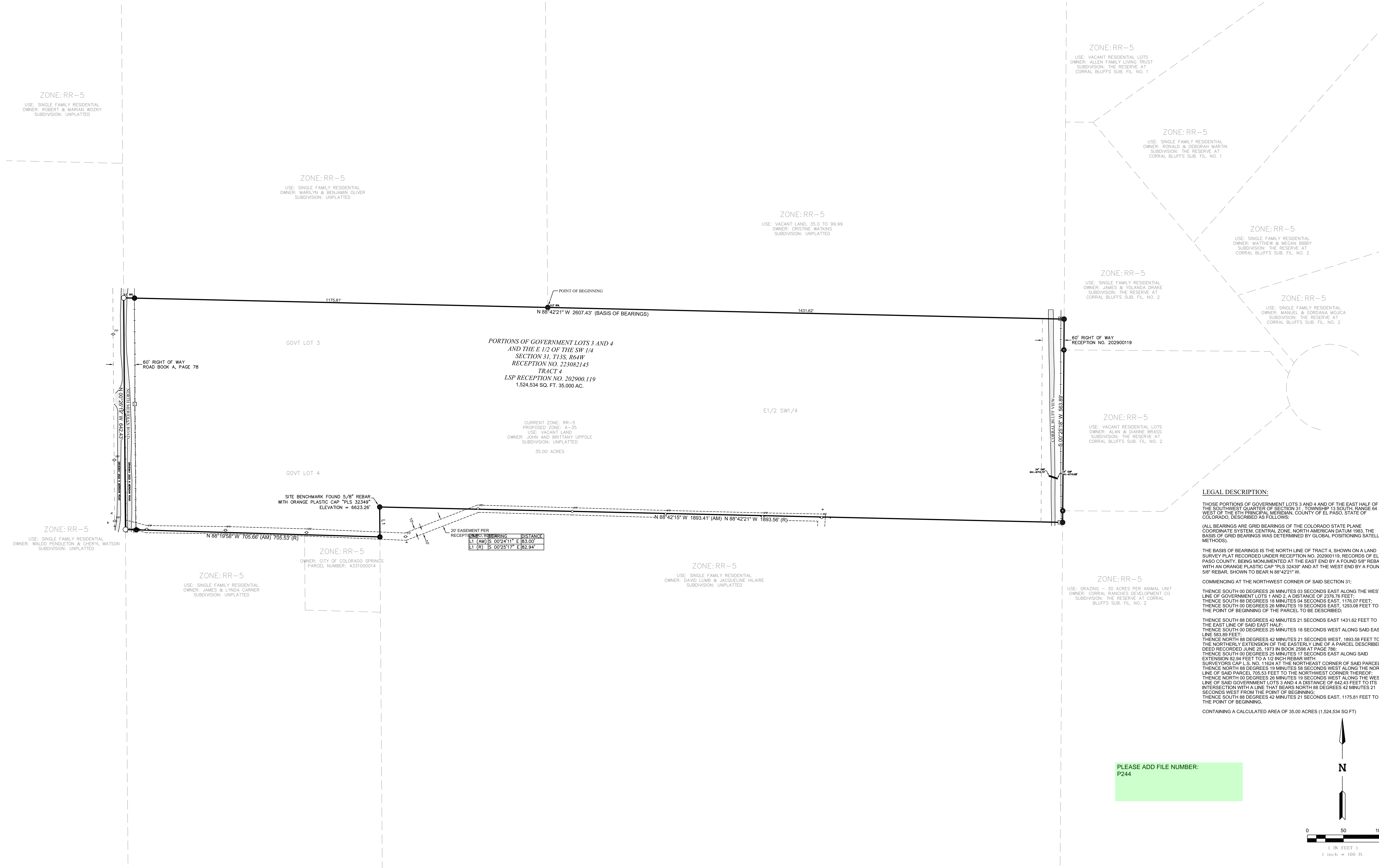
PROPERTY OWNER: JOHN TYLER AND BRITTANY YULENA UPPOLE
MAILING ADDRESS: 2015 AEROTECH DR # 28
 COLORADO SPRINGS CO, 80916
PROPERTY ADDRESS: 2775 NORTH MERIDIAN RD
 PEYTON, CO 80831
SCHEDULE NO.: 4331000022
PREPARED BY: SOLWAY DESIGNS INC.
 7230 N. LA CANADA DRIVE
 TUCSON, AZ 85704
LAND USE: VACANT LAND, 35.0 TO 99.99
CURRENT ZONING: RR-5
PROPOSED ZONING: A-35
MINERAL INTERESTS: BENJAMIN & MARILYN OLIVER
 2740 S. MERIDIAN ROAD

VICINITY MAP



LEGEND:

- SET 5/8" X 18" REBAR WITH ORANGE PLASTIC CAP "PLS 30106" AT INTERSECTION OF PROPERTY LINE AND R.O.W.
- FOUND 5/8" REBAR WITH RED PLASTIC CAP "PLS 32439"
- FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP "PLS 28658"
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- POWER POLE
- GUY WIRE
- COMMUNICATION PEDESTAL
- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ADJACENT LOT LINE
- ▨ GRAVEL
- R.O.W. - RIGHT OF WAY



LEGAL DESCRIPTION:

THOSE PORTIONS OF GOVERNMENT LOTS 3 AND 4 AND OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

(ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, THE BASIS OF GRID BEARINGS WAS DETERMINED BY GLOBAL POSITIONING SATELLITE METHODS).

THE BASIS OF BEARINGS IS THE NORTH LINE OF TRACT 4, SHOWN ON A LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 202900119, RECORDS OF EL PASO COUNTY, BEING MONUMENTED AT THE EAST END BY A FOUND 5/8" REBAR WITH AN ORANGE PLASTIC CAP "PLS 32439" AND AT THE WEST END BY A FOUND 5/8" REBAR, SHOWN TO BEAR N 88°42'21" W.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31:

THENCE SOUTH 00 DEGREES 26 MINUTES 03 SECONDS EAST ALONG THE WEST LINE OF GOVERNMENT LOTS 1 AND 2, A DISTANCE OF 2376.76 FEET;

THENCE SOUTH 89 DEGREES 19 MINUTES 04 SECONDS EAST, 1176.07 FEET;

THENCE SOUTH 00 DEGREES 26 MINUTES 19 SECONDS EAST, 1293.08 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;

THENCE SOUTH 98 DEGREES 42 MINUTES 21 SECONDS EAST 1431.62 FEET TO THE EAST LINE OF SAID EAST HALF;

THENCE SOUTH 00 DEGREES 25 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE 583.80 FEET;

THENCE NORTH 88 DEGREES 42 MINUTES 21 SECONDS WEST, 1893.56 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF A PARCEL DESCRIBED IN DEED RECORDED JUNE 25, 1973 IN BOOK 2598 AT PAGE 788;

THENCE SOUTH 00 DEGREES 25 MINUTES 17 SECONDS EAST ALONG SAID EXTENSION 62.94 FEET TO A 1/2 INCH REBAR WITH SURVEYORS CAP L.S. NO. 11824 AT THE NORTHEAST CORNER OF SAID PARCEL;

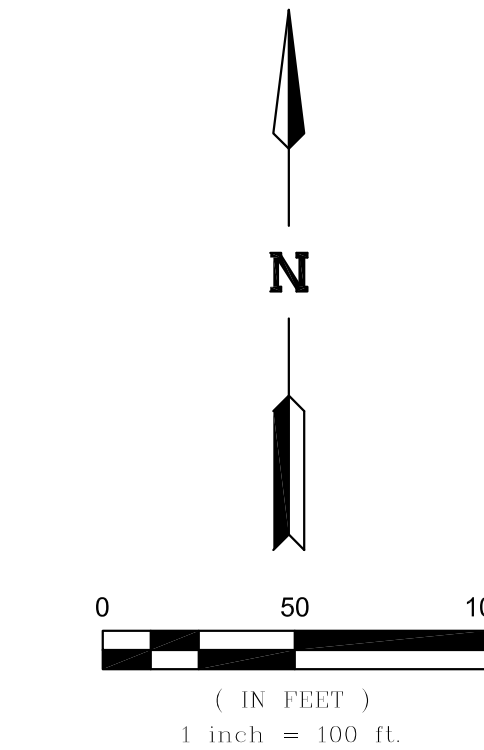
THENCE NORTH 88 DEGREES 19 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL 705.53 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 00 DEGREES 26 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOTS 3 AND 4 A DISTANCE OF 642.45 FEET TO ITS INTERSECTION WITH A LINE THAT BEARS NORTH 88 DEGREES 42 MINUTES 21 SECONDS WEST FROM THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 42 MINUTES 21 SECONDS EAST, 1175.81 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 35.00 ACRES (1,524,534 SQ FT)

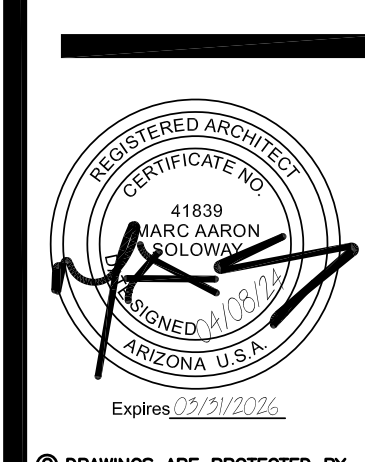
PLEASE ADD FILE NUMBER:
P244



UPPOLE-BISHOP RESIDENCE
 2775 N. MERIDIAN RD
 PEYTON, CO

SOLOWAY
DESIGNS INC
 ARCHITECTURE + INTERIORS

7230 N. La Canada Dr.
 Tucson, Arizona 85704
 Ph: 520 - 219 - 6302
 Fax: 520 - 219 - 6279
 www.soloway-designs.com



REZONE MAP
 AMENDMENT

DATE 04/08/24
 DWN J.D.T.
 CHK M.A.S.
 JOB # S23-1156