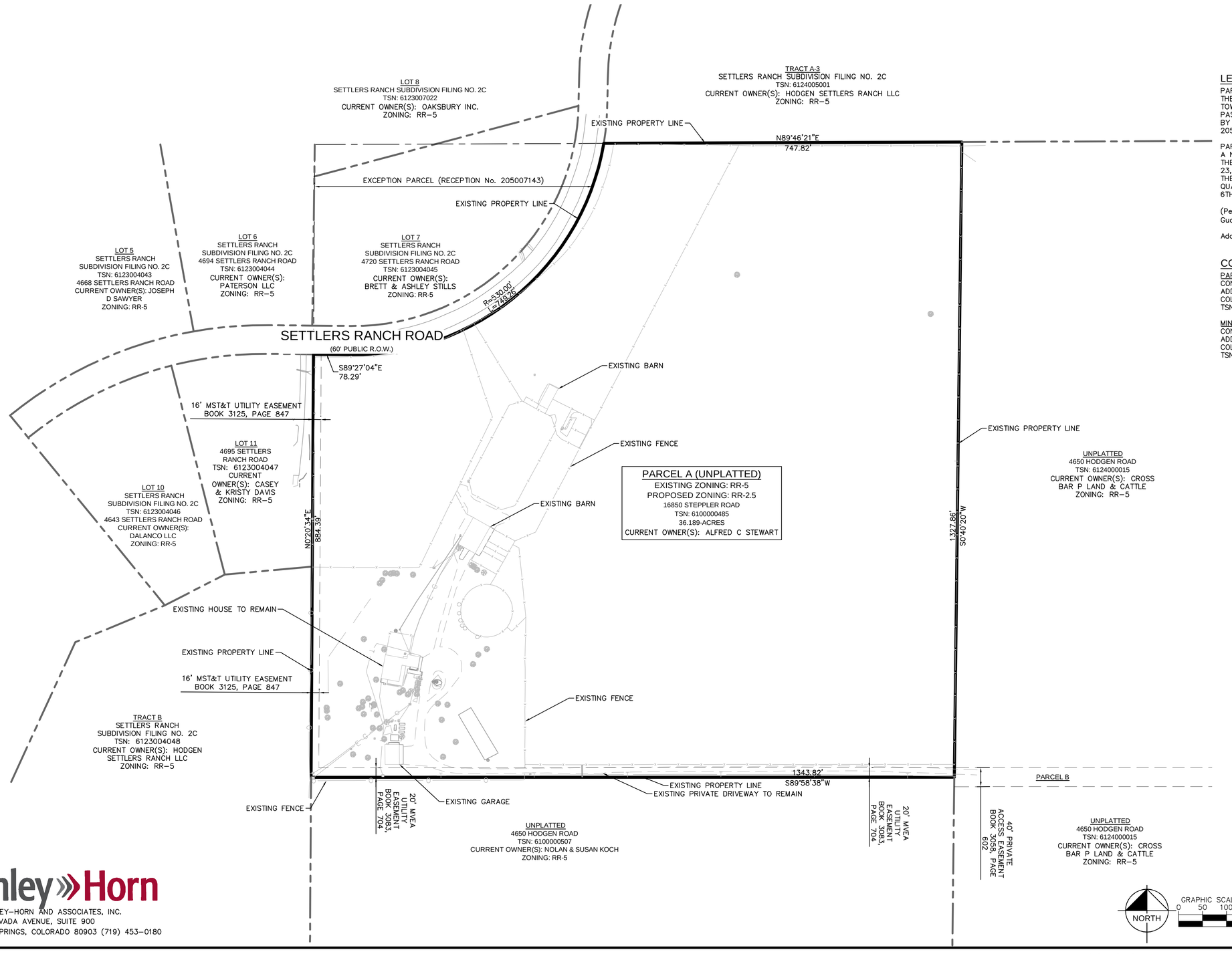
16850 STEPPLER ROAD

REZONE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



LEGAL DESCRIPTION:

PARCEL A:
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION THEREOF CONVEYED BY WARRANTY DEED RECORDED JANUARY 13, 2005 UNDER RECEPTION NO. 205007143.

PARCEL B:
A NON-EXCLUSIVE RIGHT OF WAY EASEMENT FROM STEPPLER ROAD TO THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SAID SECTION 23, SAID EASEMENT BEING 40 FEET IN WIDTH, 20 FEET ON EITHER SIDE OF THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

(Per Title Commitment File No. 1883440 as provided by Stewart Title Guaranty Company)

Address of Record: 16850 Steppler Road, Colorado Springs, CO 80908

CONTACT INFORMATION

PARCEL A OWNER
CONTACT: ALFRED C STEWARD
ADDRESS: 16850 STEPPLER ROAD
COLORADO SPRINGS, CO 80908
TSN: 6100000485

MINERAL RIGHTS OWNER
CONTACT: SUSAN E KOCH
ADDRESS: 4650 HODGEN ROAD
COLORADO SPRINGS, CO 80908
TSN: 6100000507

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

REZONE PLAN
SHEET 1 OF 1

16850 STEPPLER ROAD REZONE - PCD FILE # P-23-003

K:\COS_Civil\196639000_Steppler Road\CADD\Exhibits\16850 Steppler Road-Rezone Plan.dwg Aug 01, 2023 3:56pm