## BEN LOMAND MOUNTAIN VILLAGE LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, WEST HALF AND NORTHEAST QUARTER OF SECTION 4, AND EAST HALF OF SECTION 5, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO SCALE: 1"=300' POINT OF BEGINNING N1/4 CORNER SECTION 4 RECOVERED 3.5" ALUMINUM CAP-NE CORNER SECTION 4 ZONE: OS RECOVERED 3.5" ALUMINUM CAP STAMPED, "EL PASO COUNTY DOT, DOUGLAS COUNTY BOCC ZONE: A1 ZONE: A1 STAMPED, "EL PASO COUNTY DOT," 2001, LS 17496", IN MONUMENT BOX USE: EXEMPT - OPEN SPACE CONSERVATION 2001, LS 17496", IN MONUMENT BOX USE: AGRICULTURAL WEST PALMER DIVIDE ROAD W 1/16TH CORNER SECTION 3 S00°56'43"E NO MONUMENT RECOVERED DOUGLAS COUNTY - - S89°38'00"W 1348.96' N89°43'16"E 1333.55' N89°45'41"E 1348.00' N89'43'15"E 1333.93' N89'41'41"E 983.83' EL PASO COUNTY PARCEL No. 7103000028 (45.7 ACRES) EXISTING ZONE: RR-5/SPECIAL USE USE: RESIDENTIAL/RELIGIOUS WORSHIP -PROPOSED ZONE:RR-2.5/SPECIAL USE PARCEL No. 7104001010 PARCEL No. 7104000001 (49.2 ACRES) (45.7 ACRES) EXISTING ZONE: RR-5 EXISTING ZONE: RR-5 USE: RESIDENTIAL USE: RESIDENTIAL PROPOSED ZONE: RR-2.5 ! PROPOSED ZONE: RR-2.5 USE: RESIDENTIAL USE: RESIDENTIAL ZONE: RR-5 MEIER'S SUBDIVISION USE: RESIDENTIAL N 1/16 CORNER COMMON RECOVERED NO. 5 REBAR NW 1/16 CORNER SECTION 3 W/ 1.25" WHITE PLASTIC CAP ( NE 1/16 CORNER SECTION 4 RECOVERED 1" IRON PIPE S88'58'55"W 1340.17' RECOVERED 1" IRON PIPE ZONE: RR-2.5COLORADO ESTATES SUBDIVISION USE: RESIDENTIAL VILLAGI ORADO CAPELLA DRIVE ZONE: M-1 / C-1EAST PALMER LAKÉ PARCEL No. 7104200012 **MOUNTAIN** COL USE: GENERAL INDUSTRIAL / (147.1 ACRES) VACANT RESIDENTIAL ÈXISTING ZONÉ: UNZONED LINE TABLE LINE TABLE COUNTY, S87°35'46"E 1363.31' PROPOSED ZONE: RR-2.5 **KEY CONTACTS** N89°42'00"E 933.74' BEARING LENGTH LINE | BEARING | LENGTH USE: RESIDENTIAL PARCEL No. 7104000002 PARCEL No. 7104237002 N00°54'13"W 45.65' L12 | N00°51'13"W | 169.14' ZONE: RR-10,000 OWNER/APPLICANT UNITED CONGREGATIONAL CHURCH (38.2 ACRES) (0.9 ACRES) LAKE SHADOWS L13 N89°55'13"E 194.33' L2 N68°59'45"W 303.87 LOMAND EXISTING ZONE: RR-5 USE: VACANT RESIDENTIAL LOTS **EXISTING ZÓNE: UNZONED** 3195 COUNTY LINE ROAD L3 N21°00'44"E 25.01' L14 N00°56'29"W 420.63 USE: RESIDENTIAL C1/4 CORNER SECTION 4 MONUMENT, CO 80132 PASO PROPOSED ZONE: RR-2.5 RECOVERED A 2.5" IRON PIPE L15 N15°43'05"E 201.07' L4 N68°57'32"W 350.50 PROPOSED ZONE: RR-2.5 CONTACT: Fill these in W/ 3" IRON CAP, STAMPED, USE: RESIDENTIAL E 1/16 CORNER SECTION USE: RESIDENTIAL L16 | N14°54'27"E | 59.33' L5 | N21°06'38"E | 25.01' "WC CTR, SEC 4, T11S, R67W" NO MONUMENT RECOVERED SOUTH LINE OF THE SE1/4 OF L6 | N69°06'59"W | 199.29' L17 | S75°44'35"E | 299.28' SOUTH LINE OF THE NW1/4 SECTION 4 OUTH LINE OF THE NW1889419735"W 1332.89" 2.5' SOUTH OF RECORD POSITION THE NE1/4 SECTION 5 ENGINEER-MANHARD CONSULTING BEN L18 N17°12'28"E 232.95' L7 | N68°56'13"W | 203.02' 7600 EAST ORCHARD ROAD S00°56'59"E\_ PARCEL No. 7105424044 SUITE 150-N L8 | N00°36'20"E | 193.38' L19 | S87°29'57"E | 256.62' RECOVERED 0.75" IRON PIPE ZONE: RR-5 **383.01'** (14.3 ACRES) ZONE: RR-5 GREENWOOD VILLAGE, CO 80111 -W1/4 CORNER SECTION 4 SOUTH 89°29'07" WEST L9 N89°25'53"W 84.64' L20 | S68°26'02"E | 319.77' USE: FOREST LAND USE: FOREST LAND ÉXISTING ZOŃE: UNZONEDI RECOVERED 3.25" ALUMINUM CAP 1.90' OF CALCULATED POSITION CONTACT: DANIEL MADISON, P.E. L21 N79°19'45"E 194.73' L10 N19°58'48"W 47.68' STAMPED, "LS 14166, 2011" USE: N/A PHONE: 303-708-0500 S89°29'07"W PROPOSED ZONE: RR-2.5 L11 N77°02'10"W 16.42' USE: RESIDENTIAL CURVE TABLE CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD 1. ALL AREAS PROVIDED ARE BASED ON LAND SURVEYED INFORMATION. C1 | 5°47'08" | 1000.00' | 100.98' | S10°18'55"E | 100.94' 2. SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION **LEGEND** S89°33'50"W 2010.94' RECOVERED NO. 5 REBAR = SECTION CORNER AS NOTED ● W/ 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 23875" RECOVERED NO. 4 REBAR = W / 1" YELLOW PLASTIC CAP ZONE: RR-10,000 RECOVERED NO. 3 REBAR STAMPED, "PLS 17496" ● = (NO CAP) LAKEVIEW HEIGHTS USE: VACANT RESIDENTIAL LOTS = RECOVERED 0.75" IRON PIPE RECOVERED NO. 3 REBAR PROJ. MGR.: DJM ● = W/ 1" WHITE PLASTIC CAP PROJ. ASSOC.: AJH RECOVERED NO. 5 REBAR STAMPED, "PLS 11710" $\bullet$ = W/ 1.25" ORANGE PLASTIC CAP DRAWN BY: AJH RECOVERED NO. 3 REBAR STAMPED, "PLS 14166" 01-15-2025 $\bullet$ = W/1" WHITE PLASTIC CAP (ILLEGIBLE) RECOVERED NO. 5 REBAR SHEET = W/ 1.25" RED PLASTIC CAP RECOVERED NO. 4 REBAR STAMPED, "PLS 25629" ● W / 1" YELLOW PLASTIC CAP OF RECOVERED NO. 5 REBAR = W/ 1.25" RED PLASTIC CAP = RECOVERED MAG NAIL W/ FLAGGING IN ROCK CROPPING (ILLEGIBLE) UNCMOCO01

## BEN LOMAND MOUNTAIN VILLAGE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, WEST HALF AND NORTHEAST QUARTER OF SECTION 4, AND EAST HALF OF SECTION 5, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, SECTION 4, AND THE EAST HALF OF SECTION 5, ALL WITHIN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 IS ASSUMED TO BEAR NORTH 00°56'43" WEST AND BEING MONUMENTED AT THE SOUTH END BY A 2.5" IRON PIPE WITH A 3" IRON CAP STAMPED, "WC CTR, SEC 4, T11S, R67W" AND AT THE NORTH END A 3.5"ALUMINUM CAP STAMPED, "EL PASO COUNTY DOT, 2001, LS 17496" IN A MONUMENT BOX.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE NOUTH 00°56'43" WEST, THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST PALMER DIVIDE ROAD, AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1. NORTH 89°43'15" EAST, A DISTANCE OF 1333.93 FEET;
- 2. NORTH 89°43'16" EAST, A DISTANCE OF 1333.55 FEET
- 3. NORTH 89°45'41" EAST, A DISTANCE OF 1348.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 3;

THENCE SOUTH 00°42'21" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1502.49 FEET, TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 3;

THENCE SOUTH 88°58'55" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1340.17 FEET TO THE NORTH SIXTEENTH CORNER COMMON TO SECTION 3 AND SECTION 4;

THENCE SOUTH 89°34′51" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1335.76 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 4;

THENCE SOUTH 00°55'25" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1359.73 FEET TO THE EAST SIXTEENTH CORNER

OF SAID SECTION 4;

THENCE SOUTH 89°41'35" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1332.89 FEET TO THE CENTER QUARTER

CORNER OF SAID SECTION 4;

THENCE SOUTH 00°56′59″ EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4. A DISTANCE OF 383.01 FEET TO A POINT WHICH LIES NORTH 89°08′56″ EAST, A DISTANCE OF 1.90

FEET, OF A 0.75" IRON PIPE MONUMENTING THE NORTHEAST CORNER OF LOT 37, BLOCK 2 LAKEVIEW HEIGHTS UNIT 4 RECORDED AT RECEPTION NO. 2700 IN SAID RECORDS;

THENCE SOUTH 89°29'07" WEST, ALONG THE NORTH BOUNDARY OF SAID LAKEVIEW HEIGHTS UNIT 4, A DISTANCE OF 652.12 FEET TO THE NORTHWEST CORNER OF SAID LAKEVIEW HEIGHTS UNIT 4;

THENCE SOUTH 00°59'07" EAST, ALONG THE WEST BOUNDARY OF SAID LAKEVIEW HEIGHTS UNIT 4, A DISTANCE OF 500.86 FEET TO THE SOUTHWEST CORNER OF LOT 16, BLOCK 2 OF SAID LAKEVIEW

HEIGHTS UNIT 4 MONUMENTED BY A 0.75" IRON PIPE;

THENCE SOUTH 89"33"50" WEST, ALONG THE NORTH BOUNDARY OF SAID LAKEVIEW HEIGHTS UNIT 4 AND THE NORTH BOUNDARY OF LAKEVIEW HEIGHTS UNIT 3 RECORDED AT RECEPTION NO. 498896 IN SAID RECORDS. A DISTANCE OF 2.010.94 FEET TO THE NORTHWEST CORNER OF LOT 1. BLOCK 3. LAKEVIEW HEIGHTS UNIT 3 RECORDED AT RECEPTION NO. 2653 IN SAID RECORDS. MONUMENTED BY A

THENCE NORTH 00°54'13" WEST, ALONG THE EAST BOUNDARY OF LAKEVIEW HEIGHTS UNIT 2 RECORDED AT RECEPTION NO. 448297 IN SAID RECORDS, A DISTANCE OF 45.65 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF SAID LAKEVIEW HEIGHTS UNIT 2, SAME BEING THE SOUTH CORNER OF LOT 1, THE LOMAND SUBDIVISION RECORDED AT RECEPTION NO. 211713166 IN SAID RECORDS, MONUMENTED BY A 0.75" IRON PIPE;

THENCE ALONG THE SOUTHWESTERLY AND WESTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING ELEVEN (11) COURSES:

- 1. NORTH 68°59'45" WEST, A DISTANCE OF 303.87 FEET TO A 0.75" IRON PIPE;
- 2. NORTH 21°00'44" EAST, A DISTANCE OF 25.01 FEET TO A 0.75" IRON PIPE;

0.75" IRON PIPE;

- 3. NORTH  $68^{\circ}57'32"$  WEST, A DISTANCE OF 350.50 FEET TO A 0.75" IRON PIPE;
- 4. NORTH 21°06'38" EAST, A DISTANCE OF 25.01 FEET TO A 0.75" IRON PIPE
- 5. NORTH  $69^{\circ}06'59''$  WEST, A DISTANCE OF 199.29 FEET TO A 0.75" IRON PIPE;
- 6. NORTH 68°56'13" WEST, A DISTANCE OF 203.02 FEET TO A NO. 5 REBAR WITH A 1.25" ORANGE PLASTIC CAP, STAMPED, LS 14166";
- 7. NORTH 00°36'20" EAST, A DISTANCE OF 193.38 FEET TO A NO. 5 REBAR WITH A 1.25" ORANGE PLASTIC CAP, STAMPED, LS 14166";
- 8. NORTH 89°25'53" WEST, A DISTANCE OF 84.64 FEET TO A NO. 5 REBAR WITH A 1.25" ORANGE PLASTIC CAP, STAMPED, LS 14166";
  9. NORTH 19°58'48" WEST, A DISTANCE OF 47.68 FEET TO A NO. 5 REBAR WITH A 1.25" RED PLASTIC CAP STAMPED, "LS 25629";
- S. NORTH 10 30 40 WEGT, A BIOTANCE OF 47.30 FEET TO A NO. 3 REBAR WITH A 1.23 REBAR BIOTA OF MINISTERS, ES
- 10.NORTH 77°02'10" WEST, A DISTANCE OF 16.42 FEET TO A NO. 5 REBAR WITH A 1.25" RED PLASTIC CAP (ILLEGIBLE);
- 11.NORTH 00°51'13" WEST, A DISTANCE OF 169.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 MONUMENTED BY A 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 23875";

THENCE NORTH 89°55'13" EAST, ALONG THE NORTH BOUNDARY OF SAID LOT 1 AND THE SOUTH BOUNDARY OF LAKE SHADOWS RECORDED AT RECEPTION NO. 1381330 IN SAID RECORDS, A DISTANCE OF 194.33 FEET TO THE SOUTHEAST CORNER OF LOT 21 OF SAID LAKE SHADOWS MONUMENTED BY A NO. 5 REBAR WITH A 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 23875";

- THENCE ALONG THE EASTERLY BOUNDARY OF SAID LAKE SHADOWS THE FOLLOWING THREE (3) COURSES:
- 1. NORTH 00°56'29" WEST, A DISTANCE OF 420.63 FEET TO A NO. 3 REBAR (NO CAP);
- 2. NORTH 15°43'05" EAST, A DISTANCE OF 201.07 FEET TO A NO. 3 REBAR WITH A 1" WHITE PLASTIC CAP STAMPED, "PLS 11710";
- 3. NORTH 14°54'27" EAST, A DISTANCE OF 59.33 FEET TO THE SOUTHEAST CORNER OF LOT 28 OF SAID LAKE SHADOWS MONUMENTED BY A NO. 3 REBAR WITH A 1" WHITE PLASTIC CAP (ILLEGIBLE);

THENCE SOUTH 75°44'35" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY OF ST. ANDREW STREET AND THE SOUTHERLY BOUNDARY OF BLOCKS 18 AND 19 OF EAST PALMER LAKE, PLAT NO. 355 RECORDED AUGUST 1887, A DISTANCE OF 299.28 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 19 MONUMENTED BY A NO. 3 REBAR (NO CAP);

- THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID BLOCK 19 THE FOLLOWING TWO (2) COURSES:
- 1. NORTH 17°12'28" EAST, A DISTANCE OF 232.95 FEET TO A NO. 3 REBAR (NO CAP);
- 2. SOUTH 87°29'57" EAST, A DISTANCE OF 256.62 FEET TO WESTERLY RIGHT-OF-WAY OF GLEN DRIVE OF SAID EAST PALMER LAKE AND TO A NON-TANGENT CURVE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°47'08", A RADIUS OF 1,000.00 FEET, AN ARC LENGTH OF 100.98 FEET, THE CHORD OF WHICH BEARS SOUTH 10°18'55" EAST, A DISTANCE OF 100.94 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 27 OF SAID EAST PALMER LAKE MONUMENTED BY A NO. 3 REBAR WITH A WHITE PLASTIC CAP (ILLEGIBLE);

THENCE SOUTH 68°26'02" EAST, ALONG THE NORTH BOUNDARY OF THAT PARCEL OF LAND AS DESCRIBED IN SAID QUITCLAIM DEED, A DISTANCE OF 319.77 FEET TO THE SOUTHEAST CORNER OF LOT 10 OF SAID BLOCK 27 AT THE SOUTHERLY BOUNDARY OF SAID EAST PALMER LAKE MONUMNETED BY A NO. 3 REBAR WITH A 1" WHITE PLASTIC CAP STAMPED, "LS 11710";

- THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID EAST PALMER LAKE THE FOLLOWING THREE (3) COURSES:
- 1. NORTH 79°19'45" EAST, A DISTANCE OF 194.73 FEET TO A MAG NAIL WITH FLAGGING IN A ROCK OUTCROPPING;
- 2. SOUTH 87°35'46" EAST, A DISTANCE OF 1,363.31 FEET TO A NO. 3 REBAR (NO CAP);
- 3. NORTH 00°56'22" WEST, A DISTANCE OF 2,299.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID WEST PALMER DIVIDE ROAD MONUMENTED BY A NO. 4 REBAR WITH A 1" YELLOW PLASTIC CAP (ILLEGIBLE);

THENCE NORTH 89°41'41" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 983.83 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 4, THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 14,856,761 SQUARE FEET OR 341.0643 ACRES, MORE OR LESS.

UNIT OF MEASURE IS U.S. SURVEY FEET.

COLORADO COUNTY, **PASO** 

PROJ. MGR.: DJM

PROJ. ASSOC.: AJH

DRAWN BY: AJH

DATE: 01-15-2025

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