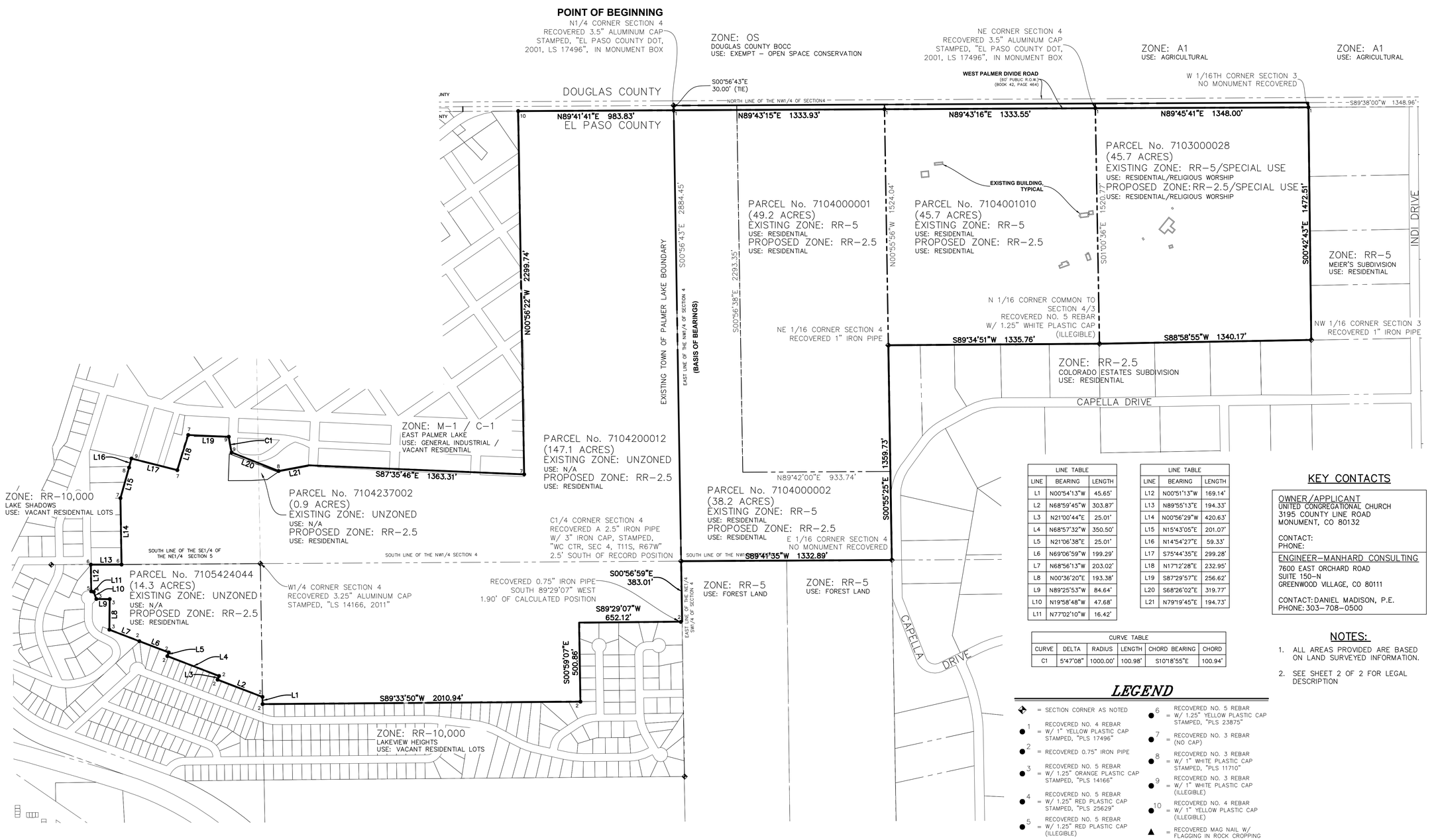
BEN LOMAND MOUNTAIN VILLAGE

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

N

0 150 300 600

SCALE: 1"=300'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°54'13"W	45.65'
L2	N68°59'45"W	303.87'
L3	N21°00'44"E	25.01'
L4	N68°57'32"W	350.50'
L5	N21°06'38"E	25.01'
L6	N69°06'59"W	199.29'
L7	N68°56'13"W	203.02'
L8	N00°36'20"E	193.38'
L9	N89°25'53"W	84.64'
L10	N19°58'48"W	47.68'
L11	N77°02'10"W	16.42'

LINE TABLE		
LINE	BEARING	LENGTH
L12	N00°51'13"W	169.14'
L13	N89°55'13"E	194.33'
L14	N00°56'29"W	420.63'
L15	N15°43'05"E	201.07'
L16	N14°54'27"E	59.33'
L17	S75°44'35"E	299.28'
L18	N17°12'28"E	232.95'
L19	S87°29'57"E	256.62'
L20	S68°26'02"E	319.77'
L21	N79°19'45"E	194.73'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°47'08"	1000.00'	100.98'	S10°18'55"E	100.94'

KEY CONTACTS

OWNER/APPLICANT
UNITED CONGREGATIONAL CHURCH
3195 COUNTY LINE ROAD
MONUMENT, CO 80132

CONTACT:
PHONE:

ENGINEER–MANHARD CONSULTING
7600 EAST ORCHARD ROAD
SUITE 150–N
GREENWOOD VILLAGE, CO 80111

CONTACT: DANIEL MADISON, P.E.
PHONE: 303–708–0500

NOTES:

1. ALL AREAS PROVIDED ARE BASED ON LAND SURVEYED INFORMATION.
2. SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION

LEGEND

- = SECTION CORNER AS NOTED
- 1 = RECOVERED NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP STAMPED, "PLS 17496"
- 2 = RECOVERED 0.75" IRON PIPE
- 3 = RECOVERED NO. 5 REBAR W/ 1.25" ORANGE PLASTIC CAP STAMPED, "PLS 14166"
- 4 = RECOVERED NO. 5 REBAR W/ 1.25" RED PLASTIC CAP STAMPED, "PLS 25629"
- 5 = RECOVERED NO. 5 REBAR W/ 1.25" RED PLASTIC CAP (ILLEGIBLE)
- 6 = RECOVERED NO. 5 REBAR W/ 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 23875"
- 7 = RECOVERED NO. 3 REBAR (NO CAP)
- 8 = RECOVERED NO. 3 REBAR W/ 1" WHITE PLASTIC CAP STAMPED, "PLS 11710"
- 9 = RECOVERED NO. 3 REBAR W/ 1" WHITE PLASTIC CAP (ILLEGIBLE)
- 10 = RECOVERED NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP (ILLEGIBLE)
- ▲ = RECOVERED MAG NAIL W/ FLAGGING IN ROCK CROPPING

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
Civil Engineering | Surveying | Geospatial Services
Water Resource Management | Construction Management

BEN LOMAND MOUNTAIN VILLAGE
EL PASO COUNTY, COLORADO
ZONING MAP

PROJ. MGR.: DJM
PROJ. ASSOC.: AJH
DRAWN BY: AJH
DATE: 01-15-2025

SHEET 1 OF 2

UNCMOCO01

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Plotted: 1/16/2025 8:39 AM Dwg Name: P:\Uncmoco01\dwg\Eng\Final Drawings\Exhibits Eng\Zoning Map\Zoning Map - Full Property El Paso Co.dwg Updated By: AHolmstrom

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 0.75" IRON PIPE;

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;
3. NORTH 68°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°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";
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.

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
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Civil Engineering | Surveying & Geomatics | Water Resource Management | Construction Management

BEN LOMAND MOUNTAIN VILLAGE
EL PASO COUNTY, COLORADO
LEGAL DESCRIPTION

PROJ. MGR.: DJM
PROJ. ASSOC.: AJH
DRAWN BY: AJH
DATE: 01-15-2025

SHEET
2 OF 2
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Plotted: 1/16/2025 8:37 AM Dwg Name: P:\Uncmoco01\dwg\Eng\Final Drawings\Exhibits Eng\Zoning Map\Zoning Map - Full Property_El Paso Co.dwg Updated By: AHolmstrom