

# REZONE MAP

## SCHMIDT PROPERTY - RM 12 ZONE DISTRICT

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65  
WEST OF THE 6TH PRINCIPAL MERIDIAN

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED 'LS 10376' AT THE EAST END AND A 2-1/2" ALUMINUM CAP STAMPED 'LS 4842' AT THE WEST END, SAID LINE BEING ASSUMED TO BEAR S89°14'13"W.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,

THENCE N05°14'38"W A DISTANCE OF 565.02 FEET, TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING FOURTEEN (14) COURSES:

- N61°54'30"W A DISTANCE OF 123.21 FEET;
- N67°31'17"W A DISTANCE OF 51.12 FEET;
- N61°54'30"W A DISTANCE OF 32.69 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S24°10'45"W, HAVING A RADIUS OF 386.02 FEET, A CENTRAL ANGLE OF 26°16'09" AND AN ARC LENGTH OF 176.98 FEET, TO A POINT OF NON-TANGENT;
- S89°18'36"W A DISTANCE OF 687.63 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S01°07'23"E, HAVING A RADIUS OF 231.93 FEET, A CENTRAL ANGLE OF 51°17'06" AND AN ARC LENGTH OF 207.60 FEET, TO A POINT OF NON-TANGENT;
- S42°28'32"W A DISTANCE OF 25.03 FEET;
- S42°33'04"W A DISTANCE OF 50.00 FEET;
- S42°37'37"W A DISTANCE OF 437.98 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 08°20'44" AND AN ARC LENGTH OF 78.66 FEET, TO A POINT OF NON-TANGENT;
- S59°19'04"W A DISTANCE OF 106.07 FEET, TO A POINT ON NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N27°42'52"W, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 26°53'14" AND AN ARC LENGTH OF 251.06 FEET, TO A POINT OF TANGENT;
- S89°10'22"W A DISTANCE OF 216.65 FEET;
- S89°15'16"W A DISTANCE OF 361.98 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BLACK FOREST ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N00°11'44"W A DISTANCE OF 61.02 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE QUITCLAIM DEED RECORDED IN BOOK 3859 AT PAGE 151 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE BOUNDARY OF SAID PROPERTY, THE FOLLOWING THREE (3) COURSES:

- N42°23'21"E A DISTANCE OF 657.49 FEET;
- N01°53'26"W A DISTANCE OF 403.35 FEET;
- N87°33'39"W A DISTANCE OF 365.82 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BLACK FOREST ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N00°39'53"W A DISTANCE OF 82.22 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

- N89°18'51"E A DISTANCE OF 2,582.55 FEET;
- S00°41'24"E A DISTANCE OF 204.78 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 28°46'54" AND AN ARC LENGTH OF 273.77 FEET, TO A POINT OF;
- S28°05'30"W A DISTANCE OF 94.93 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,524,025 SQUARE FEET OR 34.8868 ACRES.

### SITE DATA

Tax ID Number: 520000577  
Total Area: 34.9868 AC  
Current Zoning: RR-5 CAD-0  
Proposed Zoning: RM-12  
Current Use: Vacant  
Proposed Use: Residential

### PROJECT TEAM

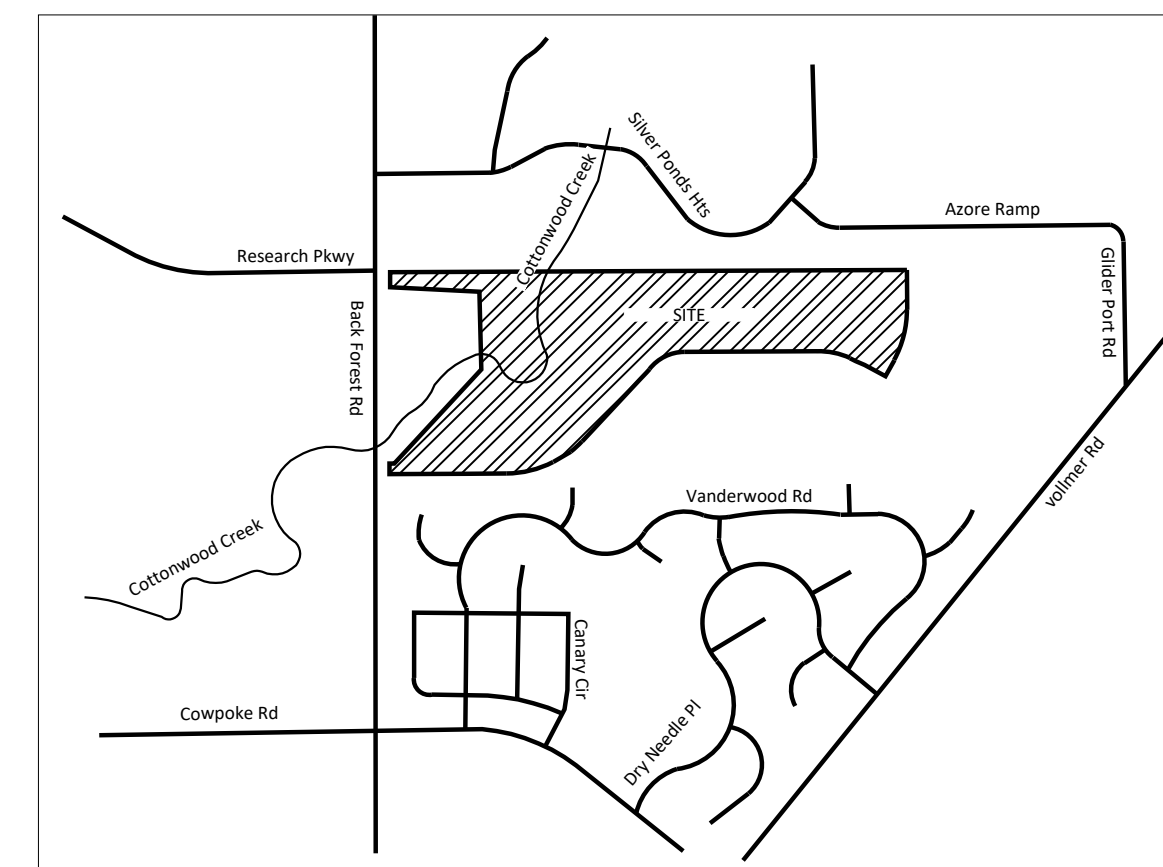
**OWNER:** Turkey Canon Quarry Inc.  
20 Boulder Crescent St., 2nd Floor  
Colorado Springs, CO 80903

**APPLICANT:** Turkey Canon Quarry Inc.  
20 Boulder Crescent St., 2nd Floor  
Colorado Springs, CO 80903

**CONSULTANT:** N.E.S. Inc.  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903

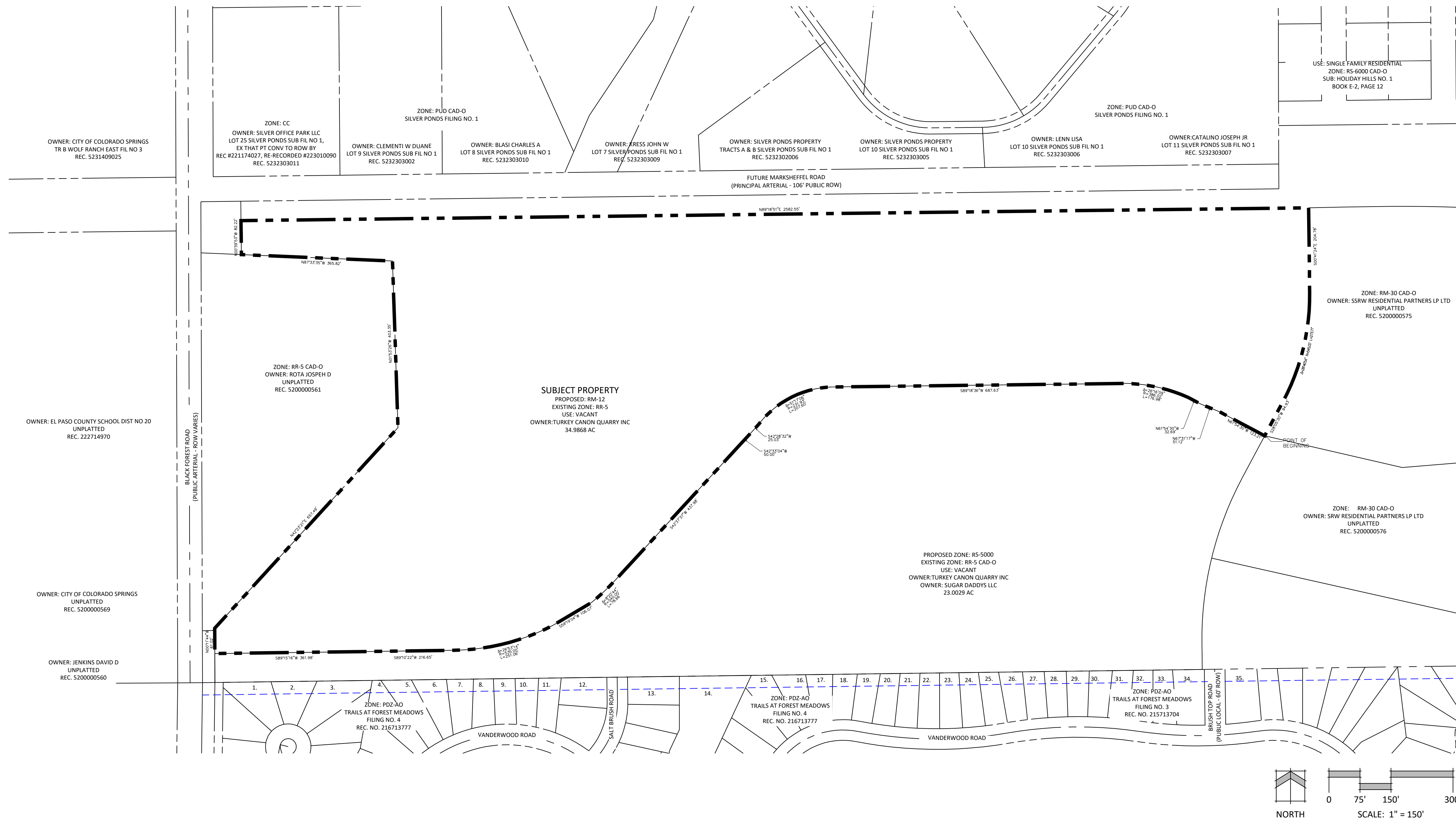
**ENGINEER:** JR Engineering  
5475 Tech Center Dr. 235  
Colorado Springs, CO 80919

### VICINITY MAP



### ADJACENT PARCEL TABLE

ID NUMBER	PARCEL NUMBER	OWNER	LEGAL DESCRIPTION
1	5305201030	WISE PHILLIP B	LOT 15 TRAILS AT FOREST MEADOWS FIL NO 4
2	5305201031	SCHATZ RANDY C	LOT 16 TRAILS AT FOREST MEADOWS FIL NO 4
3	5305201032	SUFAK BRIAN P	LOT 17 TRAILS AT FOREST MEADOWS FIL NO 4
4	5305201040	LANUM CHARLES DOUGLAS	LOT 25 TRAILS AT FOREST MEADOWS FIL NO 4
5	5305201041	JONES FAMILY LIVING TRUST	LOT 26 TRAILS AT FOREST MEADOWS FIL NO 4
6	5305201042	JENKINS MARY ELIZABETH	LOT 27 TRAILS AT FOREST MEADOWS FIL NO 4
7	5305201043	PARK INGYU	LOT 28 TRAILS AT FOREST MEADOWS FIL NO 4
8	5305201044	NAZARCHUK OLEG	LOT 29 TRAILS AT FOREST MEADOWS FIL NO 4
9	5305201045	FAVERO ALEXANDRA	LOT 30 TRAILS AT FOREST MEADOWS FIL NO 4
10	5305201046	MARQUEZ ENRIQUE	LOT 31 TRAILS AT FOREST MEADOWS FIL NO 4
11	5305201047	HANES ISAAC	LOT 32 TRAILS AT FOREST MEADOWS FIL NO 4
12	5305201049	HENDERSON JASON	LOT 34 TRAILS AT FOREST MEADOWS FIL NO 4
13	5305219015	SALKO DMYTRO	LOT 35 TRAILS AT FOREST MEADOWS FIL NO 4
14	5305219031	WOODMEN HTS METRO DIST NO 2	TR A TRAILS AT FOREST MEADOWS FIL NO 4
15	5305219025	BUBIS ZACHARY P	LOT 45 TRAILS AT FOREST MEADOWS FIL NO 4
16	5305219026	KAMINIECKI LAWRENCE J	LOT 46 TRAILS AT FOREST MEADOWS FIL NO 4
17	5305219027	CHELIMO PAUL	LOT 47 TRAILS AT FOREST MEADOWS FIL NO 4
18	5305219028	BONAVITA JAMES P	LOT 48 TRAILS AT FOREST MEADOWS FIL NO 4
19	5305219029	NELSON JERRY	LOT 49 TRAILS AT FOREST MEADOWS FIL NO 4
20	5305219030	GREEN RAYMOND R	LOT 50 TRAILS AT FOREST MEADOWS FIL NO 4
21	5305219001	GOMEZ ANTHONY	LOT 34 TRAILS AT FOREST MEADOWS FIL NO 3
22	5305219002	PAUL SPENCER	LOT 35 TRAILS AT FOREST MEADOWS FIL NO 3
23	5305219003	STEWART GARY	LOT 36 TRAILS AT FOREST MEADOWS FIL NO 3
24	5305219004	ECKERT JOHN ROBERT	LOT 37 TRAILS AT FOREST MEADOWS FIL NO 3
25	5305219005	BRADLEY MICHAEL	LOT 38 TRAILS AT FOREST MEADOWS FIL NO 3
26	5305219006	CSH PROPERTY ONE LLC	LOT 39 TRAILS AT FOREST MEADOWS FIL NO 3
27	5305219007	OLAVESON BERT JAMES	LOT 40 TRAILS AT FOREST MEADOWS FIL NO 3
28	5305219008	WILLIAMS CAMERON B	LOT 41 TRAILS AT FOREST MEADOWS FIL NO 3
29	5305219009	SANGPU RAKUMAR	LOT 42 TRAILS AT FOREST MEADOWS FIL NO 3
30	5305219010	WERNIMONT SEAN P	LOT 43 TRAILS AT FOREST MEADOWS FIL NO 3
31	5305219011	BLOCKED BY REQUEST	LOT 44 TRAILS AT FOREST MEADOWS FIL NO 3
32	5305219012	LATHROP WILLIAM S	LOT 45 TRAILS AT FOREST MEADOWS FIL NO 3
33	5305219013	JENSEN ROBERT	LOT 46 TRAILS AT FOREST MEADOWS FIL NO 3
34	5305219014	RICE DEBORAH M	LOT 47 TRAILS AT FOREST MEADOWS FIL NO 3
35	5305220001	MALEWITZ VANESSA CAROL	LOT 48 TRAILS AT FOREST MEADOWS FIL NO 3



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Colorado Springs, CO 80903

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PLANNER / LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

## SCHMIDT PROPERTY

### RM-12 ZONE DISTRICT

DATE: 10.24.24  
PROJECT MGR: A BARLOW  
PREPARED BY: T KNAB

STAMP

### REZONE MAP

DATE: BY: DESCRIPTION:

SHEET TITLE

SHEET NUMBER

1 OF 1

PLAN FILE # P 248