

REZONE MAP

SCHMIDT PROPERTY - DISTRICT NO. 2

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



N.E.S. Inc.
19 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

LEGAL DESCRIPTION

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 THREE (3) COURSES:

- S28°05'30"W A DISTANCE OF 114.82 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 28°50'45" AND AN ARC LENGTH OF 417.87 FEET, TO A POINT OF TANGENT;
- S00°45'15"E A DISTANCE OF 62.27 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID SOUTH LINE, S89°14'45"W A DISTANCE OF 2,388.20 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BLACK FOREST ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N00°15'57"W A DISTANCE OF 70.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOURTEEN (14) COURSES:

- N89°15'16"E A DISTANCE OF 361.98 FEET;
- N89°10'22"E A DISTANCE OF 216.65 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, 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 NON-TANGENT;
- N59°19'04"E A DISTANCE OF 106.07 FEET, TO A POINT OF NON-TANGENT CURVE;
- THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N39°01'39"W, 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 TANGENT;
- N42°37'37"E A DISTANCE OF 437.98 FEET;
- N42°33'04"E A DISTANCE OF 50.00 FEET;
- N42°28'32"E A DISTANCE OF 25.03 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S52°24'29"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;
- N89°18'38"E A DISTANCE OF 687.63 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S02°05'24"E, 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;
- S61°54'30"E A DISTANCE OF 32.69 FEET;
- S67°31'17"E A DISTANCE OF 51.12 FEET;
- S61°54'30"E A DISTANCE OF 123.21 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,002,006 SQUARE FEET OR 23.0029 ACRES

SITE DATA

Tax ID Number: 520000577
Total Area: 23.0029 AC
Current Zoning: RR-5 CAD-O
Proposed Zoning: RS-5000
Current Use: Vacant
Sketch Plan: South Academy Station

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

please verify all items are on map

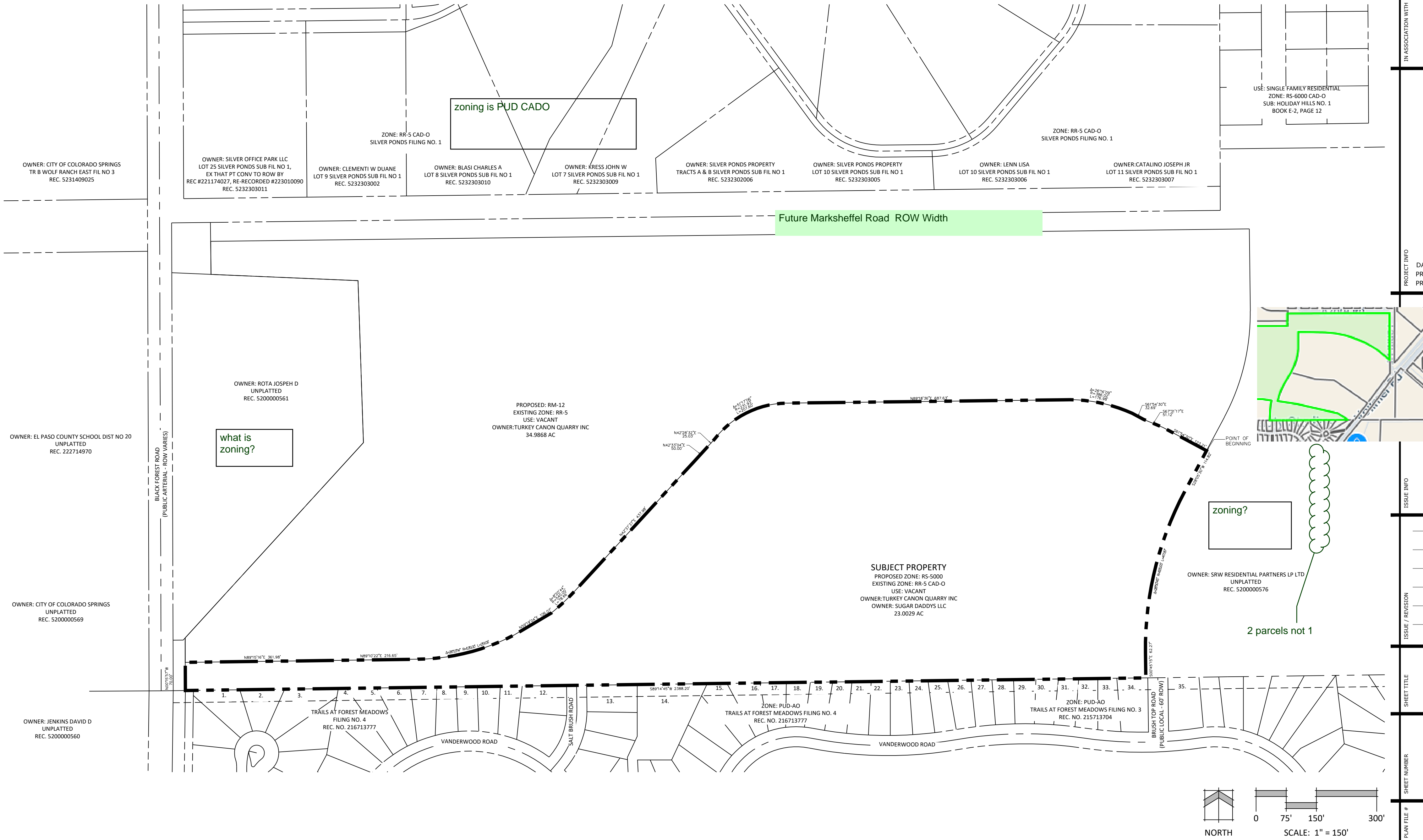
VICINITY MAP

Graphic Drawing Requirements (the graphic drawing exhibit shall contain no color elements)

- Owner name and contact information for responsible party
- Applicant name (if not owner) and contact information for responsible party
- Report preparer name and contact information for responsible party
- Name of proposed development centered on the top of the plan and at the top of each sheet. On each sheet a subtitle, in smaller lettering, shall indicate the quarter section(s) 1/4, section, township and range in which the proposed or development is located
- Lot/parcel size
- Preparation date, north arrow and a graphic scale
- Existing zoning boundary description of the subject property, which shall illustrate the legal description
- Requested zoning boundary description, which shall illustrate the legal description
- Adjacent property within 500 feet - owner's name, land use and zoning
- Existing private and public roads
- Existing structures
- Existing easements

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	SUFAT 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	MARQUES 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	KAMIENIECKI 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	OLAVSON 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	SANGUPTU 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



SCHMIDT PROPERTY

DISTRICT NO. 2

DATE: 08.15.24
PROJECT MGR: A BARLOW
PREPARED BY: T KNAB

REZONE MAP

DATE:	BY:	DESCRIPTION:

1

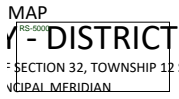
1 OF 1

CPC #

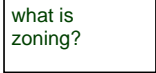
P:\Work\Schmidt-Property\Drawings\Planning\Rezone\Schmidt-Property - RZ 2.dwg [24x36 Bluebeam] 8/15/2024 11:31:19 AM tknab

V1_RS5000 Zoning Map.pdf Markup Summary

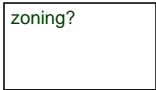
dsdparsons (13)



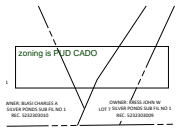
Subject: Text Box
Page Label: [1] 24x36 Bluebeam RS-5000
Author: dsdparsons
Date: 10/3/2024 7:25:50 AM
Status:
Color: ■
Layer:
Space:



Subject: Text Box
Page Label: [1] 24x36 Bluebeam what is zoning?
Author: dsdparsons
Date: 10/3/2024 7:41:32 AM
Status:
Color: ■
Layer:
Space:



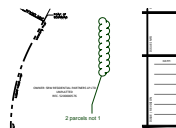
Subject: Text Box
Page Label: [1] 24x36 Bluebeam zoning?
Author: dsdparsons
Date: 10/3/2024 7:42:05 AM
Status:
Color: ■
Layer:
Space:



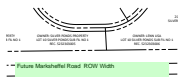
Subject: Text Box
Page Label: [1] 24x36 Bluebeam zoning is PUD CADO
Author: dsdparsons
Date: 10/3/2024 7:45:32 AM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [1] 24x36 Bluebeam
Author: dsdparsons
Date: 10/3/2024 7:45:35 AM
Status:
Color: ■
Layer:
Space:

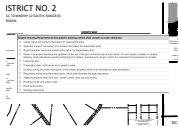


Subject: Planner
Page Label: [1] 24x36 Bluebeam 2 parcels not 1
Author: dsdparsons
Date: 10/3/2024 7:46:09 AM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: [1] 24x36 Bluebeam
Author: dsdparsons
Date: 10/3/2024 7:48:01 AM
Status:
Color: ■
Layer:
Space:

Future Marksheffel Road ROW Width



Subject: Image
Page Label: [1] 24x36 Bluebeam
Author: dsdparsons
Date: 10/3/2024 7:49:14 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] 24x36 Bluebeam
Author: dsdparsons
Date: 10/3/2024 7:49:21 AM
Status:
Color: ■
Layer:
Space:

please verify all items are on map



Subject: Highlight
Page Label: [1] 24x36 Bluebeam
Author: dsdparsons
Date: 10/3/2024 7:49:32 AM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: [1] 24x36 Bluebeam
Author: dsdparsons
Date: 10/3/2024 7:49:33 AM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: [1] 24x36 Bluebeam
Author: dsdparsons
Date: 10/3/2024 7:49:34 AM
Status:
Color: ■
Layer:
Space:



Subject: Highlight
Page Label: [1] 24x36 Bluebeam
Author: dsdparsons
Date: 10/3/2024 7:49:35 AM
Status:
Color: 
Layer:
Space: