

REZONE MAP

SCHMIDT PROPERTY - RS 5000 ZONE DISTRICT

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

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 S88°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: 5200000577, 5200000570
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

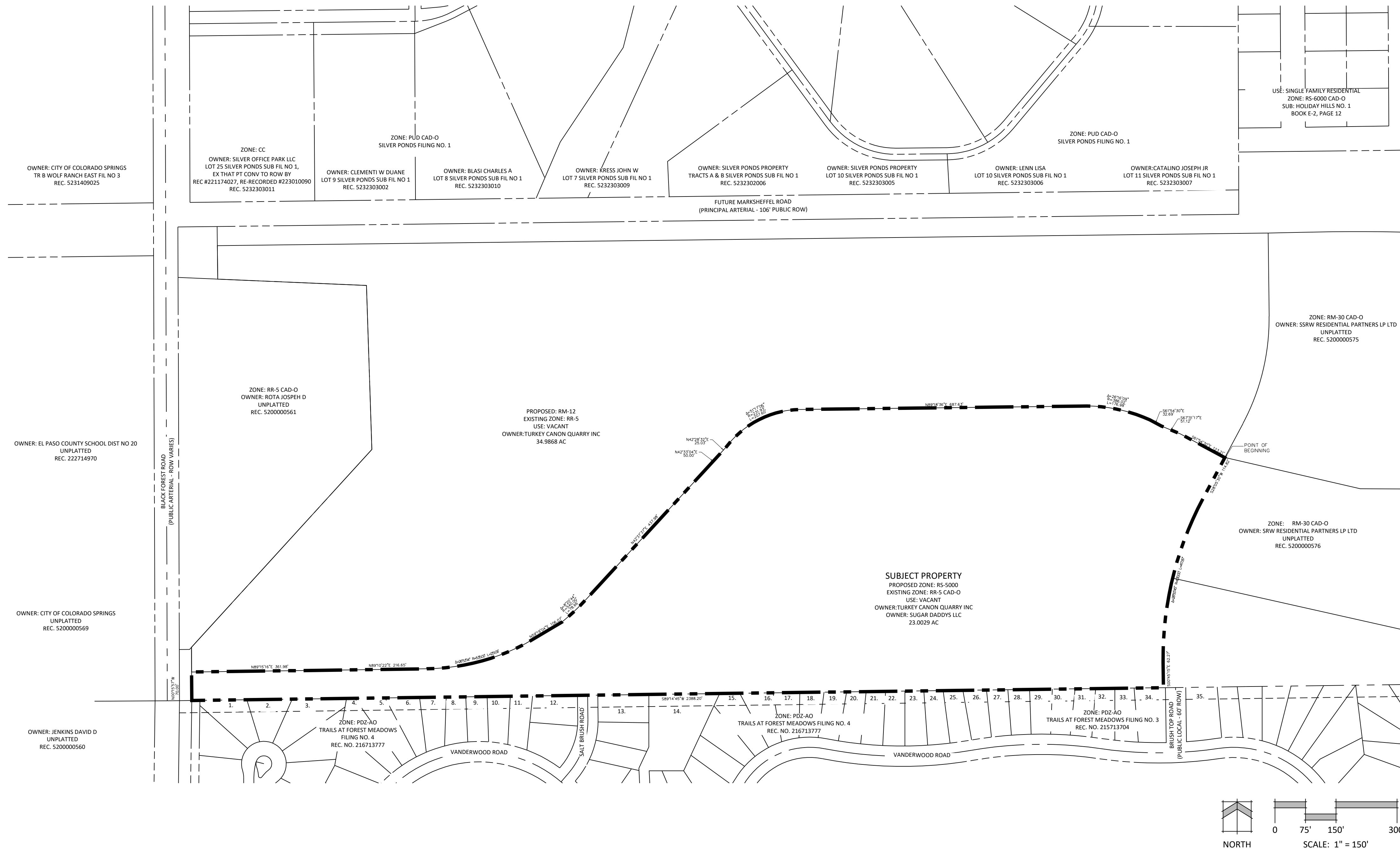
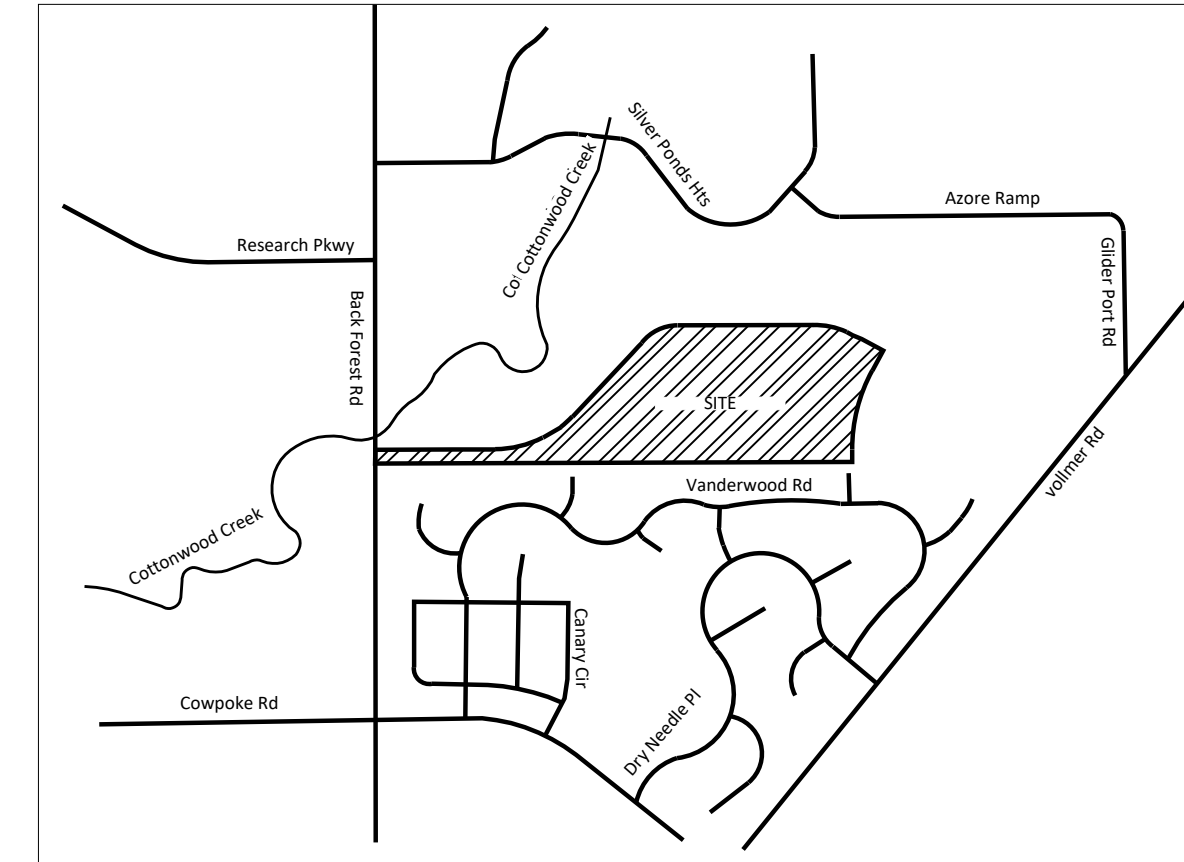
OWNER: Turkey Canon Quarry Inc.
20 Boulder Crescent St., 2nd Floor
Colorado Springs, CO 80903

APPLICANT: Sugar Daddys LLC
1601 N Frankling St
Colorado Springs, CO 80907

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	SUFAR 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	SANGEPU 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



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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SCHMIDT PROPERTY

RS-5000 ZONE DISTRICT

DATE: 10.29.24
PROJECT MGR: A BARLOW
PREPARED BY: T KNAB

REZONE MAP

DATE: BY: DESCRIPTION:

1

1 OF 1

P 249