

**AG2133**  
**unplatted**  
**ZONE A-5 WSE-O**  
**parcel 56000-00-177**  
**3085.89 Acres**  
**addiotion to existing**  
**AG structure**

**APPROVED**  
**Plan Review**  
 08/19/2021 8:03:23 AM  
 dsdarchuleta  
 EPC Planning & Community  
 Development Department

**Not Required**  
**BESQCP**  
 08/19/2021 8:06:46 AM  
 dsdarchuleta  
 EPC Planning & Community  
 Development Department

ANY APPROVAL GIVEN BY  
 EL PASO COUNTY  
 DOES NOT OBTAIN THE NEED  
 TO COMPLY WITH APPLICABLE  
 FEDERAL, STATE, OR LOCAL  
 LAWS AND/OR REGULATION

Planning & Community Development Department  
 approval is contingent upon compliance with all  
 applicable notes on the recorded plat.

An access permit must be granted by the  
 Planning & Community Development Department  
 prior to the establishment of any driveway onto a  
 County road.

Division of blockage of any drainage way  
 is not permitted without approval of the  
 Planning & Community Development Department

14020 Ray Nixon Rd  
 SCHEDULE TAX NO 5600000177 LOT AREA 3085.89 Acres

Owner: COLORADO SPRINGS CITY OF

Mailing Address: PO BOX 1575 MAIL CODE 455 COLORADO SPRINGS CO, 80901-1575

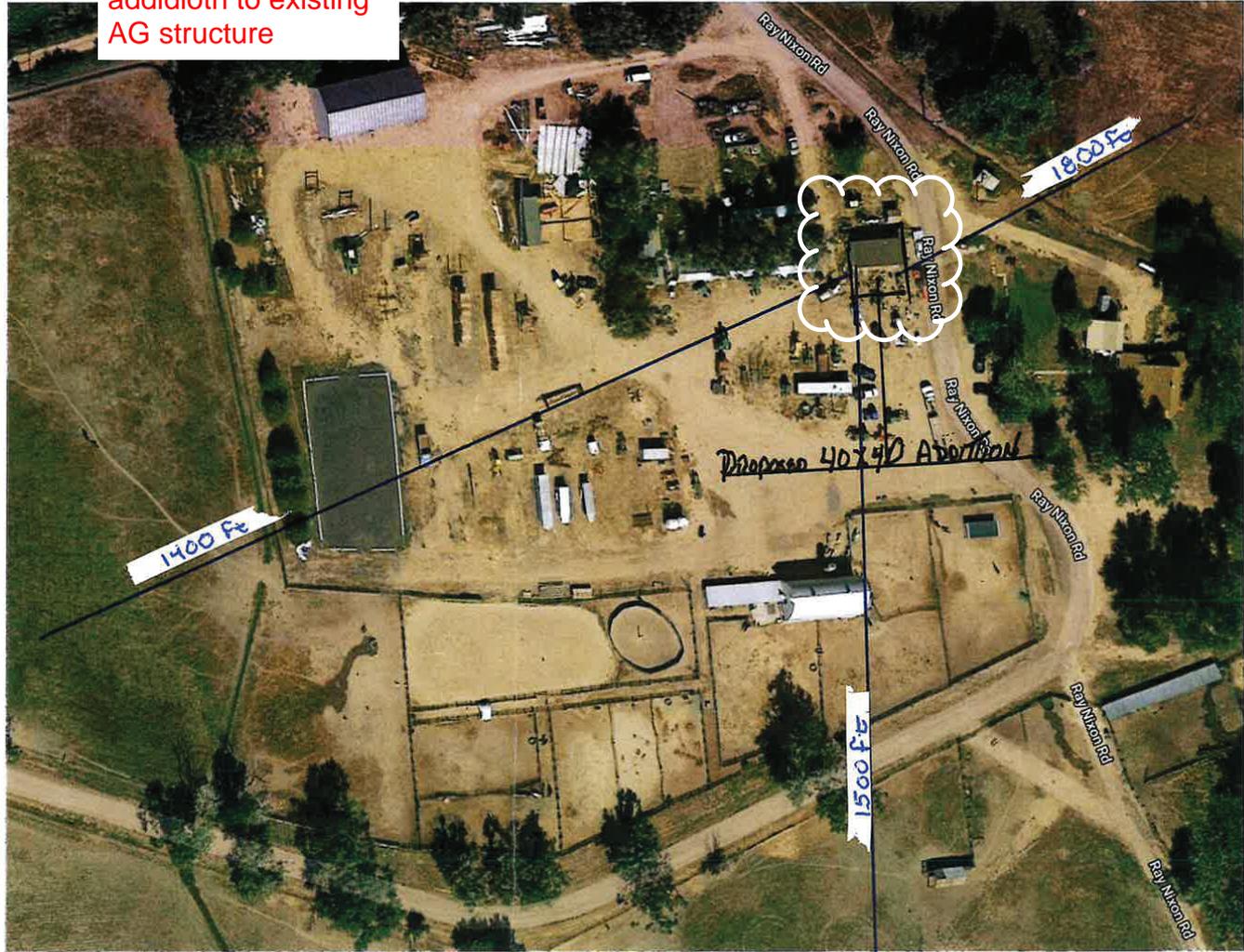
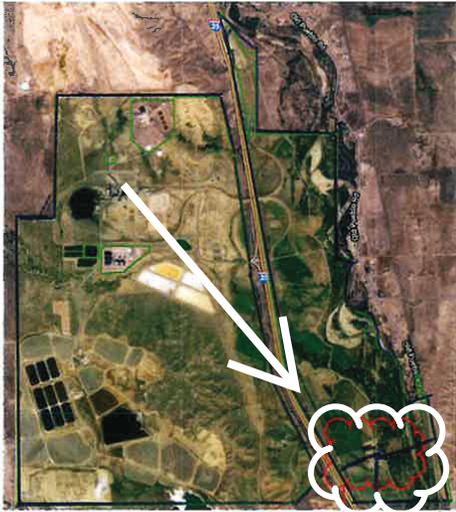
Location: 14020 RAY NIXON RD

Tax Status: Exempt

Zoning: A-5 WSE-O

Plat No: Legal Description: NE4SW4 L/2 MR, SE4SW4, S2SE4 L/2 MR, NW4SE4 L/2 MR, NE4SE4, EX PART DECD IN BK 3321-569 AND EX PART AS FOLS, BEG AT A PT WHICH BEARS S 31°16' W 395.0 FT FROM E4 COR OF SD SEC, TH S 63°36' W 150.0 FT, N 26°24' W 150.0 FT, N 63°36' E 150.0 FT, S 26°24' E 150.0 FT TO POB, EX PART AS FOLS, BEG AT A PT WHICH BEARS S 43°03' W 2756.0 FT FROM E4 COR OF SD SEC, S 00°00' E 200.0 FT, S 90°00' W 350.0 FT, N 00°00' E 200.0 FT, N 90°00' E 350.0 FT TO POB SEC 19-16-65 192.80 A SW4SW4 L/2 MR, S2SE4 L/2 MR, SE4SW4, THAT PART OF NW4 AND N2SW4 LV W OF FOL DES LN, BEG AT NE COR OF SE4NW4, TH S ON E LN OF SD SE4NW4 750.0 FT, S 15°55' E 353.50 FT, S 10° W 558.50 FT, TH S 1000.0 FT TO NW COR OF SW4SE4 SEC 20-16-65 EX TR IN NW4 LV W OF HWY 125 241.20 A THAT PART OF SW4 LV W OF D & RGW RR EX PART CONV BY SKS 2499-478, 5016-838 SEC 28-16-65 40.92 A NE4 L/2 MR, EX PART CONV BY SK 3039-431, S2 L/2 MR, NW4 EX HWY, RY R/IV SEC 29-16-65 577.05 A E2, NE4NW4, S2NW4, SW4 L/2 MR SEC 30-16-65 583.09 A ALL L/2 MR SEC 31-16-65 616.08 A ALL EX RY R/W HWY L/2 MR SEC 32-16-65 602.21 A ALL LV W OF D & RGW RR EX HWY L/2 MR EX PART CONV BY BK 3039-431 SEC 33-16-65 282.84 A, EX PT CONV BY REC #096139719 & #201157838, EX THAT PT DISC AS FOLS, 200 FT WIDE STRIP LV W/ IN SEC 20, 29 & 32-16-65 AS DEPICTED BY PIKES PEAK MEADOWS ADD NO 1 & 2

30x40 Existing  
 40x40  
 2800 sq ft



AREA WHERE PROPOSED AGRICULTURAL STRUCTURE WILL BE LOCATED.