

MEADOWLAKE COMMERCIAL PARK

EAST HALF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO
REZONE

VICINITY MAP



SITE DATA

Tax ID Number: 430000551 & 430000548
 Parcel Area: 254.7 AC
 CS Rezone Area: 31.0 AC
 Current Zoning: PUD
 Proposed Zoning: CS

PROJECT TEAM

OWNER: O'Neil Group
 PO BOX 1385
 Colorado Springs, CO 80901
 (719) 229-0616

APPLICANT: N.E.S. Inc.
 619 N. Cascade Ave., Suite 200
 Colorado Springs, CO 80903
 (719) 471-0073

SURVEYOR: SMH Consultants
 411 S. Tejon St., #1
 Colorado Springs, CO 80903
 (719) 465-2145

PARCEL LEGAL DESCRIPTION

A tract of land in the East Half of Section 9, Township 13 South, Range 64 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows:

Beginning at the Southeast Corner of the Southeast Quarter of said Section 9; thence
 S 89°32'02" W 1591.78 feet along the South Line of the Southeast Quarter of said Section 9; thence
 N 32°39'44" W 373.95 feet; thence
 N 20°07'48" W 2441.45 feet to the West Line of the East Half of said Section 9; thence
 N 00°10'35" E 1856.84 feet along the West Line of the East Half of said Section 9; thence
 N 82°12'06" E 2369.67 feet; thence
 N 07°45'48" W 400.00 feet; thence
 N 88°06'51" E 343.54 feet to the East Line of said Section 9; thence
 S 00°06'00" W 5180.19 feet to the point of beginning, containing 254.7 acres.

Subject to easements and restrictions of record.

CS REZONE LEGAL DESCRIPTION

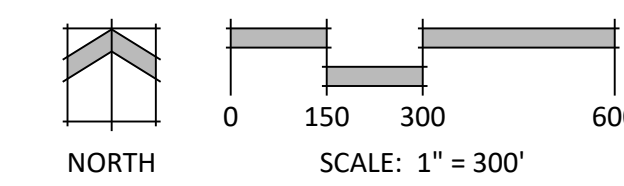
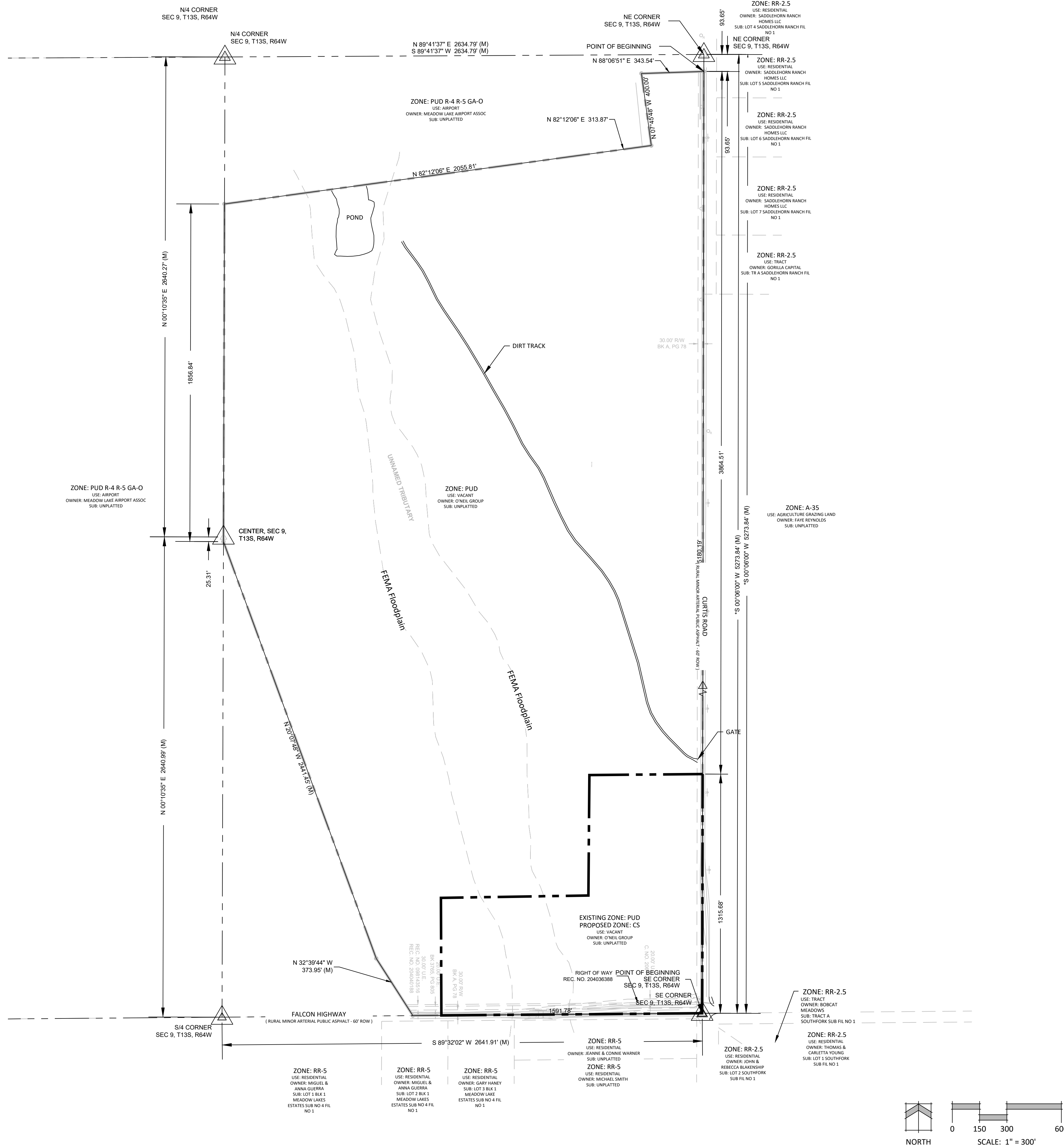
A tract of land in the East Half of Section 9, Township 13 South, Range 64 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows:

Beginning at the Southeast Corner of the Southeast Quarter of said Section 9; thence
 S 89°32'02" W 1435.15 feet along the South Line of the Southeast Quarter of said Section 9; thence
 N 00°11'42" W 646.45 feet; thence
 N 89°04'41" E 811.16 feet; thence
 N 00°29'26" E 660.20 feet; thence
 N 89°17'36" E 622.94 feet to the East Line of said Section 9; thence
 S 00°06'00" W 1315.68 feet to the point of beginning, containing 31.0 acres.

Subject to easements and restrictions of record.

AVIGATION EASEMENT

TERMS, CONDITIONS AND PROVISIONS OF AVIGATION EASEMENT RECORDED NOVEMBER 14, 1990 IN BOOK 5789 AT PAGE 1288. This is a blanket easement that does affect the subject property.



N.E.S. Inc.
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 Colorado Springs, CO 80903
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 Fax 719.471.0267
 www.nescolorado.com
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MEADOWLAKE COMMERCIAL PARK

FALCON HIGHWAY & NORTH CURTIS ROAD

DATE: 05.12.2022
 PROJECT MGR: A. BARLOW
 PREPARED BY: B. ITEN

ENTITLEMENT

DATE: 06.30.2022 BY: BH DESCRIPTION: PER COUNTY COMMENTS

REZONE EXHIBIT

1 OF 1
 PCDS221

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