

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 1519.18 feet to the point of beginning, containing 254.7 acres.

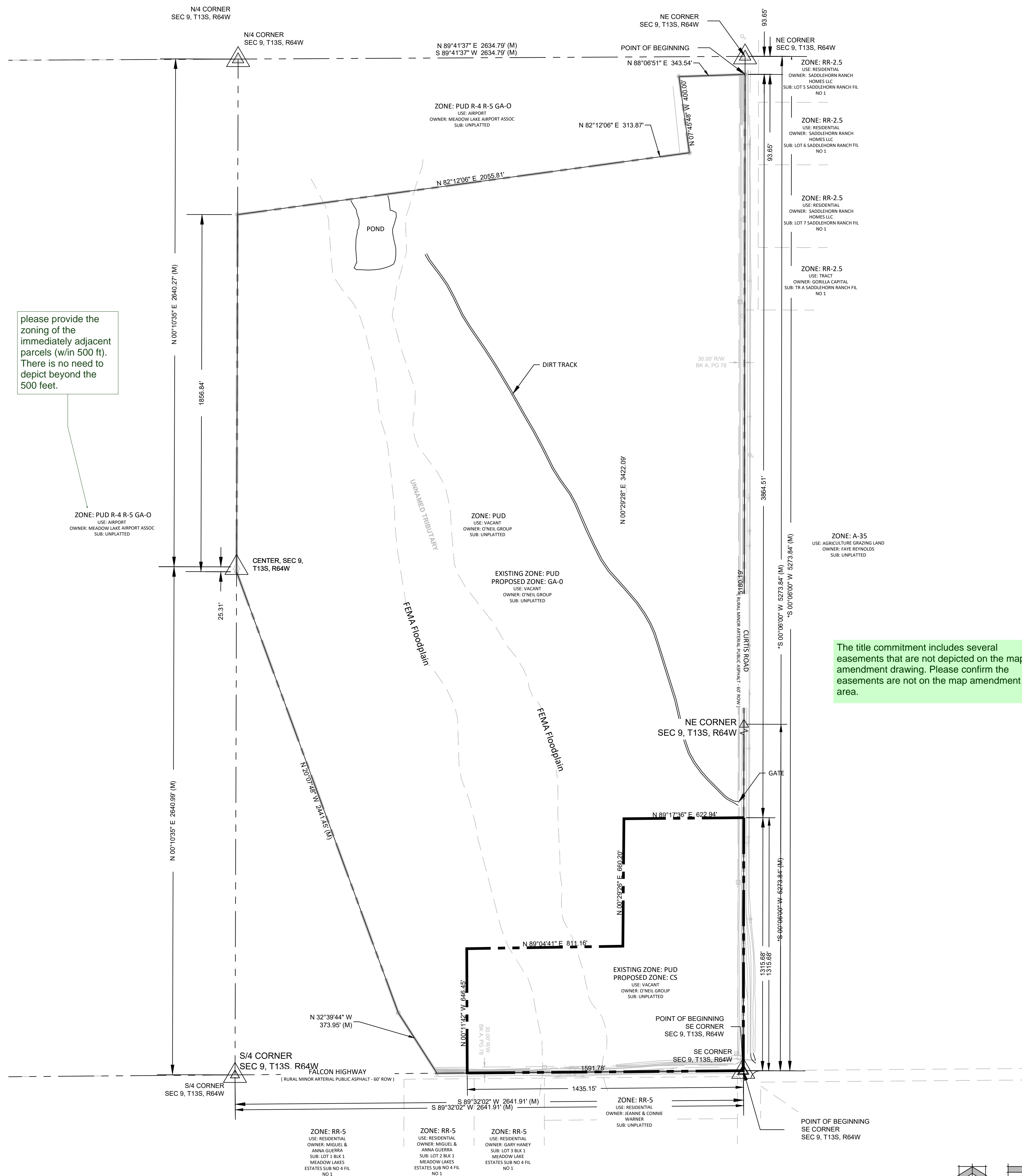
Subject to easements and restrictions of record.

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.

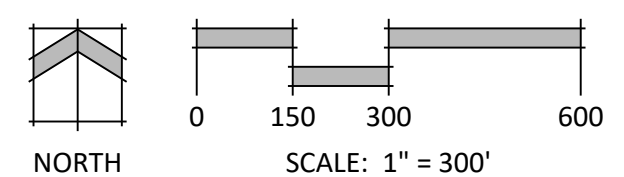
Subject to easements and restrictions of record.



please provide the zoning of the immediately adjacent parcels (w/in 500 ft). There is no need to depict beyond the 500 feet.

The title commitment includes several easements that are not depicted on the map amendment drawing. Please confirm the easements are not on the map amendment area.

Add PCD File #



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 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: BY: DESCRIPTION:

REZONE EXHIBIT

1

1 OF 1