

LEGAL DESCRIPTION:

PARCEL 1: A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 33 TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS S 00°32'40" E 1248.74 FEET AND S 89°27'20" W 756.12 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE S 89°21'54" W 518.84 FEET TO A CAPPED PLS 38254 REBAR; THENCE S 89°05'22" W 196.52 FEET TO A CAPPED PLS 38254 REBAR; THENCE S 89°24'38" W 346.20 FEET TO A CAPPED PLS 38254 REBAR; THENCE S 00°17'22" E 39.41 FEET TO CAPPED PLS 38254 REBAR; THENCE N 89°52'17" W 237.85 FEET TO THE SOUTHWEST CORNER OF LOT 13, 4 WAY RANCH FILING NO. 1 AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 206712416; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 13 AND 14, 4 WAY RANCH FILING NO. 1, THE FOLLOWING 13 COURSES,

COURSE 1: N 02°32'27" E 104.58 FEET,
COURSE 2: N 17°20'56" W 90.67 FEET,
COURSE 3: N 33°10'19" W 117.65 FEET,
COURSE 4: N 46°32'54" W 111.92 FEET,
COURSE 5: N 45°38'56" W 135.29 FEET,
COURSE 6: N 37°49'00" W 77.43 FEET,
COURSE 7: N 69°33'24" W 63.38 FEET,
COURSE 8: N 81°58'46" W 73.71 FEET,
COURSE 9: N 64°01'48" W 66.05 FEET,
COURSE 10: N 40°22'05" W 60.18 FEET,
COURSE 11: N 27°05'02" W 46.89 FEET,
COURSE 12: N 03°48'16" E 78.58 FEET,
COURSE 13: N 09°33'20" E 72.86 FEET TO THE SOUTH RIGHT OF WAY LINE OF STAPLETON DRIVE; THENCE

ALONG THE SOUTHERLY LINE OF STAPLETON DRIVE THE FOLLOWING 9 COURSES,

COURSE 1: N 64°28'13" E 855.66 FEET,
COURSE 2: ON A CURVE TO THE RIGHT WITH A RADIUS OF 1275.00 FEET, AN ARC DISTANCE OF 1198.14 FEET, CHORD BEING S 88°55'14" E 1154.54 FEET,
COURSE 3: ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 33.70 FEET, CHORD BEING S 13°43'29" E 29.85 FEET,
COURSE 4: S 34°33'01" W 79.10 FEET,
COURSE 5: S 55°26'59" E 100.11 FEET,
COURSE 6: N 34°33'01" E 87.29 FEET,
COURSE 7: ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 31.37 FEET, CHORD BEING N 79°29'01" E 28.25 FEET,
COURSE 8: ON A CURVE TO THE RIGHT WITH A RADIUS OF 1275.00 FEET, AN ARC DISTANCE OF 266.18 FEET, CHORD BEING S 49°36'31" E 265.70 FEET,
COURSE 9: S 43°41'10" E 345.14 FEET; THENCE S 45°58'32" W 894.27 FEET TO THE POINT OF BEGINNING, CONTAINING 51.6 ACRES.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PROPERTY LINE CURVE DATA						
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT
C2	643.30	1405.00	26°14'02"	N 77°40'07" E	637.70	327.39
C3	65.22	640.00	5°50'19"	N 41°25'42" E	65.19	32.64

OWNER: 4 WAY RANCH JOINT VENTURE LLC
RECORD NUMBER: 4200000417
ZONED: PUD
VACANT LAND > 100 ACRES

OWNER: 4 WAY RANCH JOINT VENTURE LLC
RECORD NUMBER: 4200000368
ZONED: PUD
VACANT LAND 10 AND < 35 ACRES

OWNER: 985 DEVELOPMENT INC
RECORD NUMBER: 4200000368
ZONED: PUD
VACANT COMMERCIAL LOTS

OWNER: JORDAN JACE C
RECORD NUMBER: 4233201001
ZONED: RR-2.5
SINGLE FAMILY RESIDENTIAL

OWNER: GUINANE JORDON
RECORD NUMBER: 4233201002
ZONED: RR-2.5
SINGLE FAMILY RESIDENTIAL

OWNER: DISTINCTIVE MARINE CO
RECORD NUMBER: 4233000004
ZONED: A-35
MOBILE ON OWNED LAND

OWNER: DISTINCTIVE MARINE CO
RECORD NUMBER: 4233000005
ZONED: A-35
SINGLE FAMILY RESIDENTIAL

OWNER: 14094 EAST US HIGHWAY 24 LLC
RECORD NUMBER: 4233000030
ZONED: A-35 PUD
SINGLE FAMILY RESIDENTIAL, SPECIAL PURPOSE

OWNER: 4 WAY RANCH JOINT VENTURE LLC
RECORD NUMBER: 2000000366
ZONED: PUD
VACANT LAND > 100 ACRES

EXISTING ZONE: PUD
PROPOSED ZONE: C-S
LAND USE: AG GRAZING LAND
PARCEL 2
15.523 ac.
676,187 sq. ft.

EXISTING ZONE: PUD
PROPOSED ZONE: C-S
LAND USE: AG GRAZING LAND
PARCEL 1
51.862 ac.
2,259,100 sq. ft.

OWNER: VORHES GARY
RECORD NUMBER: 4200000148
ZONED: A-35
AG GRAZING LAND

OWNER: SILVER STAR FAMILY
RECORD NUMBER: 4233000033
ZONED: PUD
SINGLE FAMILY RESIDENTIAL

OWNER: STORE MASTER FUNDING VIII LLC
RECORD NUMBER: 4233000021
ZONED: CS
MERCHANDISING

4-WAY COMMERCIAL ZONE CHANGE MAP

LEGAL DESCRIPTION:

PARCEL 2: A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33 TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE S 00°32'40" E 531.35 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE S 45°52'34" W 18.02 FEET TO THE NORTH RIGHT OF WAY LINE OF STAPLETON DRIVE; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF STAPLETON DRIVE THE FOLLOWING 2 COURSES,

COURSE 1: N 43°41'10" W 344.15,
COURSE 2: ON A CURVE TO THE LEFT WITH A RADIUS OF 1405.00 FEET, AN ARC DISTANCE OF 1127.25 FEET, CHORD BEING N 66°37'01" W 1097.26 FEET; THENCE N 00°02'16" E 472.31 FEET; THENCE S 33°06'23" W 38.23 FEET; THENCE S 47°20'54" E 86.31 FEET; THENCE S 64°11'25" E 94.79 FEET; THENCE S 80°44'44" E 101.96 FEET; THENCE S 61°15'34" E 141.09 FEET; THENCE N 82°37'58" E 108.63 FEET; THENCE S 88°02'18" E 52.46 FEET; THENCE S 80°29'21" E 62.10 FEET; THENCE S 64°44'27" E 28.07 FEET; THENCE S 72°25'24" E 39.10 FEET; THENCE N 80°32'12" E 53.40 FEET; THENCE N 62°41'35" E 59.14 FEET; THENCE N 81°40'20" E 79.00 FEET; THENCE N 68°54'08" E 67.16 FEET; THENCE N 81°40'20" E 79.00 FEET; THENCE N 89°54'58" E 64.36 FEET; THENCE S 50°43'58" E 50.43 FEET; THENCE N 38°28'19" E 283.60 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 640.00 FEET, AN ARC DISTANCE OF 65.22 FEET, CHORD BEING N 41°25'43" E 65.19 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE S 00°26'34" E 685.50 FEET TO THE POINT OF BEGINNING, CONTAINING 15.5 ACRES.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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OWNER/DEVELOPER:

THE O'NEIL GROUP
455 E PIKES PEAK AVE. SUITE 102
COLORADO SPRINGS, CO 80903

APPROVAL:

VICINITY MAP:



PROJECT:

4-WAY COMMERCIAL

EL PASO COUNTY, COLORADO
SEPTEMBER 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 22.1288.002

DRAWN BY: AV

CHECKED BY: JA

APPROVED BY: JA

SHEET TITLE:

ZONE MAP

ZC01

SHEET 01 OF 01

PCD FILE NO.: CS-22-003