

CLOVERLEAF SUBDIVISION

CLOVERLEAF ROAD
EL PASO COUNTY,
COLORADO

DATE: 5/20/2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

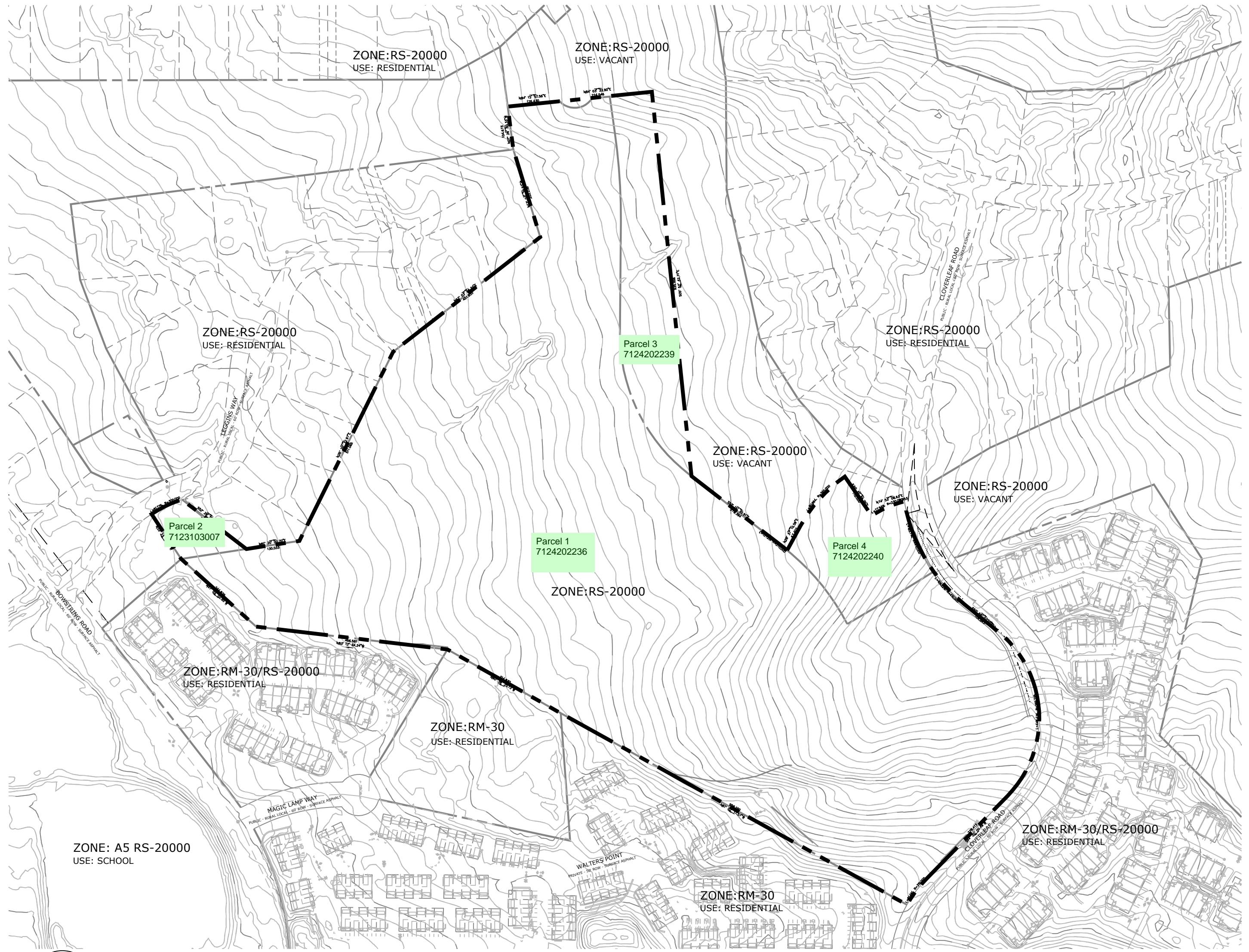
REZONE MAP

DATE:	BY:	DESCRIPTION:
9/17/2020	JBS	PER COUNTY COMMENTS

REZONE MAP

1
1 OF 1

PCD FILE # P-20-001



1
1
EXISTING ZONING

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND BEING ALL OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED UNDER RECEPTION NO. 21111394 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, BEING A PORTION OF TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66, TOGETHER WITH ALL OF TRACT H, WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE 66, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Check this legal description. The assessor's is updated and is different.

BASIS OF BEARINGS: THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692", SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N23°36'18"W A DISTANCE OF 1420.57 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN THE TRUSTEE'S DEED RECORDED UNDER RECEPTION NO. 21111394 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHWESTERLY LINE OF LEGGINS WAY, TH ELY AND NLY ON THE WLY BDYR LN OF SD TR B, N80°51'39"E 159.76 FT, TO A POINT OF TANGENCY, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 15°37'05" AND AN ARC LENGTH OF 81.78 FEET, TO

1. N33°23'09"W A DISTANCE OF 395.55 FEET, TO A POINT OF TANGENCY;

2. ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING ON THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE TRUSTEE'S DEED RECORDED UNDER RECEPTION NO. 21111394 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

3. S52°28'59"E A DISTANCE OF 130.01 FT, N25°53'46" S11.10 FT, N51°36'40"E 451.72 FT, TO A POINT OF TANGENCY;

THENCE ON SAID WESTERLY LINE OF SD TR B, N80°51'39"E 159.76 FT, TO A POINT OF TANGENCY;

1. N81°20'01"E A DISTANCE OF 126.36 FT, TH CURV CONCAVE TO THE N HAVING A RAD OF 50.0 FT & ARC DIST OF 91.66 FT A C/A OF 105°01'56" WHICH CHORD BEARS N83°49'45"E A DIST OF 79.35 FT, N84°36'26"E 42.49 FT, S08°35'03"E 85.90 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 1470.0 FT AN ARC DIST OF 220.24 FT A C/A OF 08°35'03", TO A POINT OF TANGENCY;

THENCE DEPARTING THE WESTERLY LINE OF SD TR B, N80°51'39"E 159.76 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 430.0 FT AN ARC DIST OF 395.55 FT A C/A OF 51°42'18", TO A POINT OF TANGENCY;

2. ON THE ARC OF A CURVE TO THE R HAVING A RAD OF 430.0 FT AN ARC DIST OF 395.55 FT A C/A OF 51°42'18", TO A POINT OF TANGENCY;

3. N85°02'46"E A DISTANCE OF 245.74 FT A C/A OF 24°42'05", TO A POINT OF TANGENCY;

4. S08°08'16"E A DISTANCE OF 103.30 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 780.0 FT AN ARC DIST OF 16.80 FT A C/A OF 01°14'02", TO A POINT OF TANGENCY;

5. ON THE ARC OF A CURVE TO THE R HAVING A RAD OF 16.80 FT A C/A OF 01°14'02", TO A POINT OF TANGENCY;

6. S00°26'47"W A DISTANCE OF 124.60 FT TO A PT OF THE WLY R/W LN OF CLOVERLEAF ROAD, TH SLY ON SD WLY R/W LN ON A CONCAVE CURVE TO THE NE HAVING A RAD OF 410.0 FT AN ARC DIST OF 109.27 FT A C/A OF 15°16'15" WHICH CHORD BEARS S43°43'36"E 108.95 FT, S51°19'51"E 104.96 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 269.74 FT AN ARC DIST OF 448.26 FT A C/A OF 95°12'59", S44°07'47"W 278.79 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 310.0 FT AN ARC DIST OF 78.46 FT A C/A OF 14°41'09" TO A POINT OF TANGENCY;

THENCE ON SAID NORTHERLY LINE OF SD TR B, N80°51'39"E 159.76 FT, TO A POINT OF TANGENCY;

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N54°21'17"E, HAVING A RADIUS OF 410.0 FEET, A CENTRAL ANGLE OF 15°15'51" AND AN ARC LENGTH OF 109.23 FEET, TO A POINT OF TANGENCY;

2. S50°58'07"E A DISTANCE OF 104.84 FEET, TO A POINT OF NON-TANGENT CURVE;

3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S39°04'09"W, HAVING A RADIUS OF 269.73 FEET, A CENTRAL ANGLE OF 95°15'09" AND AN ARC LENGTH OF 448.43 FEET, TO A POINT OF NON-TANGENT;

4. S44°20'00"W A DISTANCE OF 278.41 FEET, TO A POINT OF NON-TANGENT CURVE;

5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S45°13'59"E, HAVING A RADIUS OF 310.0 FEET, A CENTRAL ANGLE OF 15°03'35" AND AN ARC LENGTH OF 81.48 FEET, TO A POINT OF NON-TANGENT, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. N61°02'18"W A DISTANCE OF 958.19 FEET;

2. N60°38'25"W A DISTANCE OF 314.83 FEET;

3. N83°12'34"W A DISTANCE OF 466.58 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,452,072 SQUARE FEET OR 33.3350 ACRES.

PARCEL 2

TWO PARCELS OF LAND BEING ALL OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED UNDER RECEPTION NO. 21111394 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Check this legal description. The assessor's is updated and describes it as "Tract H Woodmoor Greens" I checked plat 3756 page 2 and it does appear to reflect this parcel.

BASIS OF BEARINGS: THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692", SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N27°54'57"E A DISTANCE OF 1420.57 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN THE TRUSTEE'S DEED RECORDED UNDER RECEPTION NO. 21111394 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE PERIMETER OF SAID TRACT H, WOODMOOR GREENS PLAT RECORDED IN BOOK U-2 AT PAGE 66;

THAT PORTION OF TRACT B, WOODMOOR PLACER, BEING IN THE NW4 OF SEC 24-11-67 DESC AS FOLLS: COM AT THE E4 COR OF SEC 23-11-61, TH N27-54-57E 1420.57 FT TO POB; TH N52-15-31W 7.98 FT, TH ALG ARC OF A CUR TO THE R HAVING A RAD OF 430.00 FT, A C/A OF 52-42-18, AND N ARC DIST OF 395.55 FT, TH N00-26-47E 266.67 FT, TH ALG ARC OF A CUR TO THE L HAVING A RAD OF 1470.00 FT, A C/A OF 08-53-03, AND AN ARC DIST OF 220.24 FT, TH N08-08-16W 85.83 FT, TH S85-02-46W 42.49 FT, TH ALG ARC OF A NON-TANGENT CUR TO THE R WHOSE CENTER BEARS N58-14-45W HAVING A RAD OF 50.00 FT, A C/A OF 105-01-39, AND AN ARC DIST OF 91.65 FT, TH N84-03-34E 224.55 FT, TH S05-52-43E 936.00 FT TO POB.

THENCE DEPARTING SAID NORTHERLY PROPERTY LINE, THE FOLLOWING FIVE (5) COURSES:

1. N84°03'34"E A DISTANCE OF 936.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 101,309 SQUARE FEET OR 2.3257 ACRES.

PARCEL 3

Check this legal description. The assessor's is updated and the section number is different.

COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N50°42'25"E A DISTANCE OF 1617.14 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING ON THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE TRUSTEE'S DEED RECORDED UNDER RECEPTION NO. 21111394 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY LINE OF SAID PROPERTY THE FOLLOWING FOUR (4) COURSES:

1. S58°10'49"W A DISTANCE OF 124.49 FEET, TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 01°14'02" AND AN ARC LENGTH OF 16.80 FEET, TO A POINT OF TANGENCY;

3. S59°24'51"W A DISTANCE OF 103.30 FEET, TO A POINT OF NON-TANGENT CURVE;

4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S62°26'34"W, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 23°19'20" AND AN ARC LENGTH OF 232.02 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID NORTHERLY PROPERTY LINE, THE FOLLOWING FIVE (5) COURSES:

1. N28°37'11"E A DISTANCE OF 67.40 FEET, TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 26°50'54" AND AN ARC LENGTH OF 161.66 FEET, TO A POINT OF NON-TANGENT;

3. S34°31'56"E A DISTANCE OF 115.00 FEET, TO A POINT OF NON-TANGENT CURVE;

4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S34°31'56"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 19°25'04" AND AN ARC LENGTH OF 77.95 FEET, TO A POINT OF TANGENT;

5. N74°53'09"E A DISTANCE OF 8.95 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N80°18'27"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 25°57'10" AND AN ARC LENGTH OF 185.71 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 67,905 SQUARE FEET OR 1.5589 ACRES.

2
1
PROPOSED ZONING

SITE DATA

OWNERS:	PT Cloverleaf, LLC 1864 Woodmoor Drive, Suite 100 Monument, CO 80132
SUBDIVIDER / APPLICANT:	ProTerra Properties LLC 1864 Woodmoor Drive, Suite 100 Monument, CO 80132
PREPARER:	N.E.S. Inc. 619 N Cascade Ave., Suite 200 Colorado Springs, CO 80903
TAX ID NUMBER:	7124202240, 7124202239, 7124202236, 7123103007
SITE ACREAGE:	37.2196 AC
EXISTING ZONING:	RS-20000
PROPOSED ZONING:	RS-5000
PROPOSED LAND USE:	Residential Lots: 23.923 AC, 149 Lots Open Space : 4.281 acres Stormwater Detention : 2.088 acres ROW: 6.927 acres

