

OWNER: JOHN BUSCHMANN & RUSSELL STILSON
 APN: 4400000475
 ZONING: RR-5
 AGRICULTURAL

APPROX. LOCATION
 SANITARY SEWER FORCE MAIN ESMT.
 (REC. NO. 201107850)
 OWNER: CHEROKEE METROPOLITAN DISTRICT

OWNER: HARMON L. JONES
 APN: 4400000185
 ZONING: RR-5
 WAREHOUSE/STORAGE, SERVICE GARAGE

OWNER: CITY OF COLORADO SPRINGS
 APN: 4400000506
 ZONING: RR-5
 PUBLIC/EXEMPT

(BASIS OF BEARINGS)
 N89°49'21"E 1242.32' (M)

HIGHWAY 94
 (100' PUBLIC R.O.W.)
 (REC. NO. 219151478)

N89°49'21"E 1242.62'

30' TEMPORARY CONSTRUCTION ESMT.
 (REC. NO. 201107850)
 OWNER: CHEROKEE METROPOLITAN DISTRICT

BUILDINGS
 SHED

SHED

EAST LINE OF
 MINERAL RIGHT LIMITS
 (BOOK 1998, PAGE 253)
 OWNER: HORACE L. BOUCHER
 AND ESTHER L. BOUCHER

BUILDING

SOUTH LINE OF UTILITY ESMT.
 (BOOK 2404, PAGE 587 & 588)
 OWNER: EL PASO COUNTY
 MUTUAL TELEPHONE COMPANY

OWNER: FAIR DINKUM TRUST
 APN: 4400000239
 ZONING: RR-5
 RESIDENTIAL

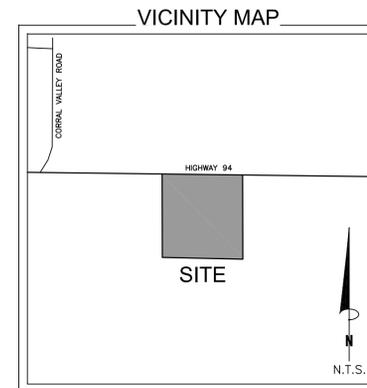
N00°22'05"W 1214.98' (M)

CURRENT ZONE: RR-5
 REC. NO. 219151478
 OWNER: UDON HOLDINGS LLC.
 APN: 4400000237
 1,511,848 S.F. ±
 34.71 ACRES ±

UDON HOLDINGS LLC

S89°48'31"W 1246.37' (M)

OWNER: MARIE VETTE
 APN: 4400000061
 ZONING: RR-5
 AGRICULTURAL



PROPERTY DESCRIPTION:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT ANY PORTION THEREOF WITHIN THE RIGHT OF WAY FOR HIGHWAY 94.

NOTES:

- Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- This site is zoned "RR-5" (Residential Rural) per El Paso County Planning Department.
 Building Setbacks:
 Front: 25', Side: 25', Rear: 25'
 No zoning information provided by the client. Zoning setbacks shown hereon are the interpretation of the surveyor. For clarification of exact zoning designations and setback locations, please, contact the El Paso County Planning and Zoning Department at 719.520.6300.
- Petitioner:
 Name: UDON HOLDINGS LLC.
 Address: 12265 Highway 94, Colorado Springs, CO 80929

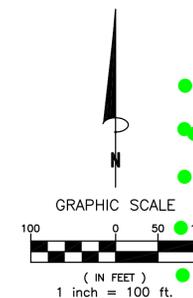
REZONE MAP CHECKLIST

PROJECT NAME: _____
 SUBMITTAL DATE: ___/___/___
 SUBMITTED BY: _____
 SUBMITTAL REVIEWED BY: _____

Rezone Map

A map shall be drawn to a scale suitable to describe the information required and shall include:

- Boundary description of the subject property, which shall illustrate the legal description.
- Existing land uses and zoning on the property and within five hundred (500) feet of the boundary.
- Adjoining property ownership.
- Existing private roads.
- Existing structures.
- Existing easements.
- Name and addresses of the petitioner, owners of all interests (including mineral interests), in the property, and preparer.



include the mineral holders on the rezone map

No.	Description	By	Date

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within the first year after the date of the first distribution of this survey. Any action based upon any defect in this survey may be commenced more than ten years from the date of the certification shown hereon.

REZONE PLAN

A PORTION OF THE NW1/4 OF SECTION 18,
 TOWNSHIP 14 SOUTH, RANGE 64 WEST, OF THE 6TH P.M.,
 EL PASO COUNTY, COLORADO

Project No. **200051** Date: 5/27/2020
 Drawn By: DWK Checked By: SLM Sheet 1 of 1