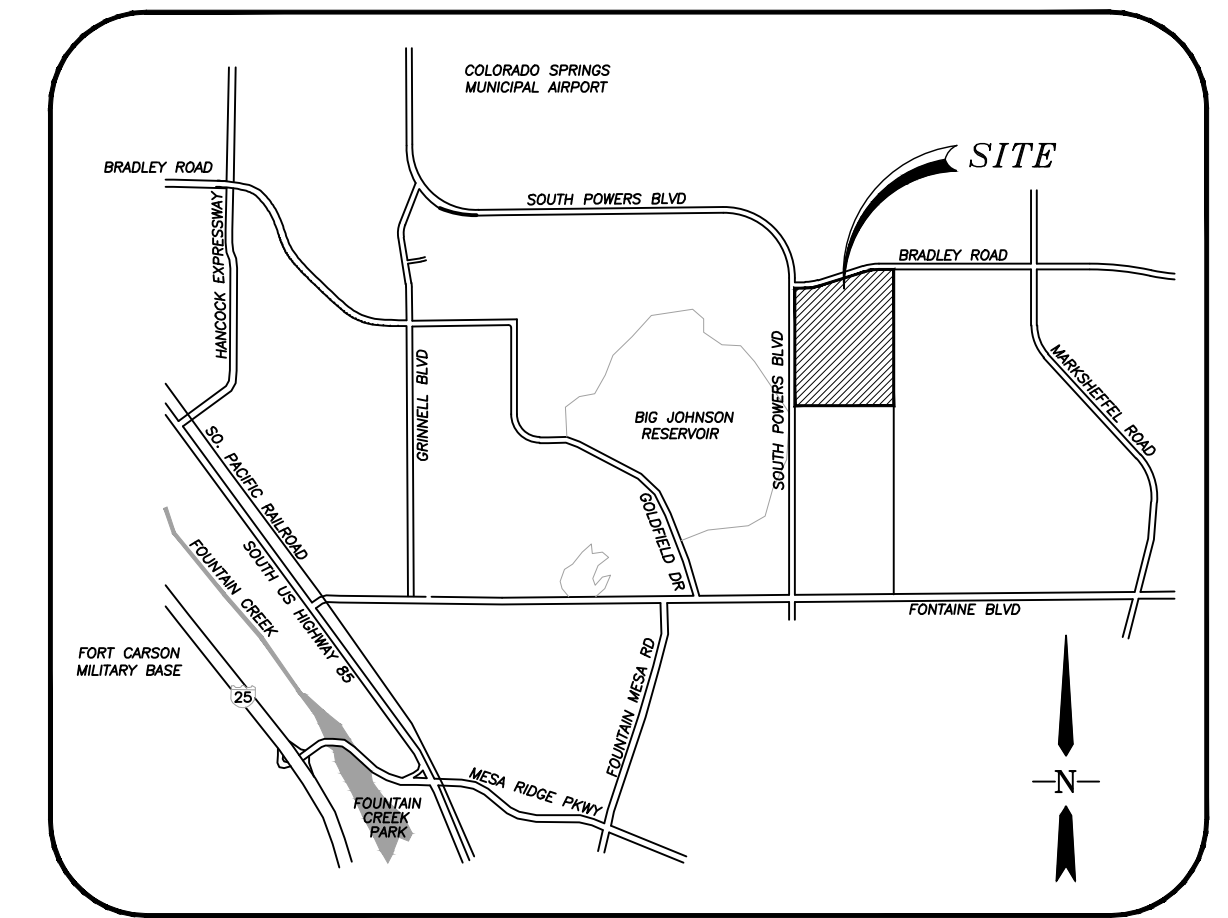
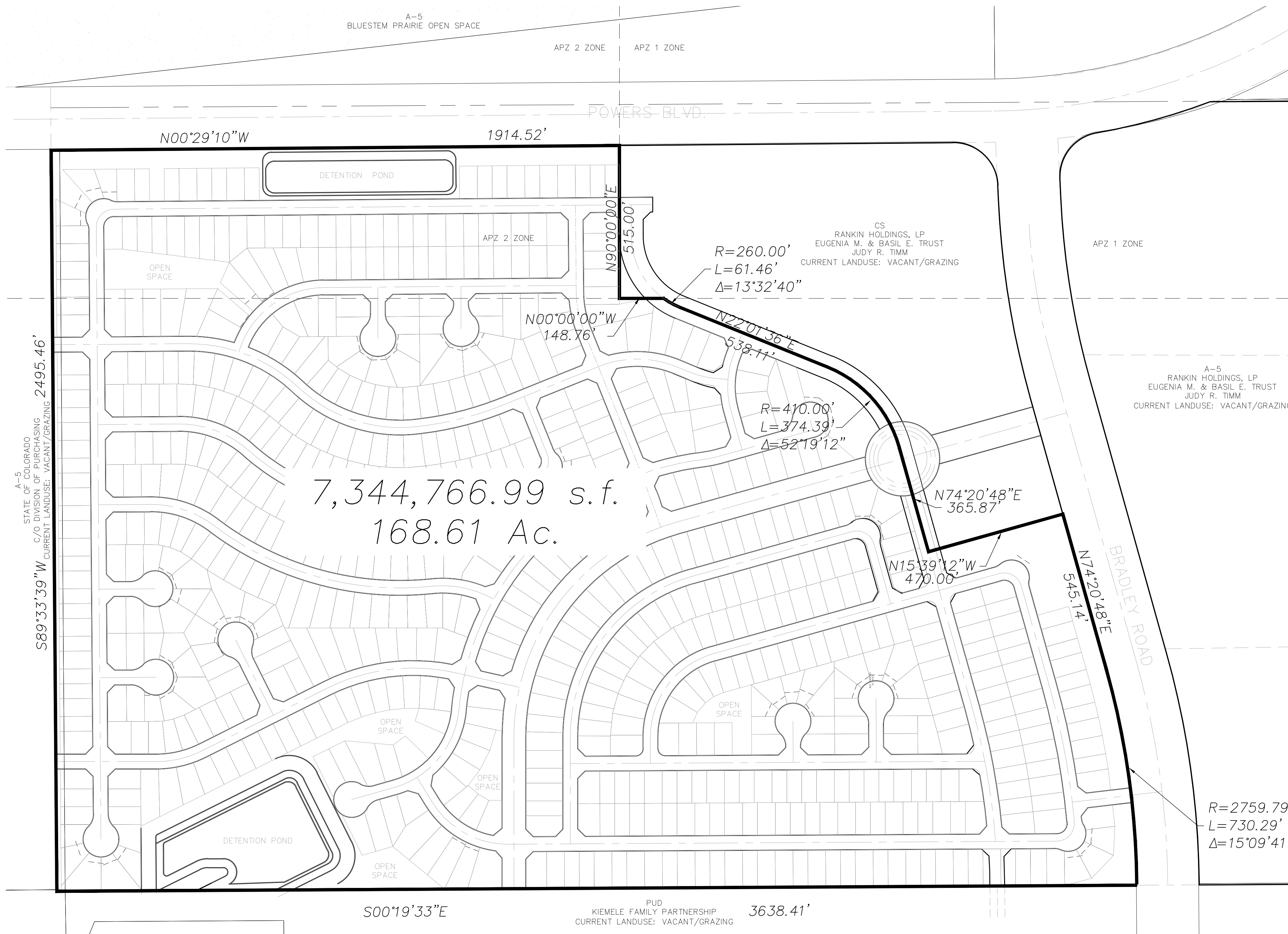
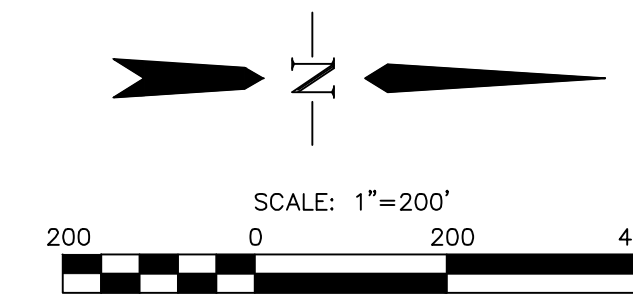


WATERVIEW EAST - RESIDENTIAL SITE ZONING MAP

LOCATED IN A PORTION OF SECTION 9, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP
N.T.S.



SITE DATA:
 NAME OF SUBDIVISION: WATERVIEW EAST
 EXISTING ZONING: A-5
 PROPOSED ZONING: RS-5000
 PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL DWELLINGS AND OPEN SPACE
 AREA (GROSS): 168.61 ac. (168.61 Residential)
 AREA (NET): 135.99 ac. (135.99 Residential)
 STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT (TYPICAL RESIDENTIAL)
 CURRENT LANDUSE: VACANT/GRAZING

LAND OWNER:
 RANKIN HOLDINGS LP
 EUGENIA M. & BASIL E. TRUST
 JUDY R. TIMM
 630 SOUTHPOINTE CT., SUITE 200
 COLORADO SPRINGS, CO 80903

SUBDIVIDER/PETITIONER:
 CPR ENTITLEMENTS AND SWV, LLC
 31 N. TEJON ST., SUITE 500
 COLORADO SPRINGS, CO 80903

PLAN PREPARED BY:
 STANTEC
 1110 ELKTON DRIVE, SUITE B
 COLORADO SPRINGS, CO 80907

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:
 THAT WATERVIEW INVESTMENTS LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
 THAT INCLUDES: A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:
 1. THENCE S00°19'32"E CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 3638.37 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;
 2. THENCE S89°33'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2495.44 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
 3. THENCE N00°29'10"W A DISTANCE OF 1914.52 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE;
 4. THENCE N90°00'00"E A DISTANCE OF 515.00 FEET;
 5. THENCE N00°00'00"E A DISTANCE OF 148.76 FEET TO A POINT ON A NONTANGENT CURVE TO THE LEFT;
 6. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 13°32'40"; 61.46 FEET;
 7. THENCE N22°01'36"E A DISTANCE OF 538.11 FEET TO A POINT OF CURVE TO THE RIGHT;
 8. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET, A DELTA ANGLE OF 52°19'12"; 374.39 FEET;
 9. THENCE N74°20'48"E A DISTANCE OF 365.87 FEET;
 10. THENCE N15°39'12"W A DISTANCE OF 470 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
 THE FOLLOWING TWO (2) COURSES FOLLOW SAID SOUTHERLY RIGHT-OF-WAY LINE:
 11. THENCE N74°20'48"E A DISTANCE OF 545.14 FEET TO A POINT OF CURVE TO THE RIGHT;
 14. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 15°09'41"; 730.29 FEET; TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 168.61 ACRES, MORE OR LESS.

Computer File Information	
Creation Date: 5-31-17	Initials: BG
Last Modification Date: 5-31-17	Initials: BG
Full Path & Drawing File Name: V:\1817\active\181710214\CAD\Plansheets Zoning Map	
Acad Ver. 2014	Scale: see plan Units: Feet

Index of Revisions	

EL PASO COUNTY
COLORADO

Stantec
Stantec Consulting Inc.
1110 Elkton Drive
Suite B
Colorado Springs, CO 80907
Tel. (719) 432-6889
Fax.
www.stantec.com

WATERVIEW EAST - RESIDENTIAL ZONING MAP		
Designer: BG	Structure Numbers	Project No./Code 181710214 P-17-006 Sheet Number 1 of 1
Detailer: BG		
Sheet Subset:		