

CROSSROADS AT MEADOWBROOK-REZONE MAP

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION:

A portion of Tract B and Meadowbrook Parkway, a public Right-of-Way, 24/94 Business Park Filing No. 1 recorded April 14th, 2017 as Reception Number 217713939 and amended by Affidavit of Correction recorded August 19, 2019 as Reception Number 219097386 in the records of El Paso County, Colorado, located in the Southwest 1/4 of Section 8, Township 14 South, Range 65 West, of the 6th P.M., being more particularly described as follows:

COMMENCING at the northeast corner of Tract A of said 24/94 Business Park Filing No. 1; thence S74°39'21"W (Basis of Bearings is a line monumented on the east by #4 rebar with a red plastic cap, illegible, flush with grade, located on the northeast corner of Tract A of said 24/94 Business Filing No. 1, and on the west by #5 rebar with a red plastic cap stamped "PLS 32820", flush with grade, located 57.81 south of the northwest corner and along the west line of Tract B, 24/94 Business Park Filing No. 1, recorded in the records of the El Paso County Clerk and Recorder on April 14, 2017 under Reception Number 217713939, measured to bear S74°39'21"W, a distance of 2093.95 feet), a distance of 2093.95 feet, to a point on the west line of said Tract B, also being the POINT OF BEGINNING; thence continuing along the west line of said Tract B, N03°55'24"E, a distance of 57.81 feet, to the northwest corner of said Tract B; thence N03°54'41"E, a distance of 40.11 feet, to the center line of said Meadowbrook Parkway; thence along said center line, N89°43'15"E, a distance of 624.81 feet; thence leaving said center line S00°07'03"W, a distance of 40.01 feet, to a point on the north line of said Tract B; thence S00°07'03"W, a distance of 767.20 feet; thence S34°50'21"E, a distance of 100.79 feet, to a point on the south line of said Tract B; thence along said south line, S57°41'24"W, a distance of 163.39 feet; thence continuing along said south line, along the arc of a non-tangent curve to the right, whose center bears N36°00'18"W, having a radius of 1780.00 feet, a central angle of 22°27'20", a distance of 697.62 feet, to the southwest corner of said Tract B; thence along the west line of said Tract B, N03°55'24"E, a distance of 1169.77 feet, to the POINT OF BEGINNING.

Containing 746,903 Sq. Ft. or 17.146 acres, more or less.

ESTATE OF VENEZIA & JOHN DECD
ZONE: CR CAD-0

JOVENCHI II
ZONE: CR CAD-0

COLORADO SPRINGS
EQUITIES LLC
ZONE: CR CAD-0
PROPOSED ZONE:
RM-30 CAD-0
±17.15 ACRES

COLORADO SPRINGS EQUITIES LLC
ZONE: CR-5000 CAD-0
±11.69 ACRES (REMAINING IN EXISTING ZONE)

U.S. HWY NO. 24
(PUBLIC R.O.W. VARIES)

1111 ROYER LLC
ZONE: I-2 CAD-0
COMMERCIAL

LACA-LOJA LP
ZONE: CS CAD-0
COMMERCIAL

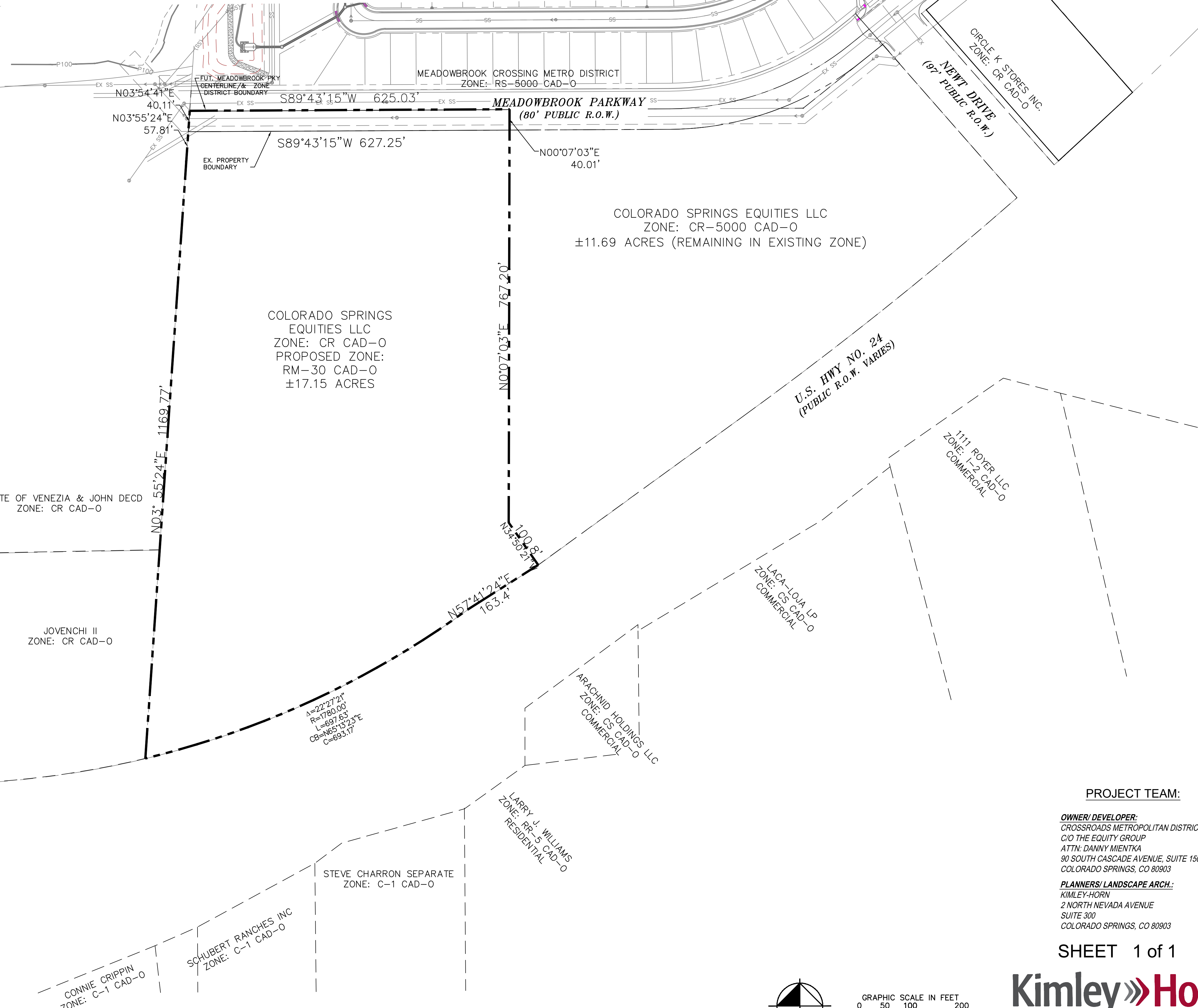
ARACHNID HOLDINGS LLC
ZONE: CS CAD-0
COMMERCIAL

LARRY J. WILLIAMS
ZONE: RR-5 CAD-0
RESIDENTIAL

STEVE CHARRON SEPARATE
ZONE: C-1 CAD-0

SCHUBERT RANCHES INC
ZONE: C-1 CAD-0

CONNIE CRIPPIN
ZONE: C-1 CAD-0



PROJECT TEAM:

OWNER/DEVELOPER:
CROSSROADS METROPOLITAN DISTRICT NO. 1
C/O THE EQUITY GROUP
ATTN: DANNY MIENTKA
90 SOUTH CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

PLANNERS/LANDSCAPE ARCH.:
KIMLEY-HORN
2 NORTH NEVADA AVENUE
SUITE 300
COLORADO SPRINGS, CO 80903

SHEET 1 of 1

Kimley»Horn

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2 N NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719)453-0180

