

Owners
Lot 7
Powers Family Living Trust; Powers Mark Sherrn Co-Trustee Conroy Lisa Krier Cotrustee
2295 Old Ranch Rd
Colorado Springs, CO 80908

Lot 8
Jay Stoner
5655 Briolespur Ridge Place
Colorado Springs, CO 80918

Legal Descriptions:
PARCEL A:
LOT 7, BLOCK E, SPRING CREST AMENDED FILING, TOGETHER WITH THE ADJACENT 20 FEET OF
VACATED OTERO AVENUE, COUNTY OF EL PASO, STATE OF COLORADO
PARCEL B:
A NON-EXCLUSIVE EASEMENT RIGHT OF INGRESS AND EGRESS AS GRANTED IN QUIT CLAIM DEED
RECORDED SEPTEMBER 8, 2003 UNDER RECEPTION NO. 203209403, COUNTY OF EL PASO, STATE OF
COLORADO

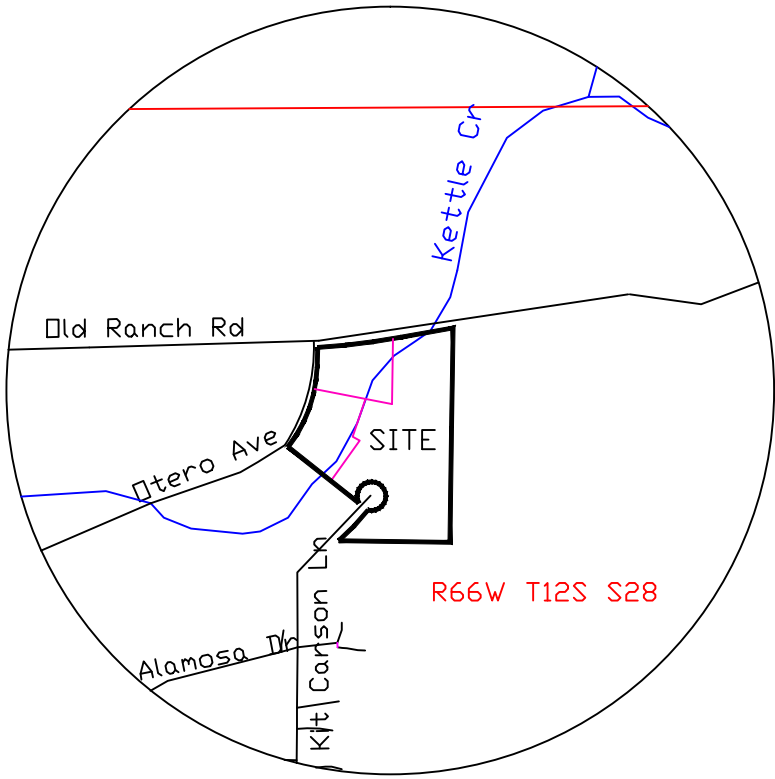
LOT 8, EXCEPT THAT PORTION LYING NORTHERLY OF A TRACT OF LAND CONVEYED BY DEED
RECORDED APRIL 25, 1969 IN BOOK 2288 AT PAGE 416, IN BLOCK E, IN AMENDED FILING OF SPRING
CREST, TOGETHER WITH THE EAST 20 FEET OF VACATED OTERO AVENUE ADJACENT, VACATED BY
RESOLUTION RECORDED FEBRUARY 15, 1972 IN BOOK 2467 AT PAGE 843, COUNTY OF EL PASO,
STATE OF COLORADO.
Total acreage: 15.861

Units of measurement: US Survey Feet

Addresses:
Lot 7: 2295 Old Ranch Road
Lot 8: 10245 Otero Avenue

Current Zone: RR-5
Proposed Zone: RR-2.5

Assessors Parcel No.'s
Lot 7: 6228005030
Lot 8: 6228005033



VICINITY MAP
1"=1000'

Prepared by the office of:
Oliver E. Watts, Consulting Engineer, Inc.
614 Elkton Drive
Colorado Springs, CO 80907
(719) 593-0173
Oliewatts@aol.com
Celebrating 42 years in Business

PCD File No.: P-22-004

<div>DRAWN BY: O.E. WATTS</div> <div>DATE: 2-15-22</div> <div>DWG. NO.: 21-5669-03</div> <div>CSO: 5279</div> <div>SURVEYED BY: DEW, ESW, 9-24-19 THRU 10-3-21</div>	<div>APPROVED BY:</div> <div>PROJ. NO.</div> <div>DWG.</div>	<div>REVISIONS 8-25-21 REVISED PER CLIENT DEW</div> <div></div> <div></div> <div></div>	<div>OLIVER E. WATTS</div> <div>CONSULTING ENGINEER</div> <div>COLORADO SPRINGS</div>	<div>PROJECT</div> <div>2295 OLD RANCH ROAD</div> <div>LOTS 7 & 8 SPRINGCREST AMENDED FILING</div> <div>EL PASO COUNTY</div>	<div>SHT. NAME</div> <div>REZONE MAP</div>	<div>SHT. NO.</div> <div>1</div> <div>OF</div> <div>1</div>
--	--	---	---	--	--	---