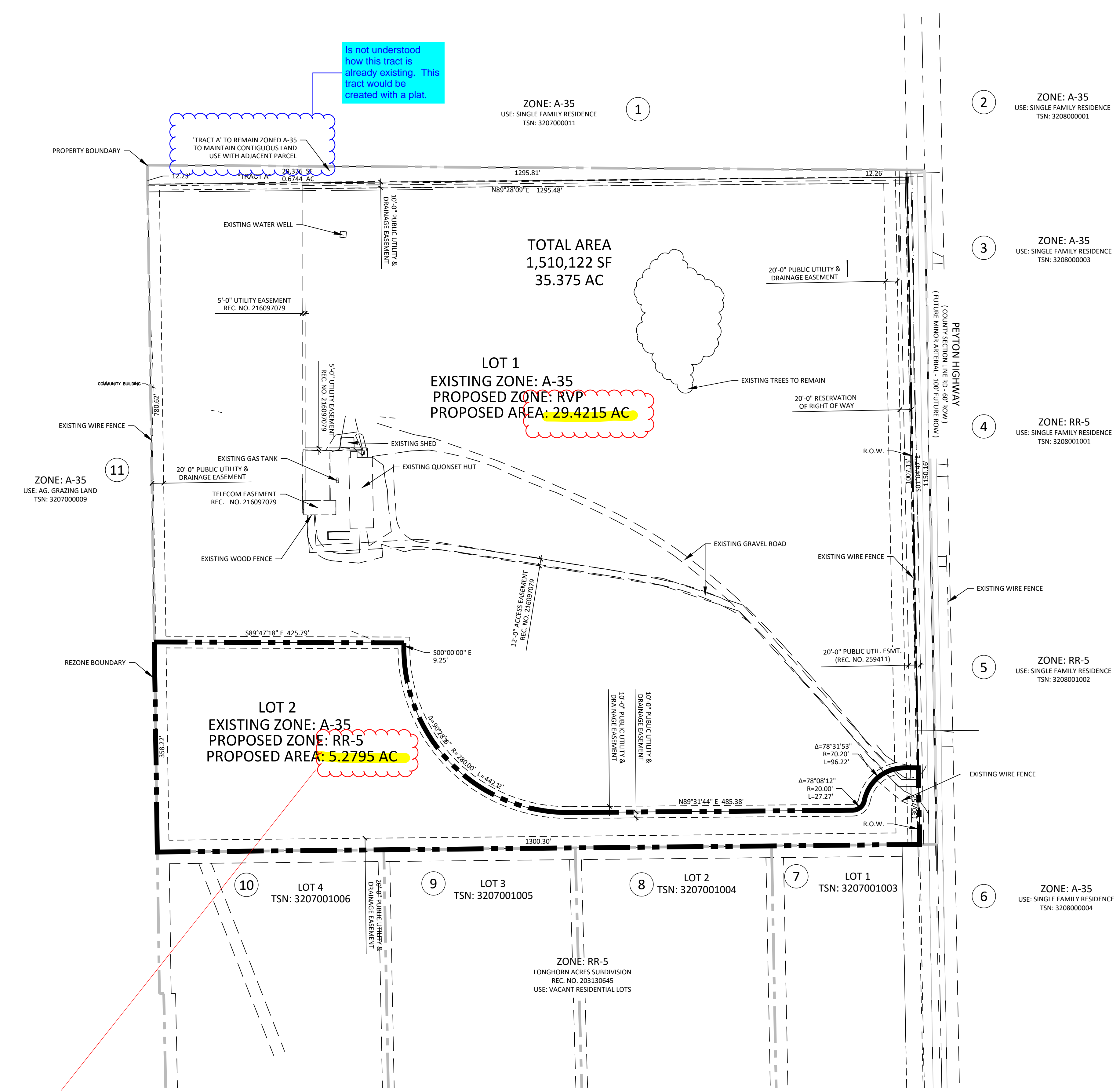




N.E.S. Inc.
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Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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REZONE MAP

LEGAL DESCRIPTION - LOT 2

A PARCEL OF LAND LOCATED IN SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BASIS OF BEARINGS: THE EAST LINE OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENT AT THE SOUTH END BY A 3.27" ALUMINUM CAP STAMPED "1.5 INCH 1907" IN A RANGE BOX AND AT THE NORTH END BY A 3.27" ALUMINUM CAP STAMPED "COT. LS 2001" 2007" IN A RANGE BOX, BEARING S01°04'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
 COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;
 THENCE ON THE EAST LINE OF SAID SECTION 7, N01°04'47"W A DISTANCE OF 1,301.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE OUTLAIN DEED RECORDED UNDER RECEPTION NO. 2160668 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;
 THENCE ON SAID SOUTHERLY LINE, S89°29'52"W A DISTANCE OF 1,330.30 FEET, TO A POINT ON THE WESTERLY LINE OF SAID PROPERTY;
 THENCE ON SAID WESTERLY LINE, N00°50'14"W A DISTANCE OF 388.22 FEET;
 THENCE DEPARTING SAID WESTERLY LINE, THE FOLLOWING SEVEN (7) COURSES:
 1. S89°47'18"E A DISTANCE OF 425.79 FEET;
 2. S00°00'00"E A DISTANCE OF 9.25 FEET, TO A POINT OF CURVE;
 3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 90°28'16" AND AN ARC LENGTH OF 442.12 FEET, TO A POINT OF TANGENT;
 4. N89°31'44"E A DISTANCE OF 485.38 FEET, TO A POINT OF CURVE;
 5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 78°31'53" AND AN ARC LENGTH OF 27.27 FEET, TO A POINT OF REVERSE CURVE;
 6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.20 FEET, A CENTRAL ANGLE OF 78°31'53" AND AN ARC LENGTH OF 96.22 FEET, TO A POINT OF TANGENT;
 7. N89°52'08"E A DISTANCE OF 53.39 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 7;
 THENCE ON SAID EAST LINE, S01°04'47"E A DISTANCE OF 130.49 FEET, TO THE POINT OF BEGINNING;
 CONTAINING A CALCULATED AREA OF 229.875 SQUARE FEET OR 5.2795 ACRES.

SITE DATA

OWNER/APPLICANT: Longhorn Acres Land & Cattle, LLC
 12960 Peyton Highway, PO Box 516
 Peyton, CO 80831
 PREPARER: N.E.S. Inc.
 619 N Cascade Ave., Suite 200
 Colorado Springs, CO 80903
 PROPERTY ADDRESS: 12960 N Peyton Hwy
 Peyton, CO 80831
 TAX ID NUMBERS: 3207000007
 SITE ACREAGE: 35.375 AC
 EXISTING ZONING: A-35
 PROPOSED ZONING: RVP, RR-5
 PROPOSED LAND USE: RR-5 Residential Lot, RVP Lot, Tract A (Existing), Existing & Reserved ROW
 Annotations: 'Does not match LOI at 36.24. Please explain how this number is being determined.', 'Review C1: Does not match Assessor 36.24', 'Review C2: Unresolved. Please revise to be 36.24 acres.', 'Review C1: This equals more than the above site acreage', 'Review C2: Unresolved. Please revise to match total acres above.', 'Please recheck all numbers against rezoned map, ROW and Tract'

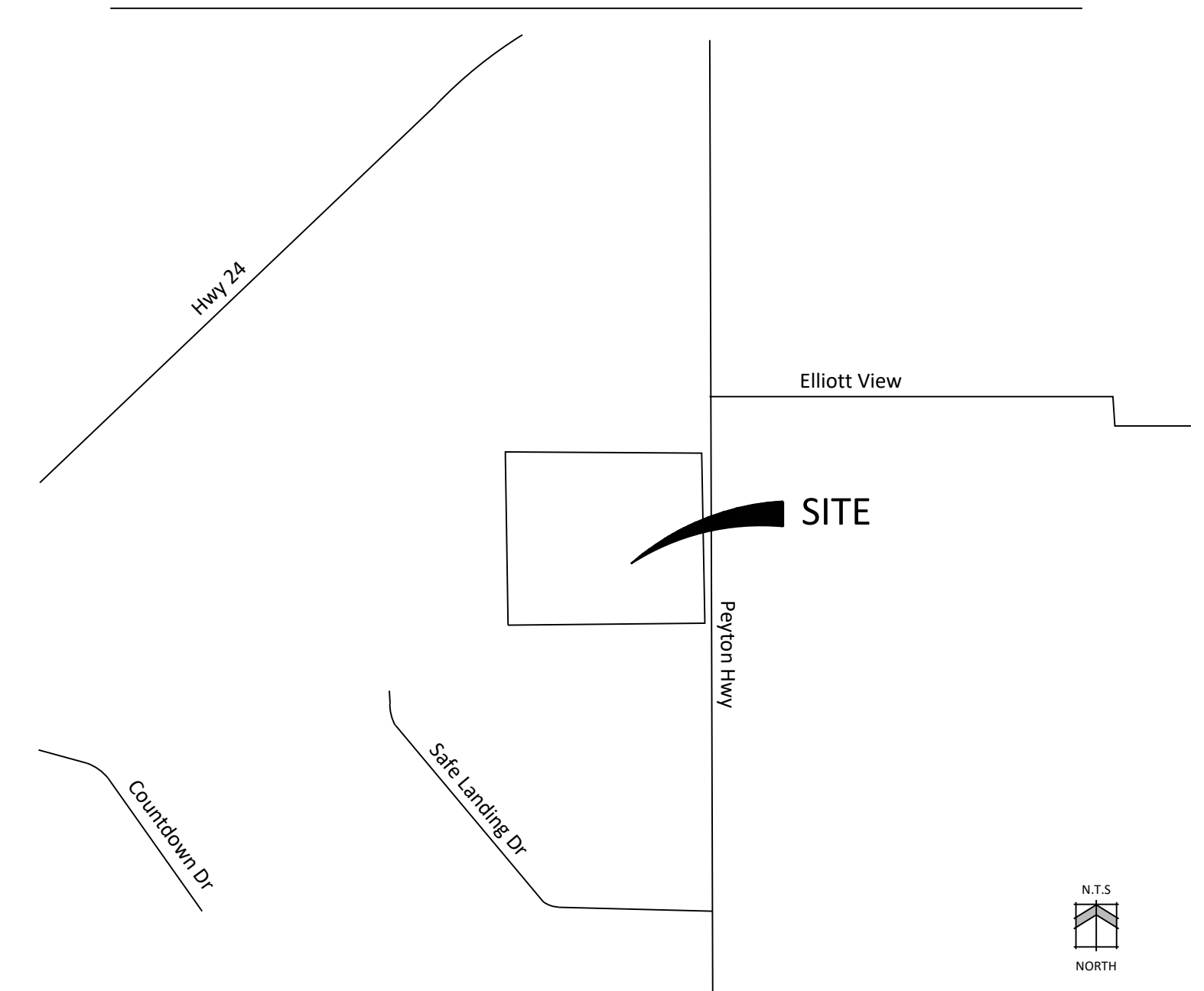
ADJACENT PROPERTY OWNER NAME ADDRESS

- 12990 PEYTON HIGHWAY LLC PO BOX 26480 COLORADO SPRINGS CO, 80936-6480
- LORI ANN HOWELL PO BOX 62777 COLORADO SPRINGS CO, 80962
- FIELDS FAMILY LIVING TRUST (DARRELL & TERESA FIELDS) 12915 PEYTON HWY PEYTON CO, 80831-8523
- ANDREW BARNES 12845 PEYTON HWY PEYTON CO, 80831-8538
- RODNEY & CECILIA NORVELL 12845 PEYTON HWY PEYTON CO, 80831-8538
- CHRISTINE HIXON 12711 PEYTON HWY PEYTON CO, 80831-8510
- MICHAEL & WENDY HANSARD 1155 GREENBRIER DR COLORADO SPRINGS CO, 80916-3971
- MICHAEL & WENDY HANSARD 1155 GREENBRIER DR COLORADO SPRINGS CO, 80916-3971
- EDWARD & MARY HENNING 28952 LOTUSGARDEN DR CANYON COUNTRY CA, 91387-1836
- EDWARD HENNING 28952 LOTUSGARDEN DR CANYON COUNTRY CA, 91387-1836
- HERITAGE 1917 LLC 7120 FALCON GRASY HTS PEYTON CO, 80831

LEGEND

- REZONE BOUNDARY
- PROPERTY BOUNDARY
- EASEMENT
- ROW
- ADJACENT OWNER

VICINITY MAP



LAZY Y ROCKING J RVP

12960 N PEYTON HWY
EL PASO COUNTY,
COLORADO

DATE: 06/09/2023
 PROJECT MGR: A. BARLOW
 PREPARED BY: J. SMITH

REZONE MAP

REZONE MAP

1 OF 1

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