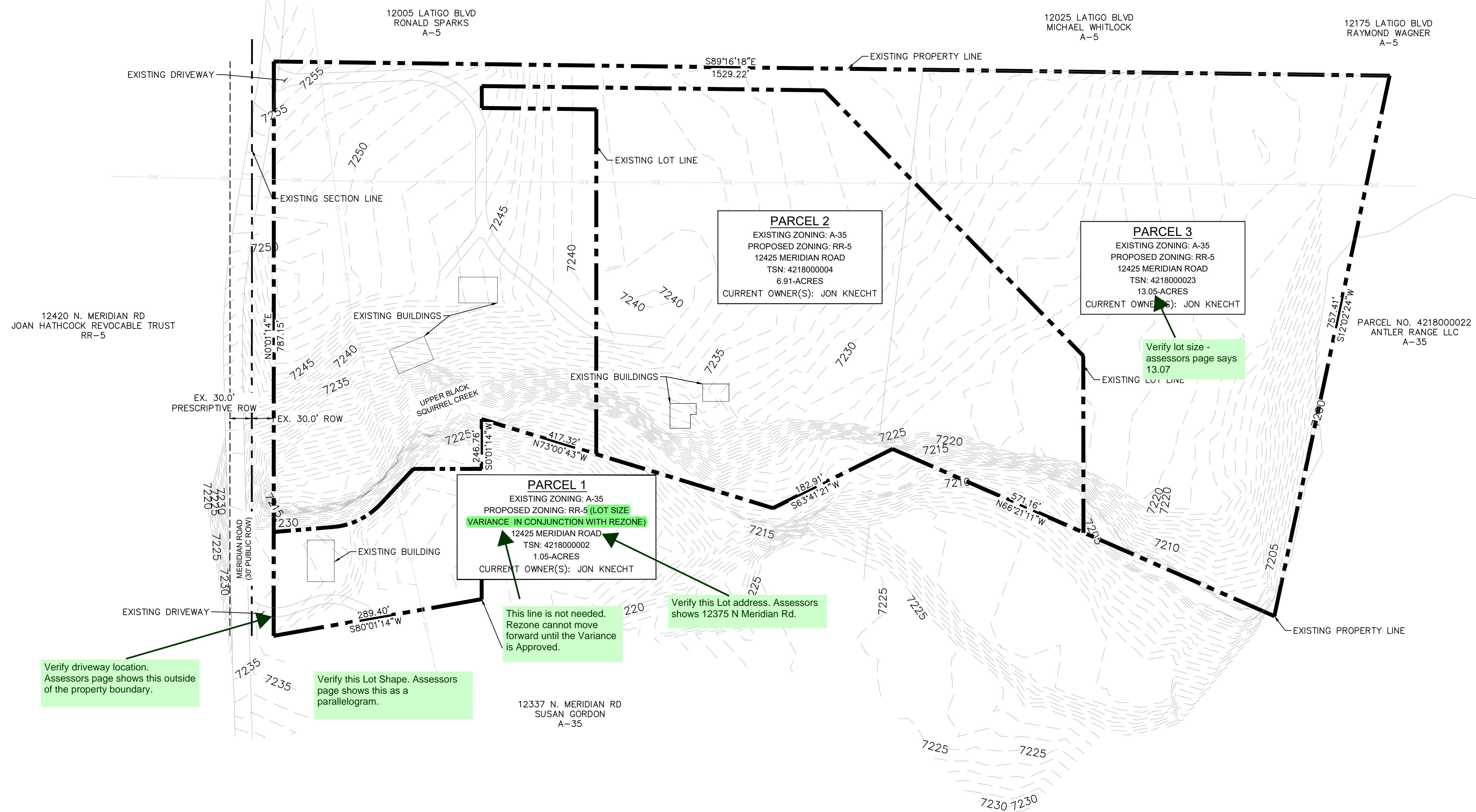


KNECHT ZONING MAP

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



Verify driveway location. Assessors page shows this outside of the property boundary.

Verify this Lot Shape. Assessors page shows this as a parallelogram.

This line is not needed. Rezone cannot move forward until the Variance is Approved.

Verify this Lot address. Assessors shows 12375 N Meridian Rd.

Verify lot size - assessors page says 13.07

PROPERTY DESCRIPTION:

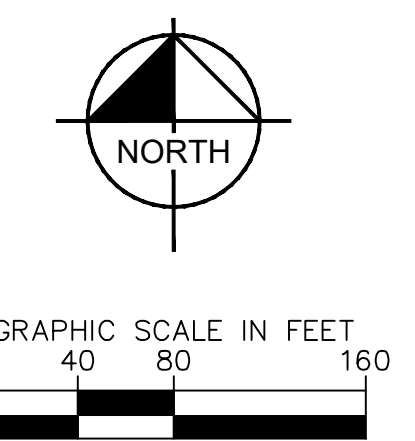
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THAT TRACT OF LAND RECORDED IN BOOK 2364 AT PAGE 289 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S89°16'18"E ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 18, ALSO BEING THE SOUTHERLY LINE OF "LATIGO COUNTRY ESTATES FILING NO .1" AS RECORDED IN PLAT BOOK H-3 AT PAGE 5 OF SAID RECORDS, 1244.19 FEET; THENCE S12°02'24"W, 757.41 FEET; THENCE N66°21'11"W, 571.16 FEET; THENCE S63°41'21"W, 182.91 FEET; THENCE N73°00'43"W, 417.47 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT AS RECORDED IN BOOK 2364 AT PAGE 289; THENCE N00°02'12"E ALONG SAID EASTERLY LINE, 486.57 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 18 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTHERLY ON THE WEST LINE OF SAID SECTION 18, 787.15 FEET; THENCE ANGLE LEFT 100° NORTHEASTERLY 289.40 FEET; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF SAID SECTION 18, 736.90 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 18; THENCE WESTERLY ON THE NORTH LINE OF SAID SECTION 18, 285.00 FEET TO THE POINT OF BEGINNING, IN EL PASO COUNTY, COLORADO

NOTES:

- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0340G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOOD PLAIN) AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED)
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LDC, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. THE CLIENT DID NOT PROVIDE A TITLE COMMITMENT FOR THE PROPERTY, THEREFORE, NO RIGHTS-OF-WAY OR EASEMENTS OF RECORD WERE AVAILABLE FOR REVIEW BY LDC, INC. WITH THIS SURVEY.
- SITE BENCHMARK: NGS BLACK 1953 IS A STANDARD ALUMINUM DISK SET IN THE TOP OF A 8" ROUND CONCRETE POST, PROJECTING 12" ABOVE THE GROUND. IT IS LOCATED 3.95 MILES NORTH OF THE INTERSECTION OF U.S HIGHWAY 24 AND MERIDAIN ROAD TO AN AZMUTH MARK ON THE LEFT, CONTINUE AHEAD, NORTH ON MERIDAIN ROAD FOR 0.25 MILES TO A SIDE ROAD LEFT, REX ROAD. CONTINUE AHEAD, NORTH ON MERIDAIN ROAD FOR 0.85 MILES TO THE STATION ON THE LEFT. IT IS 47.6 FEET NORTHEAST FROM A POWER POLE, 30.35 FEET WEST FROM THE CENTER LINE OF MERIDAIN ROAD, 2.6 FEET NORTH FROM A WITNESS POST, 2.46 FEET EAST FROM THE RIGHT OF WAY FENCE AND ABOUT 1.8 FEET EAST FROM A WITNESS POST. ELEVATION = 7318.00 "NAVD DATUM".
- DATE OF TOPOGRAPHIC/IMPROVEMENT SURVEY: NOVEMBER 07, 2016.
- THIS LOT EXISTS WITH NATIVE GRASSES, BUSHES AND FEEDER DECIDUOUS TREES THROUGHOUT, WITH MISCELLANEOUS CONCRETE, DEBRIS AND DIRT PILES AT THE TOE OF SLOPE/SIDE SLOPE VICINITIES.



K:\CCS_Civil\198775000_Knecht_Minor_Subdivision\CADD\Exhibits\198775000_Knecht_Minor_Subdivision - Rezone_Plan.dwg Jul 06, 2023 11:19am