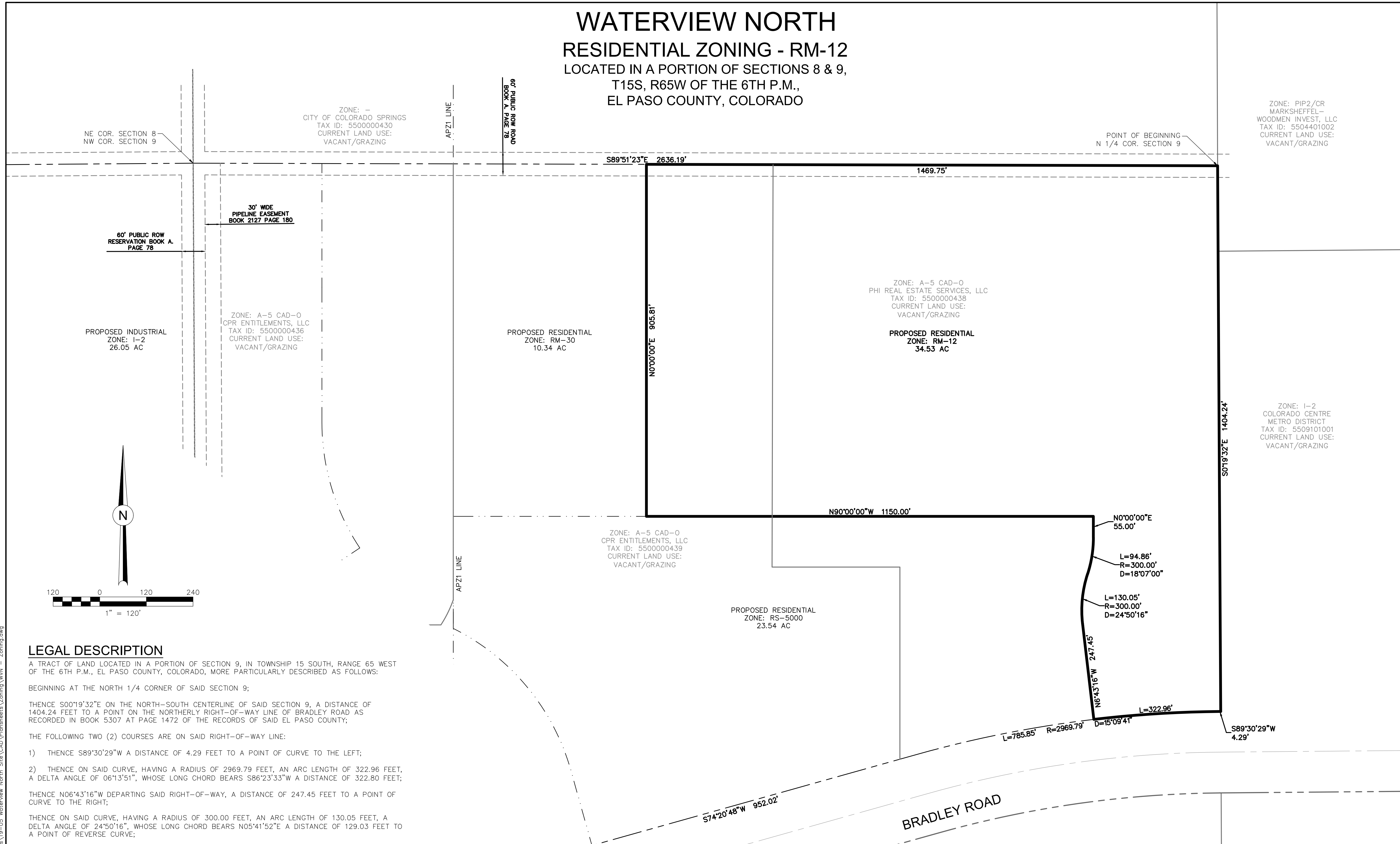


WATERVIEW NORTH

RESIDENTIAL ZONING - RM-12

LOCATED IN A PORTION OF SECTIONS 8 & 9,
T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;

THENCE S00°19'32"E ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1404.24 FEET TO A POINT ON THE NORTHERLY 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 ARE ON SAID RIGHT-OF-WAY LINE:

- 1) THENCE S89°30'29"W A DISTANCE OF 4.29 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 322.96 FEET, A DELTA ANGLE OF 06°13'51", WHOSE LONG CHORD BEARS S86°23'33"W A DISTANCE OF 322.80 FEET;

THENCE N06°43'16"W DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 247.45 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 130.05 FEET, A DELTA ANGLE OF 24°50'16", WHOSE LONG CHORD BEARS N05°41'52"E A DISTANCE OF 129.03 FEET TO A POINT OF REVERSE CURVE;

THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 94.86 FEET, A DELTA ANGLE OF 18°07'00", WHOSE LONG CHORD BEARS N09°03'30"E A DISTANCE OF 94.46 FEET;

THENCE N00°00'00"E A DISTANCE OF 55.00 FEET;

THENCE N90°00'00"W A DISTANCE OF 1150.00 FEET;

THENCE N00°00'00"E A DISTANCE OF 905.81 FEET TO THE NORTH LINE OF SAID SECTION 9;

THENCE S89°51'23"E ON SAID NORTH LINE, A DISTANCE OF 1469.75 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,504,159 SQUARE FEET OR 34.531 ACRES MORE OR LESS

SITE DATA

NAME OF SUBDIVISION: WATERVIEW NORTH
 EXISTING ZONING: A-5
 PROPOSED ZONING: CS, I-2, RM-12, RM-30, RS-5000
 PROPOSED USE: RELATIVE TO PROPOSED ZONES
 AREA: 116.53 AC. (22.07 AC CS, 26.05 AC I-2, 34.53 AC RM-12,
 10.34 AC RM-30, 23.54 AC RS-5000)
 MAXIMUM NO. OF RESIDENTIAL UNITS: 850

NOTE:
 ALL USE AND SETBACK INFORMATION PER SPECIFIC ZONE REQUIREMENTS.

LAND OWNERS

CPR ENTITLEMENTS, LLC
 31 N. TEJON ST., SUITE 500
 COLORADO SPRINGS, CO 80903
 719-377-0244

PHI REAL ESTATE SERVICES, LLC
 200 W CITY CENTER DR., SUITE 200
 PUEBLO, CO 81003
 719-584-2800

SUBDIVIDER/PETITIONER

CPR ENTITLEMENTS, LLC
 31 N. TEJON ST., SUITE 500
 COLORADO SPRINGS, CO 80903
 719-377-0244

PLAN PREPARED BY

DAKOTA SPRINGS ENGINEERING, LLC
 31 N. TEJON ST., SUITE 500
 COLORADO SPRINGS, CO 80903
 (719) 227-7388

LEGEND

- WATERVIEW NORTH BOUNDARY ————
- EXISTING PARCEL LINE ————
- EXISTING RIGHT OF WAY - - - - -
- EXISTING PROPERTY EASEMENTS - - - - -
- EXISTING PROPERTY SECTION LINE
- PROPOSED ZONE BOUNDARY - - - - -

ZONE: PIP2/CR
 MARKSHEFFEL-
 WOODMEN INVEST, LLC
 TAX ID: 5504401002
 CURRENT LAND USE:
 VACANT/GRAZING

ZONE: I-2
 COLORADO CENTRE
 METRO DISTRICT
 TAX ID: 5509101001
 CURRENT LAND USE:
 VACANT/GRAZING

ZONE: A-5 CAD-0
 PHI REAL ESTATE SERVICES, LLC
 TAX ID: 5500000438
 CURRENT LAND USE:
 VACANT/GRAZING

PROPOSED RESIDENTIAL
 ZONE: RM-12
 34.53 AC

PROPOSED RESIDENTIAL
 ZONE: RM-30
 10.34 AC

ZONE: A-5 CAD-0
 CPR ENTITLEMENTS, LLC
 TAX ID: 5500000439
 CURRENT LAND USE:
 VACANT/GRAZING

PROPOSED RESIDENTIAL
 ZONE: RS-5000
 23.54 AC

31 N. TEJON, SUITE 500
 COLORADO SPRINGS, CO 80903
 P: (719) 227-7388
 F: (719) 227-7392

48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS
 1-800-922-1987
 CITY OF COLORADO UTILITIES
 GAS, ELECTRIC, WATER AND WASTEWATER

DSE Dakota Springs Engineering
 J-CAD DESIGNS
 719-377-0002

DESIGNED BY: JUM	DATE: 03.12.21
DRAWN BY: JUM	DATE: 03.22.21
CHECKED BY:	DATE:

SCALE: HORIZ: 1"=120'	VERT: N/A
STATION: FROM:	TO:

WATERVIEW NORTH

RESIDENTIAL ZONING - RM-12

REVISIONS	NO.	DESCRIPTION	DATE

Z:\0001-Dakota Springs\02-Waterview North\She\CAD\Plansheets\Zoning\WN - Zoning.dwg