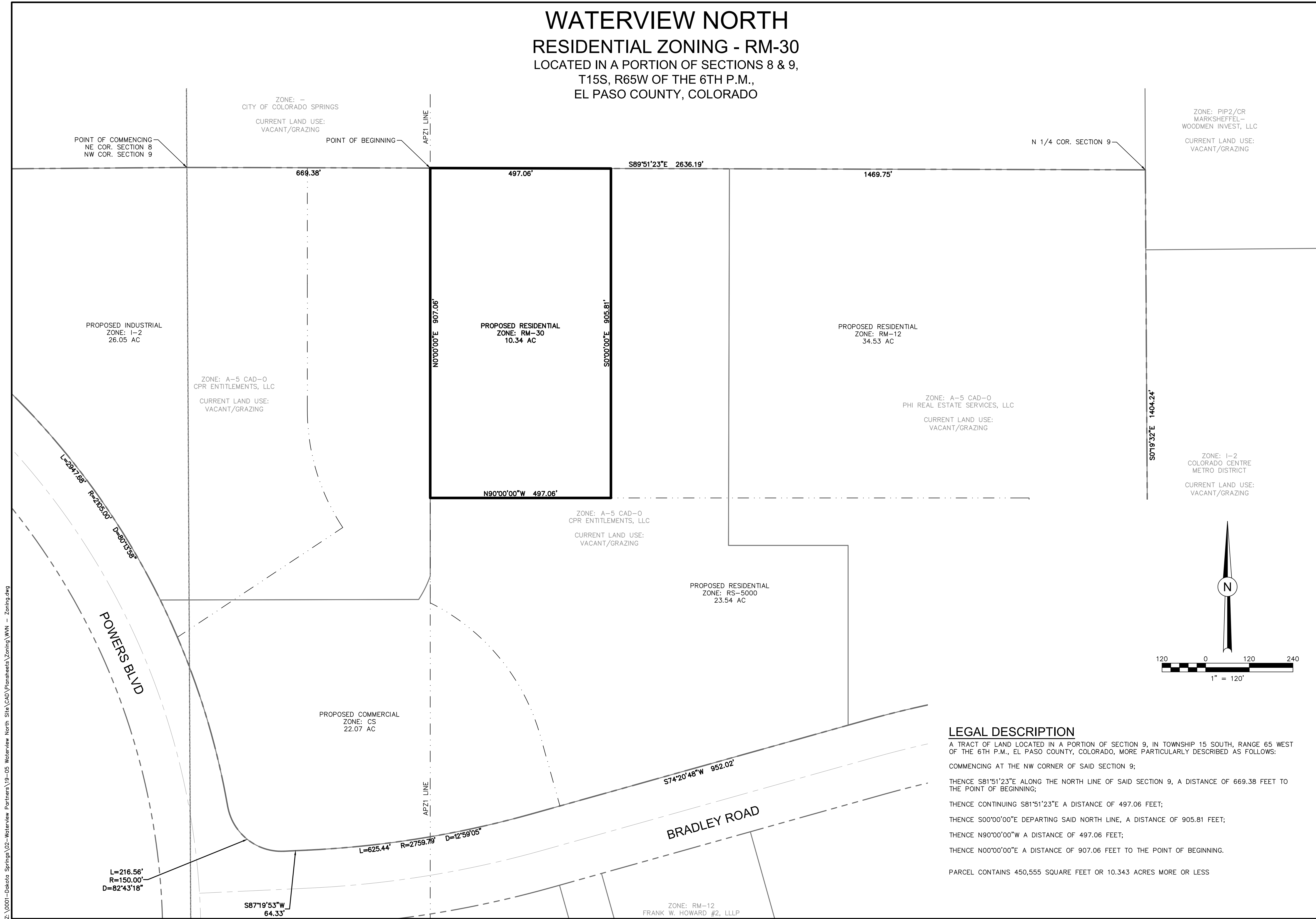


# WATERVIEW NORTH

## RESIDENTIAL ZONING - RM-30

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:

COMMENCING AT THE NW CORNER OF SAID SECTION 9;  
 THENCE S81°51'23"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 669.38 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING S81°51'23"E A DISTANCE OF 497.06 FEET;  
 THENCE S00°00'00"E DEPARTING SAID NORTH LINE, A DISTANCE OF 905.81 FEET;  
 THENCE N90°00'00"W A DISTANCE OF 497.06 FEET;  
 THENCE N00°00'00"E A DISTANCE OF 907.06 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 450,555 SQUARE FEET OR 10.343 ACRES MORE OR LESS

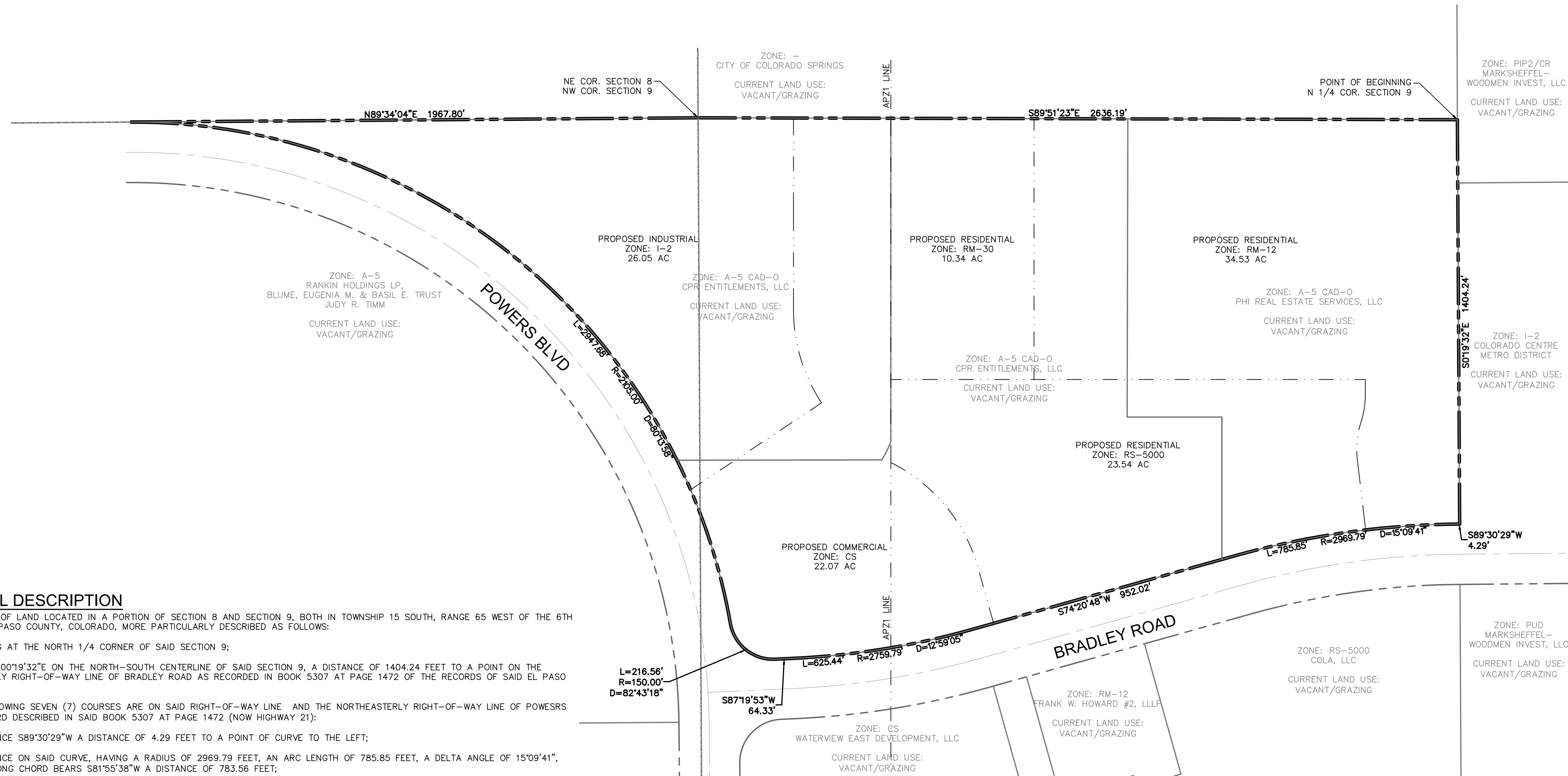
 	
31 N. TEJON, SUITE 500 COLORADO SPRINGS, CO 80903 P: (719) 227-7388 F: (719) 227-7392	
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>1-800-922-1987</b> CITY OF COLORADO UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER	
DESIGNED BY: <b>JUM</b> DATE: <b>03.12.21</b> DRAWN BY: <b>JUM</b> DATE: <b>03.22.21</b> CHECKED BY: _____ DATE: _____	
SCALE: HORIZ: <b>1"=120'</b> VERT: <b>N/A</b>	STATION: FROM: _____ TO: _____
<b>WATERVIEW NORTH</b> <b>RESIDENTIAL ZONING - RM-30</b>	
REVISIONS: NO. DESCRIPTION DATE	PROJECT NUMBER: <b>0219-05</b>
SHEET <b>1</b> OF <b>2</b>	

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# WATERVIEW NORTH

## OVERALL ZONING MAP

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 8 AND SECTION 9, BOTH 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 SEVEN (7) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21):

- 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 785.85 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 783.56 FEET;
  - 3) THENCE S74°20'48"W A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
  - 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 625.43 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS S80°50'19"W A DISTANCE OF 624.10 FEET;
  - 5) THENCE S87°19'53"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;
  - 6) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'14", WHOSE LONG CHORD BEARS N 51°18'28" W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
  - 7) THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 2947.69 FEET, A DELTA ANGLE OF 80°13'57", WHOSE LONG CHORD BEARS N50°03'51"W A DISTANCE OF 2712.68 FEET TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 8;
- THENCE N89°34'04"E ON SAID NORTH LINE, A DISTANCE OF 1967.80 FEET TO THE NE CORNER OF SAID SECTION 8;
- THENCE S89°51'23"E ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 2636.19 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 5,075,954 SQUARE FEET OR 116.528 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

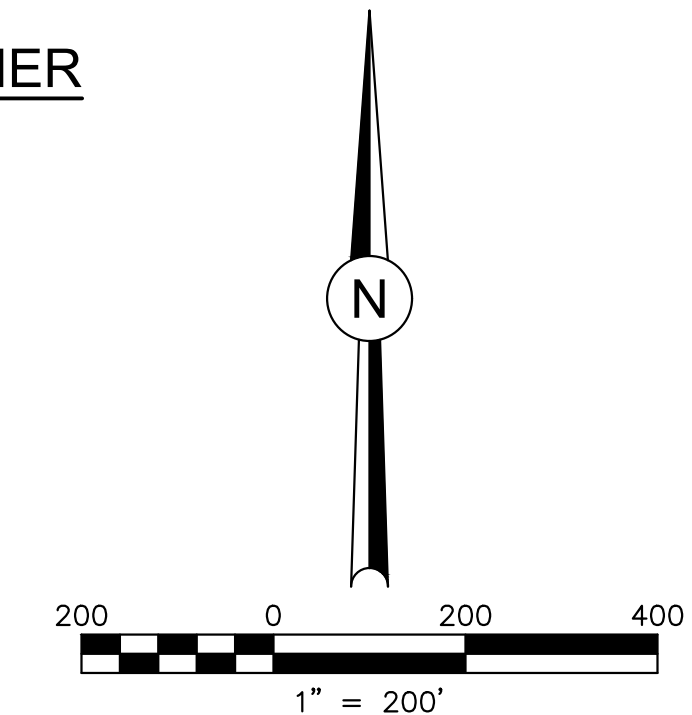
PHI REAL ESTATE SERVICES, LLC  
 200 W CITY CENTER DR., SUITE 200  
 PUEBLO, CO 81003

### SUBDIVIDER/PETITIONER

CPR ENTITLEMENTS, LLC  
 31 N. TEJON ST., SUITE 500  
 COLORADO SPRINGS, CO 80903

### PLAN PREPARED BY

DAKOTA SPRINGS ENGINEERING, LLC  
 31 N. TEJON ST., SUITE 500  
 COLORADO SPRINGS, CO 80903



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

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 1-800-922-1987  
 FOR GAS, ELECTRIC, WATER AND WASTEWATER UTILITIES  
 CITY OF COLORADO SPRINGS

DESIGNED BY: JUM DATE: 03.12.21

DRAWN BY: JUM DATE: 03.22.21

CHECKED BY: DATE:

SCALE: HORIZ: 1"=200'

VERT: N/A

STATION: FROM: TO:

WATERVIEW NORTH

OVERALL ZONING MAP

REV.	NO. DESCRIPTION	DATE

PROJECT NUMBER: 0219-05

SHEET 2 OF 2

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