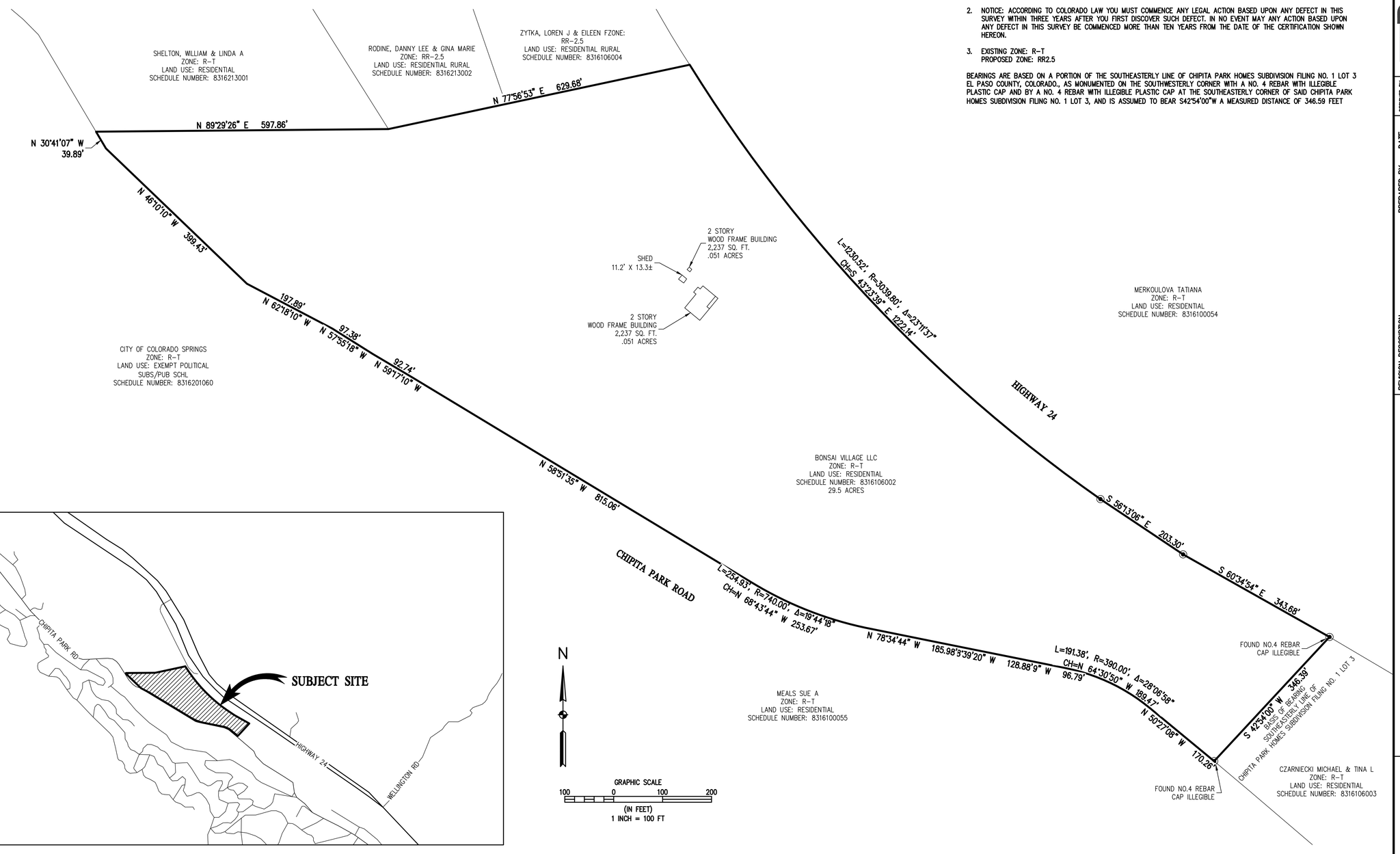
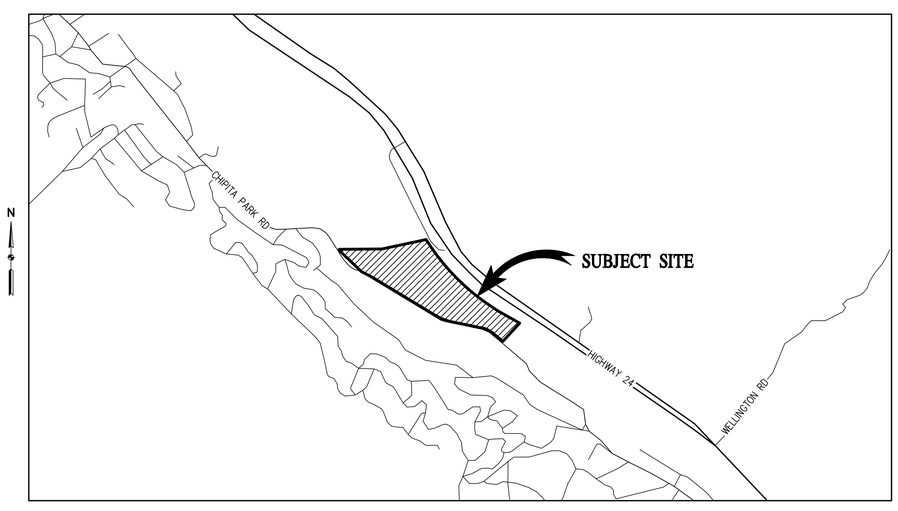
REZONING MAP
BONSAI VILLAGE

LOCATED IN THE NORTHEAST 1/4 SECTION 16,
TOWNSHIP 13 SOUTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





VICINITY MAP
SCALE: 1" = 1000'

PROPERTY DESCRIPTION PER DEED:

CHIPITA PARK HOMES SUBDIVISION FILING NO. 1 LOT 3

CONTAINING 29.506 ACRES MORE OR LESS.

NOTES:

1. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. EXISTING ZONE: R-T
   PROPOSED ZONE: RR2.5

BEARINGS ARE BASED ON A PORTION OF THE SOUTHEASTERLY LINE OF CHIPITA PARK HOMES SUBDIVISION FILING NO. 1 LOT 3 EL PASO COUNTY, COLORADO., AS MONUMENTED ON THE SOUTHWESTERLY CORNER WITH A NO. 4 REBAR WITH ILLEGIBLE PLASTIC CAP AND BY A NO. 4 REBAR WITH ILLEGIBLE PLASTIC CAP AT THE SOUTHEASTERLY CORNER OF SAID CHIPITA PARK HOMES SUBDIVISION FILING NO. 1 LOT 3, AND IS ASSUMED TO BEAR S42°54'00"W A MEASURED DISTANCE OF 346.59 FEET

BASELINE
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REVISION DESCRIPTION	PREPARED BY	DATE

DESIGNED BY
DRAWN BY JMH
CHECKED BY AAD

BONSAI VILLAGE LLC

COUNTY OF EL PASO

REZONE
9620 CHIPITA PARK RD

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	
DRAWING SIZE	24" X 36"
SURVEY FIRM BASELINE	SURVEY DATE 08/24/2021
JOB NO.	453
DRAWING NAME 453 – REZONE_RR2.5.dwg	
SHEET 1 OF 1	