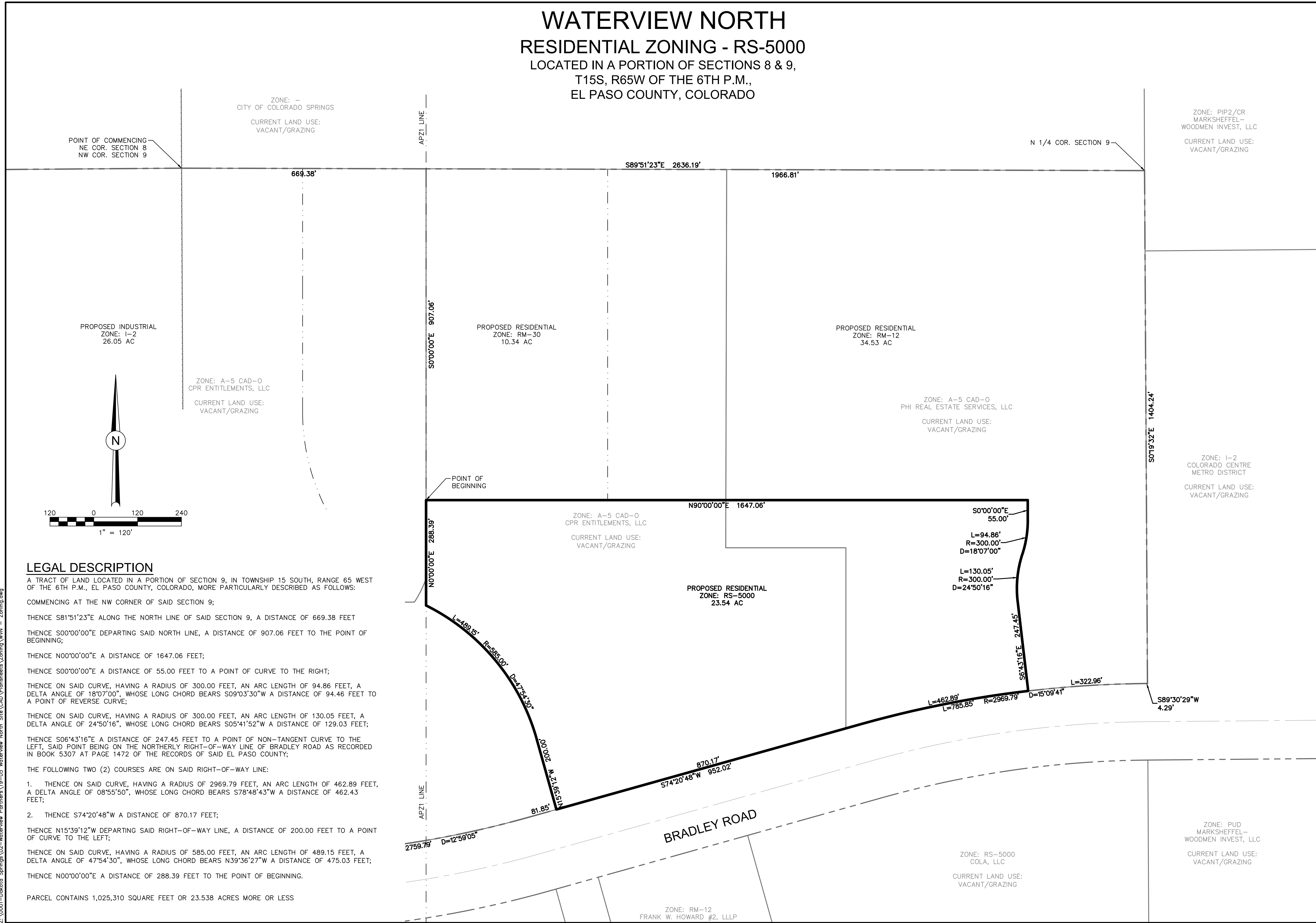


# WATERVIEW NORTH

## RESIDENTIAL ZONING - RS-5000

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  $S81^{\circ}51'23''E$  ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 669.38 FEET

THENCE  $S00^{\circ}00'00''E$  DEPARTING SAID NORTH LINE, A DISTANCE OF 907.06 FEET TO THE POINT OF BEGINNING;

THENCE  $N00^{\circ}00'00''E$  A DISTANCE OF 1647.06 FEET;

THENCE  $S00^{\circ}00'00''E$  A DISTANCE OF 55.00 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 94.86 FEET, A DELTA ANGLE OF  $18^{\circ}07'00''$ , WHOSE LONG CHORD BEARS  $S09^{\circ}03'30''W$  A DISTANCE OF 94.46 FEET TO A POINT OF REVERSE CURVE;

THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 130.05 FEET, A DELTA ANGLE OF  $24^{\circ}50'16''$ , WHOSE LONG CHORD BEARS  $S05^{\circ}41'52''W$  A DISTANCE OF 129.03 FEET;

THENCE  $S06^{\circ}43'16''E$  A DISTANCE OF 247.45 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, SAID POINT BEING 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 ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 462.89 FEET, A DELTA ANGLE OF  $08^{\circ}55'50''$ , WHOSE LONG CHORD BEARS  $S78^{\circ}48'43''W$  A DISTANCE OF 462.43 FEET;

2. THENCE  $S74^{\circ}20'48''W$  A DISTANCE OF 870.17 FEET;

THENCE  $N15^{\circ}39'12''W$  DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 489.15 FEET, A DELTA ANGLE OF  $47^{\circ}54'30''$ , WHOSE LONG CHORD BEARS  $N39^{\circ}36'27''W$  A DISTANCE OF 475.03 FEET;

THENCE  $N00^{\circ}00'00''E$  A DISTANCE OF 288.39 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,025,310 SQUARE FEET OR 23.538 ACRES MORE OR LESS

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

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GAS, ELECTRIC, WATER AND WASTEWATER

**JCAD**  
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:	VERT:	STATION:
	1" = 120'	N/A	FROM:
			TO:

WATERVIEW NORTH	RESIDENTIAL ZONING - RS-5000
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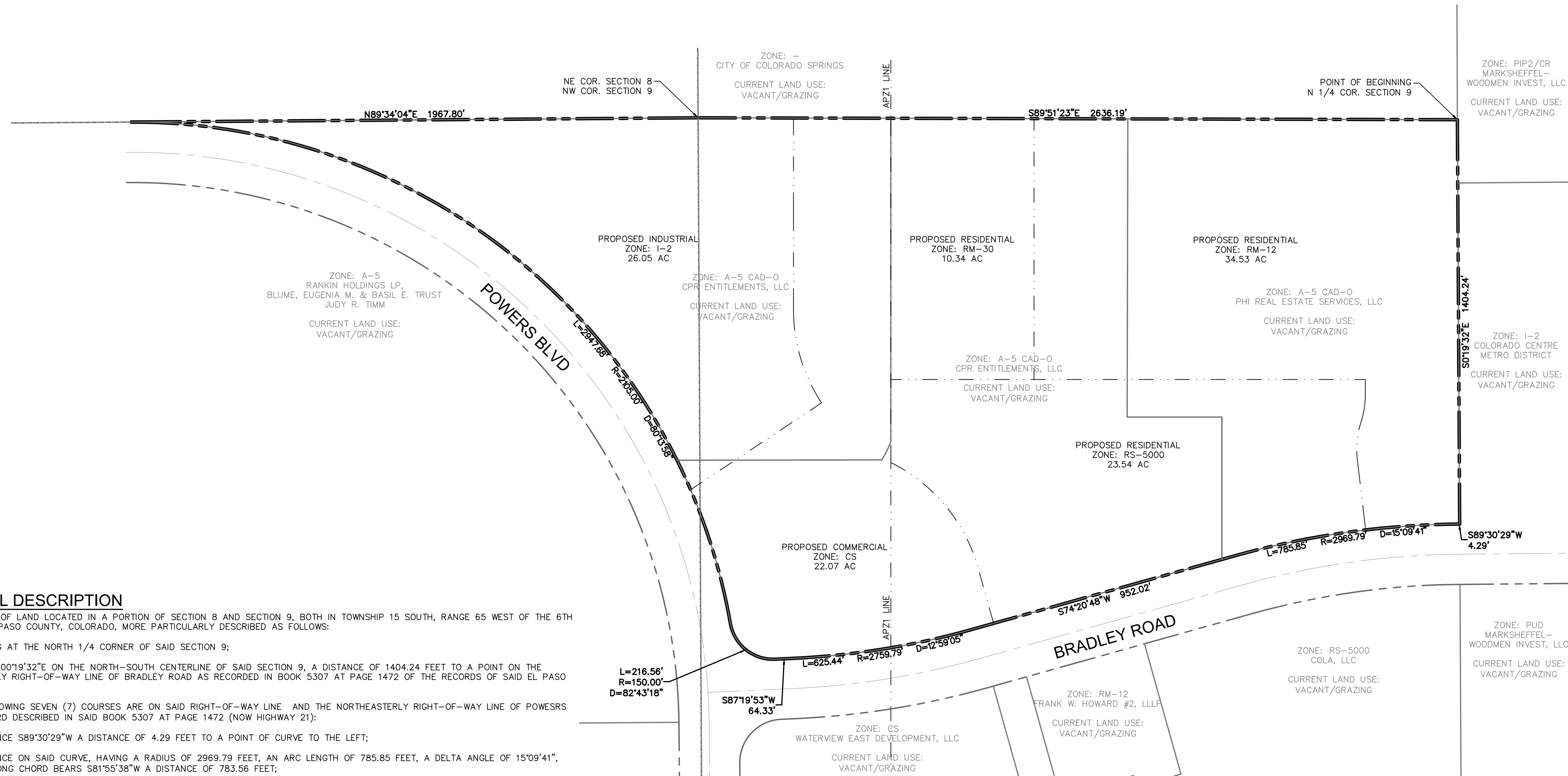
REVISIONS:	NO.	DESCRIPTION	DATE

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\CAD\Plansheets\Zoning\WN - Zoning.dwg

# 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 ¼ 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

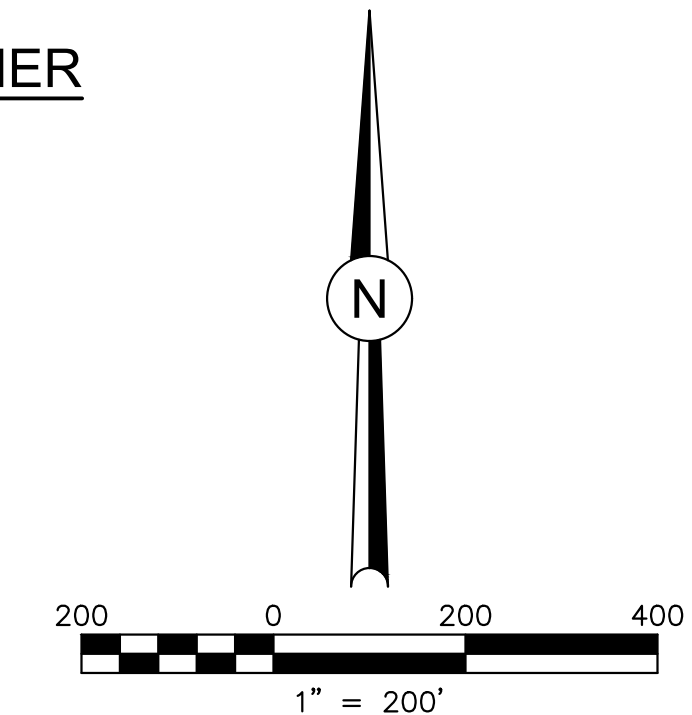
PHI REAL ESTATE SERVICES, LLC  
 200 W CITY CENTER DR., SUITE 200  
 PUEBLO, CO 81003

### 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  
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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

REVISIONS	DATE
NO. DESCRIPTION	

PROJECT NUMBER: 0219-05

SHEET 2 OF 2