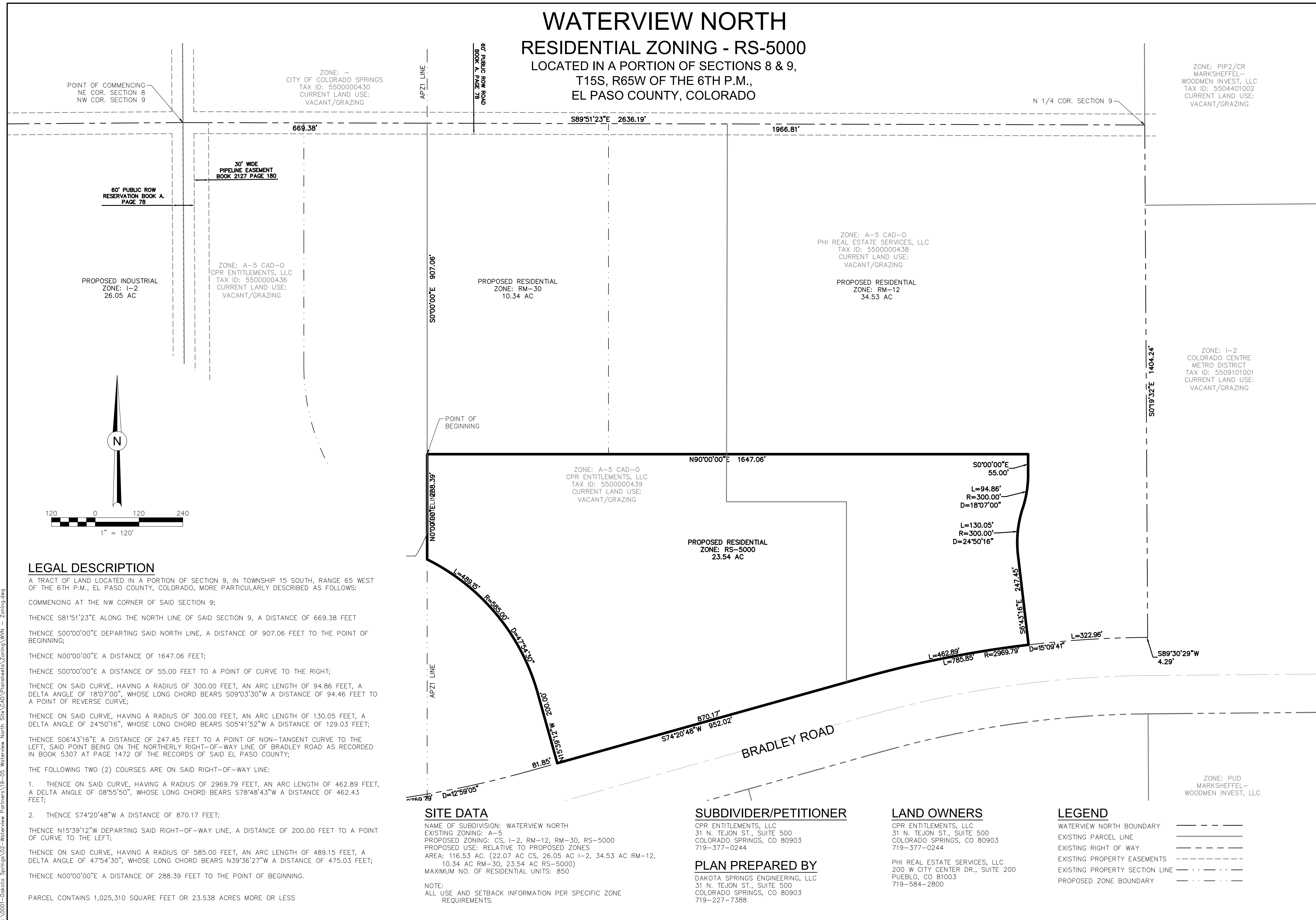


WATERVIEW NORTH

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°51'23"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 669.38 FEET

THENCE S00°00'00"E DEPARTING SAID NORTH LINE, A DISTANCE OF 907.06 FEET TO THE POINT OF BEGINNING;

THENCE N00°00'00"E A DISTANCE OF 1647.06 FEET;

THENCE S00°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°07'00", WHOSE LONG CHORD BEARS S09°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°50'16", WHOSE LONG CHORD BEARS S05°41'52"W A DISTANCE OF 129.03 FEET;

THENCE S06°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:

- THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 462.89 FEET, A DELTA ANGLE OF 08°55'50", WHOSE LONG CHORD BEARS S78°48'43"W A DISTANCE OF 462.43 FEET;
- THENCE S74°20'48"W A DISTANCE OF 870.17 FEET;

THENCE N15°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°54'30", WHOSE LONG CHORD BEARS N39°36'27"W A DISTANCE OF 475.03 FEET;

THENCE N00°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

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.

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

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

LEGEND

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

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

DSE
 Dakota Springs
 Engineering

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J-CAD
 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 - RS-5000

REVISIONS:	NO.	DESCRIPTION	DATE

PROJECT NUMBER: **0219-05**

SHEET **1** OF **1**