

William Guman & Associates, Ltd.
Planning and Landscape Architecture
Attn: Bill Guman, RLA, ASLA
731 North Weber Street, Ste. 10
Colorado Springs, CO 80903
(719) 633-9700

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Clark Land Surveying, Inc.
Land Surveyors
Attn: Stewart L. Mapes, Jr, PLS
177 S. Tiffany Drive, Unit 1
Pueblo West, CO 81007
(719) 582-1270

LSC Transportation Consultants, Inc.
Traffic Consultant
Attn: Jeff Hodsdon, P.E., P.T.O.E.
545 East Pikes Peak Avenue, Ste. 210
Colorado Springs, CO 80903
(719) 633-2868

TSN: 4300000553, 4300000552, 4300000548, 43000000551

AREA TO BE REZONED: 254 Acres, plus or minus

EXISTING ZONING: Planned Unit Development PUD

PROPOSED ZONING: General Aviation Overlay GA-O

CURRENT USE: Agricultural Grazing Land

PROPOSED USE: Allowing: Aero club facilities, Aircraft maintenance facilities, Airfields and landing strips, Airport terminals and related supporting facilities, Aviation control tower Hangars and tie-down facilities, Navigation instruments and aids and Aviation

PARCEL A:
A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S 89 DEGREES 21 MINUTES 33 SECONDS E, ALONG THE NORTH LINE OF SAID SECTION 3, 5275.27 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00 DEGREES 04 MINUTES 45 SECONDS E, ALONG THE EAST LINE OF SAID SECTION 3, 1841.19 FEET; THENCE N 89 DEGREES 49 MINUTES 04 SECONDS W, 5280.38 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE N 00 DEGREES 05 MINUTES 14 SECONDS E, ALONG SAID WEST LINE, 1883.39 FEET TO THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS CONVEYED TO EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, IN SPECIAL WARRANTY DEEDS RECORDED JANUARY 29, 2015 AT RECEPTION NO. 215008985 AND RECEPTION NO. 215008986.

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N 00 DEGREES 05 MINUTES 14 SECONDS E, ALONG THE WEST LINE OF SAID SECTION 3, 19,974.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, N 00 DEGREES 05 MINUTES 14 SECONDS E, 16,604.14 FEET; THENCE S 89 DEGREES 05 MINUTES 04 SECONDS W, 2,380.75 FEET TO THE POINT ON THE EAST LINE OF SAID SECTION 3; THENCE S 00 DEGREES 04 MINUTES 45 SECONDS E, ALONG SAID EAST LINE, 16,610.15 FEET; THENCE N 89 DEGREES 49 MINUTES 04 SECONDS W, 5,285.17 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND LOCATED IN SECTION 3 AND SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

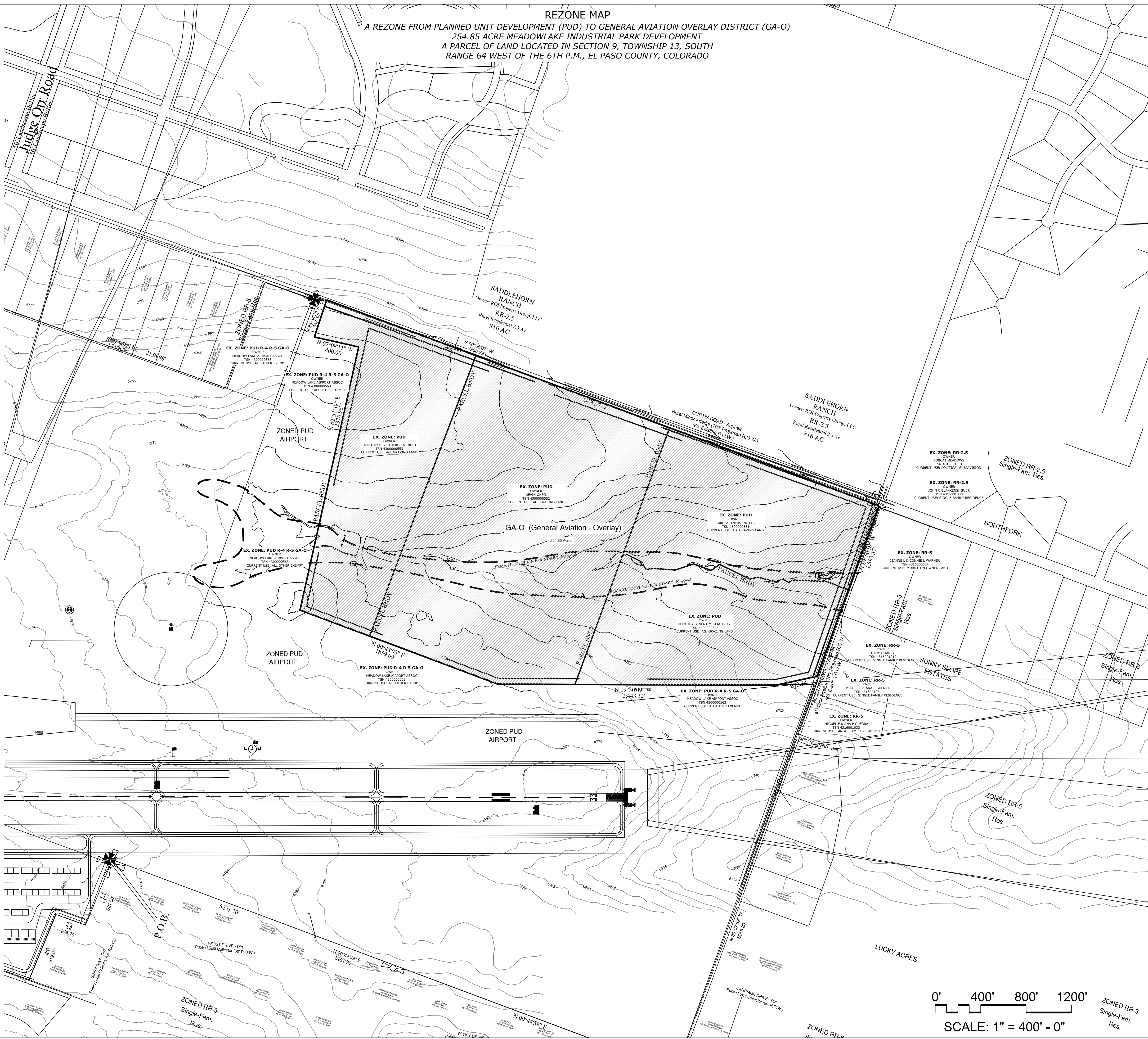
BEING PART OF THE WEST LINE OF SAID SECTION 3, 327.11 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 89 DEGREES 45 MINUTES 00 SECONDS E, 5289.95 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 3; THENCE S 05 DEGREES 04 MINUTES 45 SECONDS E, ALONG SAID EAST LINE, 327.11 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE S 00 DEGREES 57 MINUTES 38 SECONDS W, ALONG THE EAST LINE OF SAID SECTION 10, 1320.52 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 10; THENCE N 89 DEGREES 45 MINUTES 49 SECONDS W, ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 10, 5285.51 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 00 DEGREES 43 MINUTES 38 SECONDS E, ALONG THE WEST LINE OF SAID SECTION 10, 1320.06 FEET TO THE POINT OF BEGINNING.

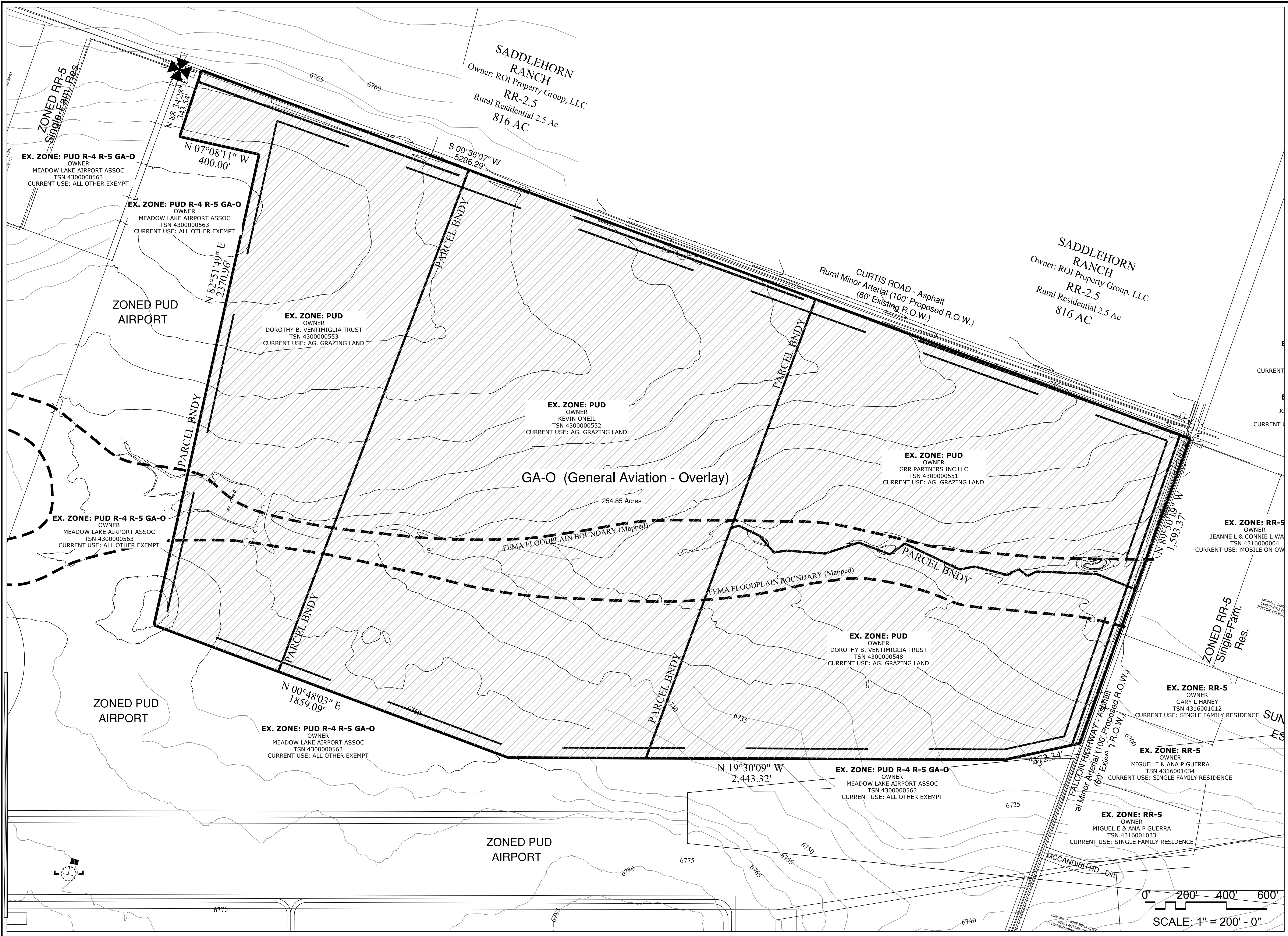
PARCEL 21.


A PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 64 WEST OF THE 5TH PRINCIPAL MERIDIAN OF THE STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE ALONG THE EAST LINE OF SAID SECTION 3, 5,000+42.25' (BEARINGS ARE RELATIVE TO THE NORTH) OF SECTION 3, BEING MONUMENTED AT THE WESTERN END BY A ROUND NO. 6 REBAR WITH A 1-1/4" ALUMINUM CAP IN A VAULT, STATIONED "TS 174860," AND BEING MONUMENTED AT THE EASTERN END BY A ROUND NO. 6 REBAR WITH A 1-1/4" ALUMINUM CAP, BEING MONUMENTED AND MEASURED TO BEAR S89°59'26" E, A DISTANCE OF 252.51' TO A POINT, A DISTANCE OF 3409.37' TO THE POINT OF BEGINNING, BEING THE CORNER OF THE SECTION 3, TOWNSHIP 13 NORTH, RANGE 64 WEST OF THE 5TH PRINCIPAL MERIDIAN OF THE EL PASO COUNTY, SAID CORNER ALSO BEING THE POINT OF BEGINNING, THENCE S00°42'25" E, CONTINUING ALONG THE WEST LINE OF THAT PARCEL DESCRIBED IN THE QUINCY DEED RECORDED AT RECEPTION NO. 213113100, IN SAID OFFICIAL RECORDS, A DISTANCE OF 1447.65' TO A POINT, A DISTANCE OF 1000.00' TO THE POINT OF BEGINNING, BEING THE CORNER OF SAID SECTION 3, TOWNSHIP 13 NORTH, RANGE 64 WEST OF THE 5TH PRINCIPAL MERIDIAN, A DISTANCE OF 21,394.391', IN SAID OFFICIAL RECORDS, THENCE S89°13'01" W, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 1000.00' TO A POINT, A DISTANCE OF 1000.00' TO THE POINT OF BEGINNING, BEING THE CORNER OF SAID WEST LINE, N00°32'28" E, A DISTANCE OF 1645.40' TO THE SOUTHWEST CORNER OF SAID PARCEL, BEING MONUMENTED AT RECEPTION NO. 21302117, IN SAID OFFICIAL RECORDS, THENCE N89°31'47" E, ALONG THE SOUTHWEST LINE OF SAID PARCEL, A DISTANCE OF 1000.00' TO THE POINT OF BEGINNING.

OWNER OF RECORD / STREET ADDRESS	ASSESSOR'S TSN
Warner, Jeanne L & Connie L 6480 Curtis Road, Peyton, CO 80831 4316000042	
Hamey, Gary L 14580 Falgout Road, Peyton, CO 80831 4316001012	
Ward, Robert L & Patricia A 14580 Falgout Road, Peyton, CO 80831 4316000104	
Guerra, Miguel E & Ana P 14560 Falgout Road, Peyton, CO 80831 4316001033	
Meadow Lake Airport Assent 13625 Judge Orr Road, Peyton, CO 80831 43000000	
ROI Property Group, LLC 2495 Ridge Street, Napa, CA 94558 4300000054	
ROI Property Group, LLC 6 Dickinson Lane, Napa, CA 94558 4300000052	
Guendels, Peter 6040 Masters Road, Marvel, TX 77578 4300000050	
Bobcat Meadows 6434 Southfork Drive, Peyton, CO 80831 4315001031	
Blankenship, John C, Jr 6424 Southfork Drive, Peyton, CO 80831 4315001031	

[illegible]





URBAN PLANNING | COMMUNITY DESIGN |
LANDSCAPE ARCHITECTURE

731 North Weber Street
Colorado Springs, CO 80903
(719) 633-9700

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ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.

PROJECT NAME: MEADOWLAKE INDUSTRIAL PARK

PROJECT ADDRESS: CURTIS ROAD
PEYTON, CO 80831

PROJECT DESCRIPTION: RZP/PUD TO GA-O GENERAL AVIATION OVERLAY

DATE: 03/02/2020

DESIGNED: WFG

CHECKED: GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 200' (OR AS NOTED ON PLAN)

SHEET TITLE:
GENERAL AVIATION OVERLAY

SHEET NO.
1
2 OF 2 SHEETS

FILE NO.
FILE#