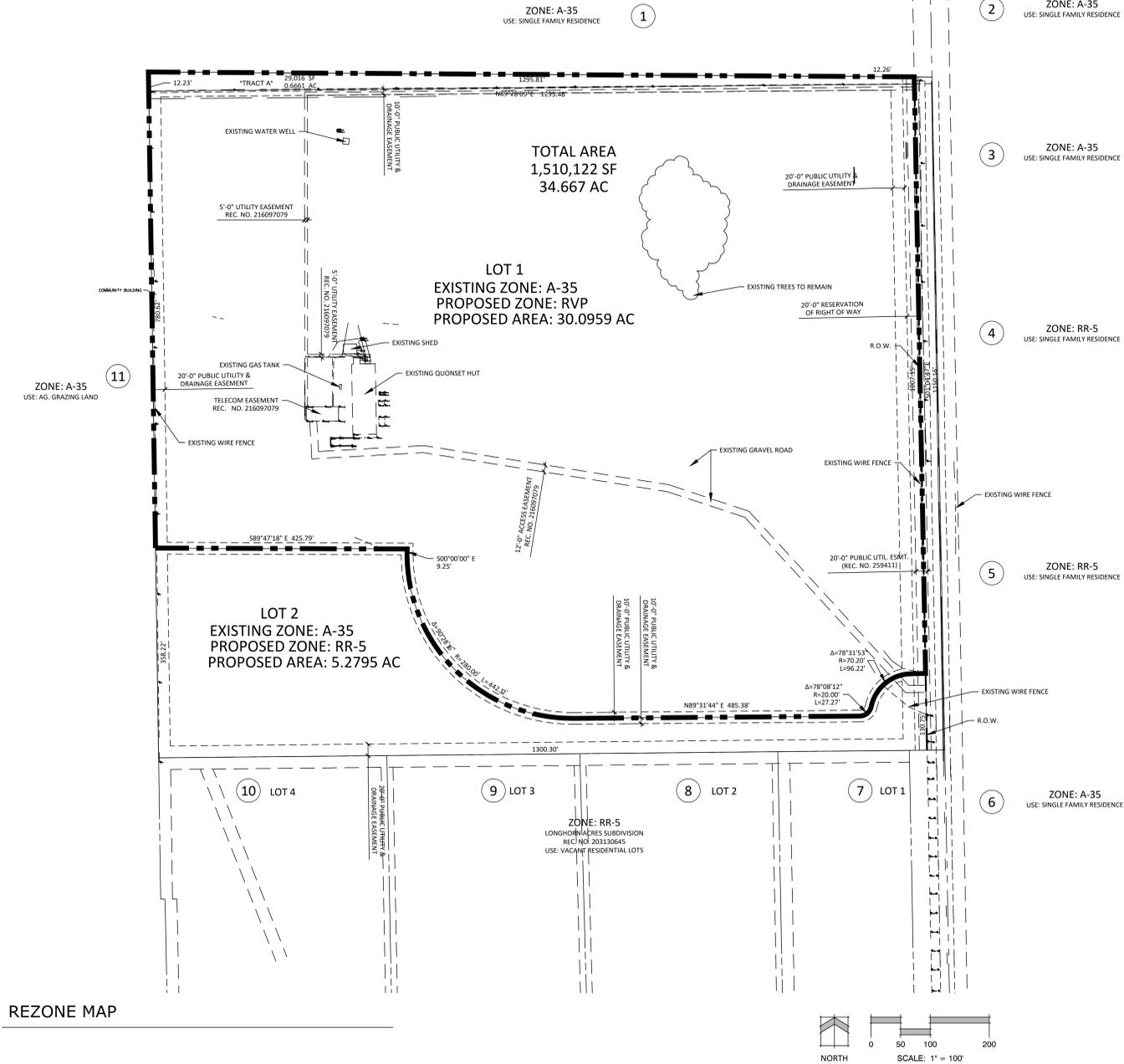




N.E.S. Inc.
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LEGAL DESCRIPTION - LOT 1

A PARCEL OF LAND LOCATED IN SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASE OF BEARING: THE EAST LINE OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENT AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "CDO" L.S. 26281 2007" IN A RANGE BOX, BEARING S01°34'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE EAST LINE OF SAID SECTION 7, N01°04'14"W A DISTANCE OF 1,262.42 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE, THE FOLLOWING SEVEN (7) COURSES:

- 58°52'28"W A DISTANCE OF 53.39 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 70.20 FEET, A CENTRAL ANGLE OF 78°31'53" AND AN ARC LENGTH OF 98.22 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 78°08'12" AND AN ARC LENGTH OF 27.27 FEET, TO A POINT OF TANGENT;
- S89°31'44"W A DISTANCE OF 483.38 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 90°28'16" AND AN ARC LENGTH OF 442.12 FEET, TO A POINT OF TANGENT;
- N00°00'00"E A DISTANCE OF 9.25 FEET;
- N89°47'18"W A DISTANCE OF 425.79 FEET, TO A POINT ON THE WESTERLY LINE OF THAT PROPERTY DESCRIBED IN THE QUILTAM DEED RECORDED UNDER RECEPTION NO. 21605436 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING TWO (2) COURSES:

- N00°50'14"W A DISTANCE OF 792.84 FEET;
- N01°08'36"W A DISTANCE OF 20.31 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID PROPERTY;

THENCE ON SAID NORTHERLY LINE, S89°38'16"E A DISTANCE OF 1,320.82 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 7;

THENCE ON SAID EAST LINE, S01°34'47"E A DISTANCE OF 1,016.18 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,310,878 SQUARE FEET OR 30.0959 ACRES.

SITE DATA

OWNER/APPLICANT: Placeholder

PREPARER: N.E.S. Inc.
619 N Cascade Ave., Suite 200
Colorado Springs, CO 80903

PROPERTY ADDRESS: 12960 N Peyton Hwy
Peyton, CO 80831

TAX ID NUMBERS: 3207000007

SITE ACREAGE: 34.667 AC

EXISTING ZONING: A-35

PROPOSED ZONING: RVP

PROPOSED LAND USE: RVP: 30.0959 AC

LAZY Y ROCKING J RVP

12960 N PEYTON HWY
EL PASO COUNTY,
COLORADO

DATE: 06/09/2023
PROJECT MGR: A. BARLOW
PREPARED BY: J. SMITH

REZONE MAP

REZONE MAP

1

1 OF 1