

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:

BASIS OF BEARINGS: 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 "LS 17496 1995" IN A RANGE BOX AND AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "CDOT LS 25381 2007" IN A RANGE BOX, BEARING S01°04'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE SOUTHEAST 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°04'47"W A DISTANCE OF 1,292.42 FEET, TO THE POINT OF BEGINNING;

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

1. S89°55'26"W A DISTANCE OF 53.39 FEET, TO A POINT OF CURVE;

2. 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 96.22 FEET, TO A POINT OF REVERSE CURVE;

3. 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;

4. S89°31'44"W A DISTANCE OF 483.38 FEET, TO A POINT OF CURVE;

5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 90°28'16" AND AN ARC LENGTH OF 442.12 FEET, TO A POINT OF TANGENT;
6. N00°00'00"E A DISTANCE OF 9.25 FEET;

7. N89°47'18"W A DISTANCE OF 425.79 FEET, TO A POINT ON THE WESTERLY LINE OF THAT PROPERTY DESCRIBED IN THE QUITCLAIM DEED RECORDED UNDER RECEPTION NO. 216054536 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE ON SAID WESTERLY LINE, THE FOLLOWING TWO (2) COURSES:

CONTAINING A CALCULATED AREA OF 1,310,976 SQUARE FEET OR 30.0959 ACRES.

2. 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°38'04"E A DISTANCE OF 1,325.82 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 7;
THENCE ON SAID EAST LINE, S01°04'47"E A DISTANCE OF 1,019.18 FEET, TO THE POINT OF BEGINNING.

SITE DATA

1. N00°50'14"W A DISTANCE OF 792.84 FEET;

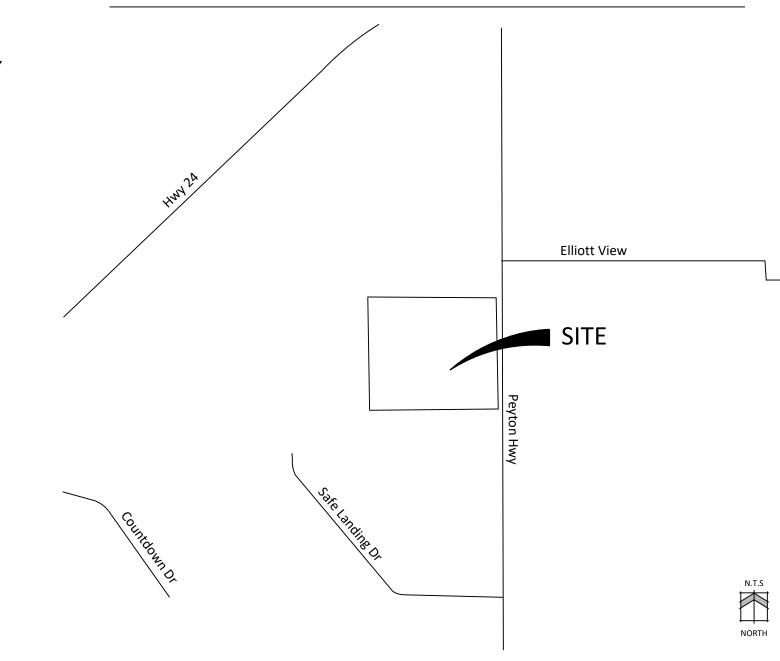
SHEDATA	
OWNER/APPLICANT:	Placeholder
PREPARER:	N.E.S. Inc. 619 N Cascade Ave., Suite 200 Colorado Springs, CO 80903
PROPERTY ADDRESS:	12960 N Peyton Hwy Peyton, CO 80831
TAX ID NUMBERS:	3207000007
SITE ACREAGE:	34.667 AC
EXISTING ZONING:	A-35
PROPOSED ZONING:	RVP
PROPOSED LAND USE: RVP:	30.0959 AC

ADJACENT PROPERTY OWNER NAME **ADDRESS** PO BOX 26480 COLORADO SPRINGS CO, 80936-6480 1 12990 PEYTON HIGHWAY LLC 2 LORI ANN HOWELL PO BOX 62777 COLORADO SPRINGS CO, 80962 FIELDS FAMILY LIVING TRUST (DARRELL & 3 TERESA FIELDS) 12915 PEYTON HWY PEYTON CO, 80831-8523 4 ANDREW BARNES 12845 PEYTON HWY PEYTON CO, 80831-8538 RODNEY & CECILIA NORVELL 12845 PEYTON HWY PEYTON CO, 80831-8538 CHRISTINE HIXON 12711 PEYTON HWY PEYTON CO, 80831-8510 7 MICHAEL & WENDY HANSARD 1155 GREENBRIER DR COLORADO SPRINGS CO, 80916-3971 MICHAEL & WENDY HANSARD 1155 GREENBRIER DR COLORADO SPRINGS CO, 80916-3971 9 EDWARD & MARY HENNING 28952 LOTUSGARDEN DR CANYON COUNTRY CA, 91387-1836 10 EDWARD HENNING 28952 LOTUSGARDEN DR CANYON COUNTRY CA, 91387-1836 11 HERITAGE 1917 LLC 7120 FALCON GRASY HTS PEYTON CO, 80831

LEGEND

PROPERTY BOUNDARY

ADJACENT OWNER



VICINITY MAP

N.E.S. Inc.
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LAZY Y ROCKING J RVP

> 12960 N PEYTON HWY EL PASO COUNTY, COLORADO

> > 06/09/2023

A. BARLOW

J. SMITH

DATE:
PROJECT MGR:
PREPARED BY:

REZONE MAP

DATE: BY: DESCRIPTION:

REZONE MAP

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