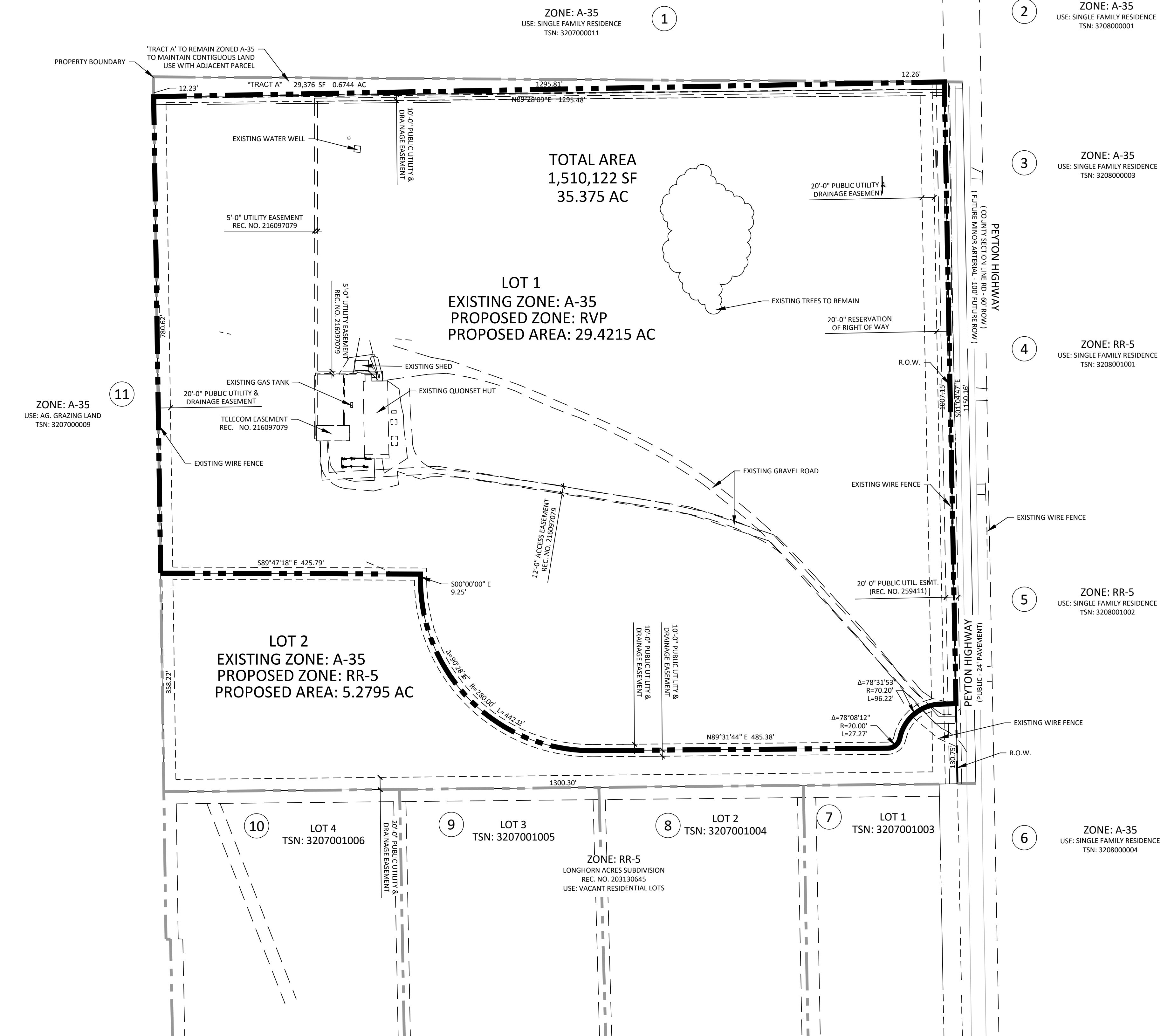




N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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REZONE MAP

LEGAL DESCRIPTION - LOT 1

A PARCEL OF LAND LOCATED IN SOUTHWEST 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 1.20' ALUMINUM CAP STAMPED 1.2 17498 1995 IN A RANGE BOX AND AT THE NORTH END BY A 3.20' ALUMINUM CAP STAMPED 1201 1.5 2031 2007 IN A RANGE BOX, BEARING S01°04'47"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, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

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

- 589°52'29"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°31'57" AND AN ARC LENGTH OF 96.22 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;
- 589°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 280.00 FEET, A CENTRAL ANGLE OF 90°28'18" AND AN ARC LENGTH OF 442.12 FEET, TO A POINT OF TANGENT;
- N00°10'07"W A DISTANCE OF 5.28 FEET;
- N89°47'18"W A DISTANCE OF 42.79 FEET, TO A POINT ON THE WESTERN LINE OF THAT PROPERTY DESCRIBED IN THE QUILT-CLAIM DEED RECORDED UNDER RECEPTION NO. 216054538 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

THENCE ON SAID WESTERLY LINE, N00°52'14"W A DISTANCE OF 780.62 FEET;

THENCE DEPARTING SAID WESTERLY LINE, N89°28'09"E A DISTANCE OF 1,325.48 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 7;

THENCE ON SAID EAST LINE, S01°04'47"E A DISTANCE OF 1,007.38 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,281.959 SQUARE FEET OR 29.4215 ACRES.

SITE DATA

OWNER/APPLICANT: Longhorn Acres Land & Cattle, LLC
12960 Peyton Highway, PO Box 516
Peyton, CO 80831

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

PROPERTY ADDRESS: 12960 N Peyton Hwy
Peyton, CO 80831

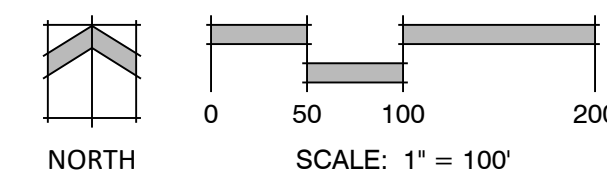
TAX ID NUMBERS: 3207000007

SITE ACREAGE: 35.375 AC

EXISTING ZONING: A-35

PROPOSED ZONING: RVP, RR-5

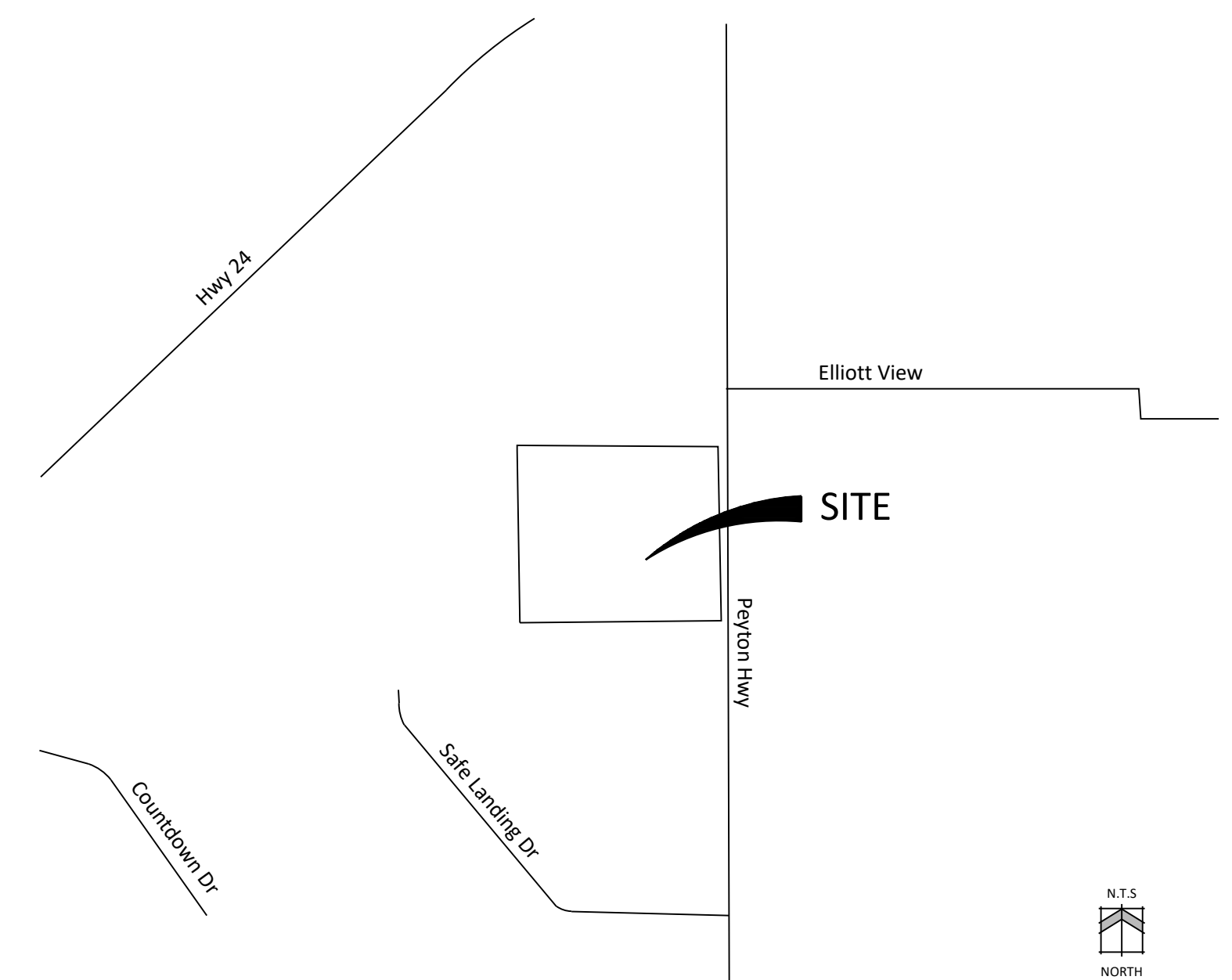
PROPOSED LAND USE:
RR-5 Residential Lot: 5.1285 AC,
RVP Lot: 28.2519 AC (90 RV Sites, 31 Camp Sites)
Tract A (Existing): 0.6744 AC
Existing & Reserved ROW: 1.3201



LEGEND

- REZONE BOUNDARY
- PROPERTY BOUNDARY
- EASEMENT
- ROW
- # ADJACENT OWNER

VICINITY MAP



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

DATE: 2/27/2024 BY: JS DESCRIPTION: PER EPC COMMENTS

REZONE MAP

1

1 OF 1

RVP231