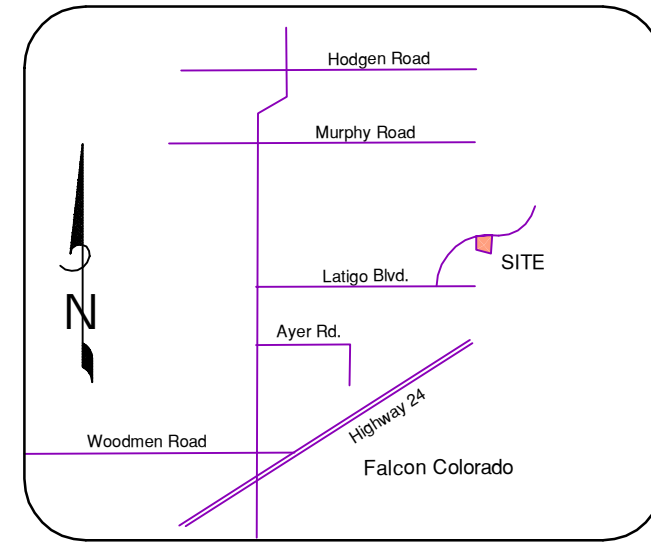


# Jeanette Mose Subdivision

A portion of the Southeast Quarter of Section 8, Township 12 South, Range 64 West of the 6th P.M., County of El Paso, State of Colorado.

## Proposed Zone Change RR-5 & A-5 to RR-2.5

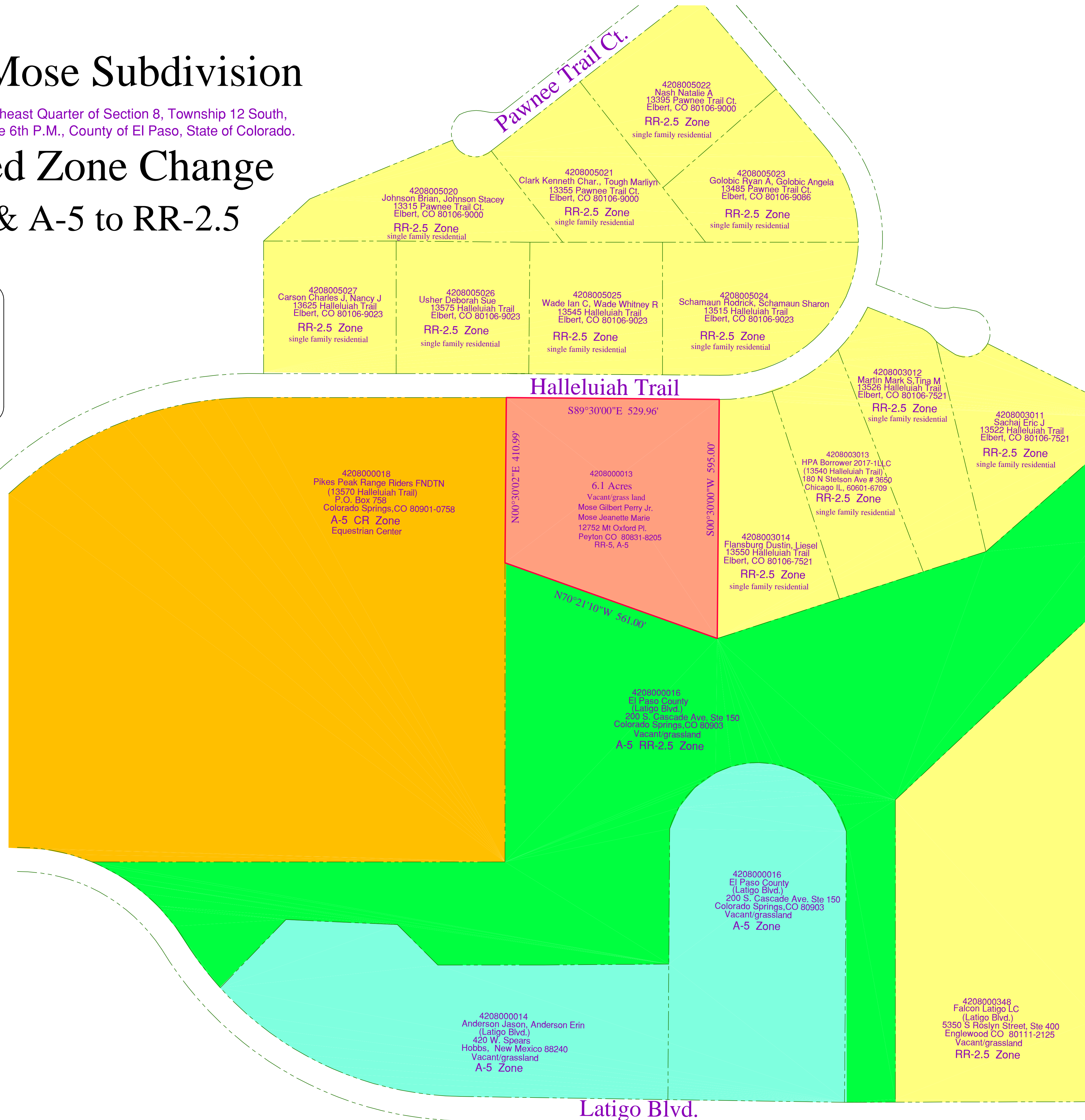


VICINITY MAP  
Not to Scale

**Legend:**

- RR-2.5 Zone District
- A5 - CR Zone District
- A5 - RR 2.5 Zone District
- A5 - Zone District
- RR 5, A5 - Zone District

Scale 1 inch = 125 feet



### Legal Description:

A tract of land located in Section 8, Township 12 South, Range 64 West of the 6th P.M., El Paso County, State of Colorado, more particularly described as follows:  
Commencing at the Southeast Corner of Lot 60 of the Trails Filing No. 1 as platted in Plat Book Y-3 at Page 13 of the records of said El Paso County; thence N89°30'00"W a distance of 158.00 feet; thence S00°30'00"W a distance of 60.00 feet to a point on the Southerly right of way line of Halleluiah Trail; thence S89°30'00"E along the Southerly right of way line of Halleluiah Trail, a distance of 1089.99 feet to the true Point of Beginning of this description; thence S89°30'00"E continuing along the Southerly right of way line of Halleluiah Trail, a distance of 529.96 feet; thence S00°30'00"W a distance of 595.00 feet; thence N70°21'10"W a distance of 561.00 feet; thence N00°30'00"E a distance of 411.00 feet to the true Point of Beginning of the description.  
(Bearings are based on the Southwesterly line of Lots 4, 5, & 6, a replat of Lots 42 through 48 inclusive in Latigo County Estates Filing No. II, as platted in Plat Book G-3 at Page 1 of the records of El Paso County, Colorado, which is assumed to bear N21°08'47"W from an angle point on the West side of said Lot 6 (#5 rebar, no cap) to the Westerly Northwest corner of said Lot 4 (#5 rebar, no cap))

### Professional Consultants:

**Land Surveyor:**  
Joseph Alessi, PLS  
Alessi and Associates, Inc.  
2989 Broadmoor Valley Road  
Colorado Springs, CO 80906  
540-8832

### Owner:

Mose Gilbert Perry Jr. and Jeanette Marie Mose  
12752 Mt Oxford Place  
Peyton, CO 80831-8205  
719-827-0466  
perry.mose@ngc.com

### Mineral Owners:

- Mineral Rights in Book 1432 at Page 385, June 1, 1954  
Hugh L. and Josie Bennett, all Section 8, subdivided
- Mineral Rights in Book 6036 at Page 621, September 4, 1992  
Kay Kinney Rutherford, 1404 E. 36th St., Odessa, Texas 79762  
Corinna Kinney Robbins, P.O. Box 372, Luling, Texas 78648  
Evelyn Kinney Allen, Rt. 2, Box 217, Gonzales, Texas, 78629
- Mineral Rights Reception No. 96102002, August 12, 1996  
Paul Allen Jr., Rt. 2, Box 217, Gonzales, Texas 78629

### Property Address:

0 Halleluiah Trail

### Site Plan Notes:

**Total Acres:** Total = 6.12 Acres  
**Zoning:** Existing - A-5 & RR-5 PROPOSED ZONE CHANGE to RR-2.5  
**Easements:** Halleluiah Trail 60 Ft. Right of Way  
**Existing Structures:** Vacant  
**Vehicular Access:** Access to Halleluiah Trail

### Service Providers:

Falcon Fire Protection District  
Mountain View Electric Association  
Black Hills Energy  
Individual Sewage Disposal Systems  
Individual Wells

**Notice:**  
According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.



**ALESSI and ASSOCIATES, Inc.**  
APPRAISERS • ENGINEERS • SURVEYORS  
2989 Broadmoor Valley Road, Suite C  
Colorado Springs, CO 80906  
Tele. 719/540-8832  
Fax 719/540-2781

A portion of the SE 1/4 of Section 8, Township 12 South, Range 64 West  
6th Principle Meridian, El Paso County, Colorado

Job No. 211035      **Zone Map**      DATE January 14, 2021