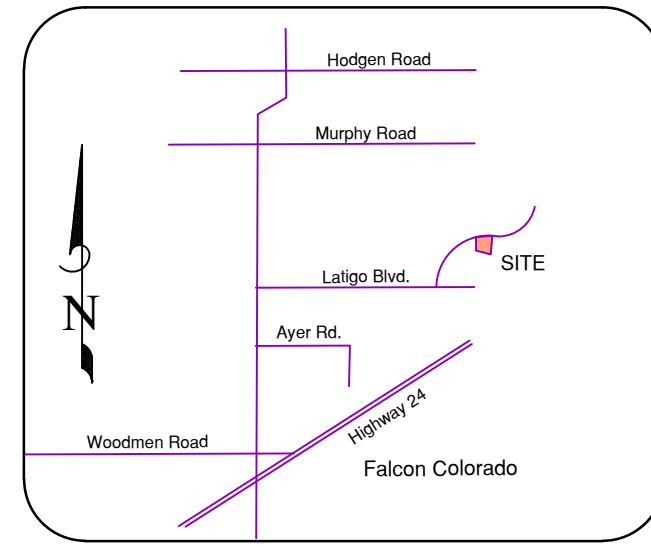


Jeanette Mose Subdivision

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

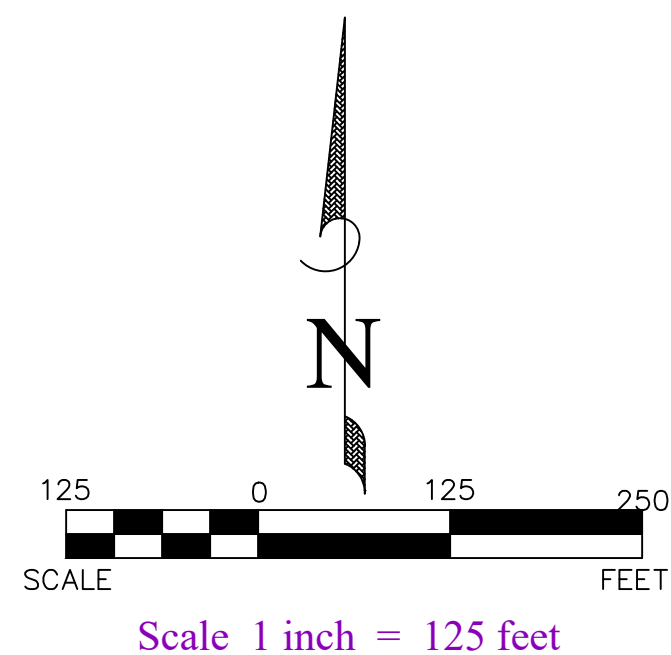
RR-5 & A-5 to RR-2.5



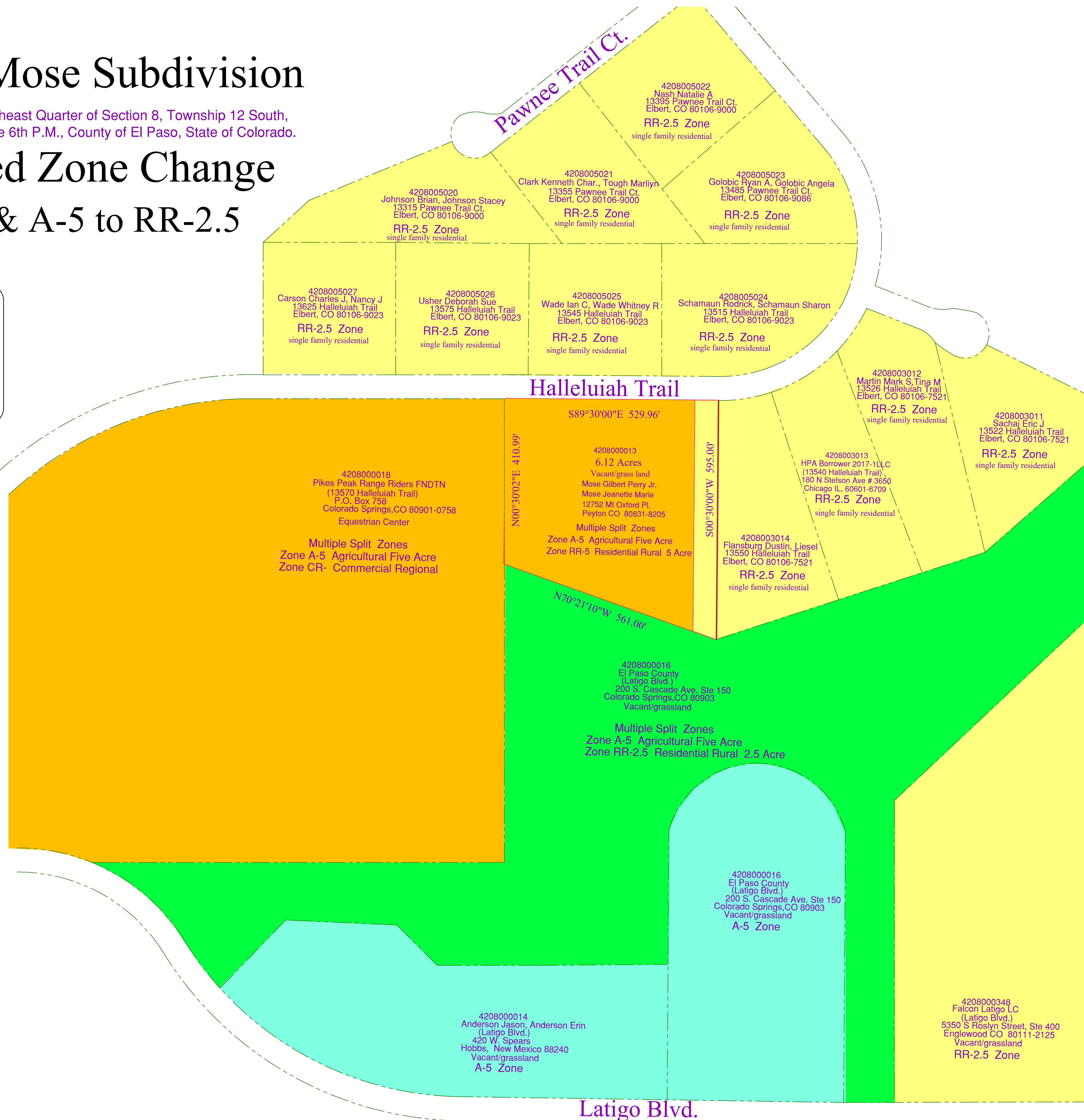
VICINITY MAP
Not to Scale

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 Halleluia Trail; thence S89°30'00"E along the Southerly right of way line of Halleluia 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 Halleluia 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:

1. Mineral Rights in Book 1432 at Page 385, June 1, 1954
Hugh L. and Josie Bennett, all Section 8, subdivided
2. Mineral Rights in Book 6036 at Page 621, September 4, 1992
Key Kinney Rutherford, 1404 E. 36th St., Odessa, Texas 76762
Corinna Kinney Robbins, P.O. Box 372, Luling, Texas 78648
Evelyn Kinney Allen, Rt. 2, Box 217, Gonzales, Texas, 78629
3. Mineral Rights Reception No. 96102002, August 12, 1996
Paul Allen Jr., Rt. 2, Box 217, Gonzales, Texas 78629

Property Address:

0 Halleluia Trail

Site Plan Notes:

Total Acres: Total = 6.12 Acres
Zoning: Existing - A-5 & RR-5 PROPOSED ZONE CHANGE to RR-2.5
Easements: Halleluia Trail 60 Ft. Right of Way
Existing Structures: Vacant
Vehicular Access: Access to Halleluia 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 February 23, 2022

Revised March 30, 2022