



ADJACENT OWNERS

#	TSN	Name	Number	Street	Suite	City	State	Zip
1	5301000016	RANDALL DEYOUNG	10925	E. HWY 24		PEYTON	CO	80831
2	5301000205	FALCON STORAGE PARTNERS	4615	NORTH PARK DR		COLORADO SPRINGS	CO	80918-3857
3	5301000018	FALCON STORAGE PARTNERS	4615	NORTH PARK DR		COLORADO SPRINGS	CO	80918-3857
4	5302001009	STERLING TRUST	7880	FALCON MEADOW BLVD		PEYTON	CO	80831-7023
5	5302001008	HARPER, JEREMY, & NICOLE JUHL	4975	FALCON MEADOW BLVD		PEYTON	CO	80831-7044
6	5302001007	CASEY & STEPHANIE JACKSON	8025	FALCON MEADOW BLVD		PEYTON	CO	80831-7017
7	5302001006	WILLIAM & SHERRI WATSON	8115	FALCON MEADOW BLVD		PEYTON	CO	80831-7008
8	5302001005	THOMAS & SALLY MILLER	8155	FALCON MEADOW BLVD		PEYTON	CO	80831-7008
9	5302001004	GAIL NORDSTROM	8225	FALCON MEADOW BLVD		PEYTON	CO	80831-7008
10	5301005033	MICHAEL & JANET FRIEND	8225	TOWNER AVE		PEYTON	CO	80831-6958
11	5301005034	RANDALL & LINDA HULSEY	8285	TOWNER AVE		PEYTON	CO	80831-6958
12	5301005035	GLENDA SOUTHARD	4950	BUCKAROO DR		COLORADO SPRINGS	CO	80918-5256
13	5301005042	JOSEPH & CAMI DEBISE	8530	VELVET ANTLER WAY		PEYTON	CO	80831-6972
14	5301005043	WILLIAM & MARIAN PARRISH	8510	VELVET ANTLER WAY		PEYTON	CO	80131-6972
15	5301000021	CHALLENGER COMMUNITIES LLC	8605	EXPLORER DR	250	COLORADO SPRINGS	CO	80920-1013
16	5301000037	CHALLENGER COMMUNITIES LLC	8605	EXPLORER DR	250	COLORADO SPRINGS	CO	80920-1013

LEGAL DESCRIPTION

NORTH PARCEL

A PARCEL OF LAND, BEING A PORTION OF THE WEST HALF OF SECTION 1, T.13S., R.65W., OF THE 6TH P.M., COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BASIS OF BEARING:
 THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN AND IS CONSIDERED TO BEAR N00°13'46"W;
 COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 1; THENCE N00°13'46"E ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 2429.82 FEET TO A POINT ALONG SAID WEST LINE, ALSO BEING TO THE POINT OF BEGINNING;
 THENCE ALONG SAID NORTHWESTERLY LINE FOUR (4) COURSES:
 1. Thence N22°44'29"E, a distance of 947.83 feet TO A POINT OF CURVATURE;
 2. Thence along said curve to the right, having a radius of 605.00 feet, a central angle of 65°45'46", a distance of 694.40 feet, a chord bearing of N66°37'18"E with a chord distance of 656.91 feet;
 3. Thence N89°30'12"E, a distance of 448.12 feet TO A POINT OF CURVATURE;
 4. Thence along said curve to the left, having a radius of 525.00 feet, a central angle of 09°25'11", a distance of 86.31 feet, a chord bearing of N84°47'37"E with a chord distance of 86.21 feet;
 Thence N07°58'52"W, a distance of 126.91 feet;
 Thence N07°51'55"E, a distance of 62.94 feet;
 Thence N01°11'11"W, a distance of 107.15 feet;
 Thence N88°48'49"E, a distance of 14.56 feet;
 Thence N85°21'22"E, a distance of 4.05 feet;
 Thence N09°11'31"W, a distance of 158.90 feet TO A POINT OF NON-TANGENT CURVATURE;
 Thence along said curve to the left, having a radius of 175.00 feet, a distance of 49.67 feet, a chord bearing of N72°40'39"E with a chord distance of 49.50 feet;
 Thence N64°32'49"E, a distance of 36.42 feet;
 Thence N65°21'22"E, a distance of 4.05 feet;
 Thence N1°11'11"W, a distance of 107.15 feet;
 Thence N7°51'55"E, a distance of 62.94 feet;
 Thence N7°58'52"W, a distance of 126.91 feet;
 Thence N89°30'12"E, a distance of 448.12 feet TO A POINT ON THE SOUTH LINE OF THE MEADOWS filing no. 4, recorded at reception no. 200135677;
 Thence with the said south line, S89°36'34"W, a distance of 1740.37 feet to the north 1/16 corner of SAID section 1, township 13 south, range 65 west;
 Thence WITH THE WEST LINE OF SAID SECTION 1 S00°14'14"E, a distance of 1316.12 feet to the WEST QUARTER CORNER OF SAID section 1, township 13 south, range 65 west;
 Thence with the WEST LINE OF SAID SECTION 1 S00°13'46"E, a distance of 206.55 feet to the POINT OF BEGINNING.
 Parcel contains 1,991,949 square feet or 45.729 acres, more or less.

SOUTH PARCEL

A PARCEL OF LAND, BEING A PORTION OF THE WEST HALF OF SECTION 1, T.13S., R.65W., OF THE 6TH P.M., COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BASIS OF BEARING:
 THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN AND IS CONSIDERED TO BEAR N00°13'46"W;
 COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 1; THENCE N00°13'46"E ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1928.67 FEET TO A POINT ALONG SAID WEST LINE, ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 21303554; THENCE WITH THE SOUTH LINE OF SAID PROPERTY DESCRIBED AT RECEPTION NUMBER 21303554, N89°47'22"E A DISTANCE OF 499.98 FEET TO A POINT ON THE EASTERLY LINE OF A PROPERTY DESCRIBED BY quitclaim deed, recorded at reception no. 209061972 THE POINT OF BEGINNING;
 THENCE ALONG SAID EASTERLY AND THE SOUTHERLY LINE SAID RECEPTION no. 209061972 THE FOLLOWING FIVE (5) COURSES:
 1. Thence N00°13'46"W, a distance of 206.55 feet TO A POINT OF CURVATURE;
 2. Thence along said curve to the right, having a radius of 525.00 feet, a central angle of 23°58'12", a distance of 219.64 feet, a chord bearing of N11°45'20"E with a chord distance of 218.04 feet;
 3. Thence N23°44'29"E, a distance of 301.49 feet TO A POINT OF CURVATURE;
 4. Thence along said curve to the right, having a radius of 525.00 feet, a central angle of 65°45'45", a distance of 602.57 feet, a chord bearing of N56°37'18"E with a chord distance of 570.04 feet;
 5. Thence N89°30'12"E, a distance of 358.96 feet;
 Thence S04°50'58"W, a distance of 80.18 feet;
 Thence S03°12'38"E, a distance of 153.39 feet;
 Thence S03°42'08"E, a distance of 84.68 feet;
 Thence S12°32'06"E, a distance of 80.14 feet;
 Thence S12°59'08"E, a distance of 75.20 feet;
 Thence S77°46'38"W, a distance of 30.12 feet;
 Thence S17°37'13"E, a distance of 160.63 feet TO A POINT OF CURVATURE;
 Thence along said curve to the RIGHT, having a radius of 1840.12 feet, a central angle of 08°44'32", a distance of 280.77 feet, a chord bearing of S10°08'34"E with a chord distance of 280.50 feet;
 Thence S04°52'53"E, a distance of 8.49 feet;
 Thence S00°13'15"E, a distance of 95.50 feet;
 Thence S88°47'22"W, a distance of 1111.19 feet to the Point of Beginning.
 Parcel contains 927,083 square feet or 21.283 acres, more or less.
 For an overall total of 67.012 acres, more or less.

OWNER/PETITIONER

OWNER: Better Land LLC,
 8605 Explorer Dr, Ste 250
 Colorado Springs, CO 80920

APPLICANT: NES Inc.,
 619 N Cascade Ave., Ste 200
 Colorado Springs, CO 80903

Tax ID Number: 5301000019, 5301000020, 5301000023, 5301000036

Land Planning
 Landscape
 Architecture
 Urban Design

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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FALCON
 MEADOWS AT
 BENT GRASS

REZONE MAP

DATE: 8/4/2020
 PROJECT MGR: A. BARLOW
 PREPARED BY: B.SWENSON

REZONE MAP

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