

# SBR MOTOR SPORTS REZONING MAP

ZONING OF A PART OF THE SOUTHEAST 1/4 OF SECTION 22  
TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,

**LEGAL DESCRIPTION:**

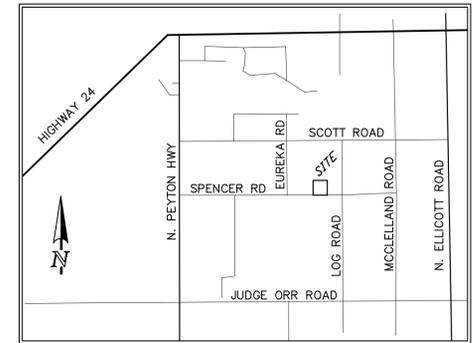
**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, ASSUMED TO BEAR N90°00'00"W, A DISTANCE OF 1324.90 FEET.

**PARCEL A:**  
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT PARCEL B AS DESCRIBED BELOW.

CONTAINING A CALCULATED AREA OF 35.067 ACRES.

**PARCEL B:**  
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE N 90°00'00" E, ON THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 535.93 FEET TO THE POINT OF BEGINNING; THENCE N 00°00'00" E, A DISTANCE OF 375.99 FEET; THENCE N 90°00'00" E, A DISTANCE OF 579.26 FEET; THENCE S 00°00'00" W, A DISTANCE OF 375.99 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 22; THENCE N 90°00'00" W, ALONG SAID SOUTH LINE, A DISTANCE OF 579.26 TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5.000 ACRES.



VICINITY MAP:  
N.T.S.

**PETITIONER:** SIEGEL BOYS RACING (LEE SIEGEL - LESSEE)  
21430 SPENCER ROAD  
CALHAN, CO 80808

**INTERESTED PARTIES:** KERRY E. BURT (OWNER)  
21430 SPENCER ROAD  
CALHAN, CO 80808

JAMES L. SINGLETON (1/2 OIL, GAS, MINERAL INTEREST PER DEED)  
(ADDRESS UNKNOWN)

**PREPARER:** EAGLE LAND SURVEYING, INC.  
2345 ACADEMY PLACE  
SUITE 201  
COLORADO SPRINGS, CO 80909

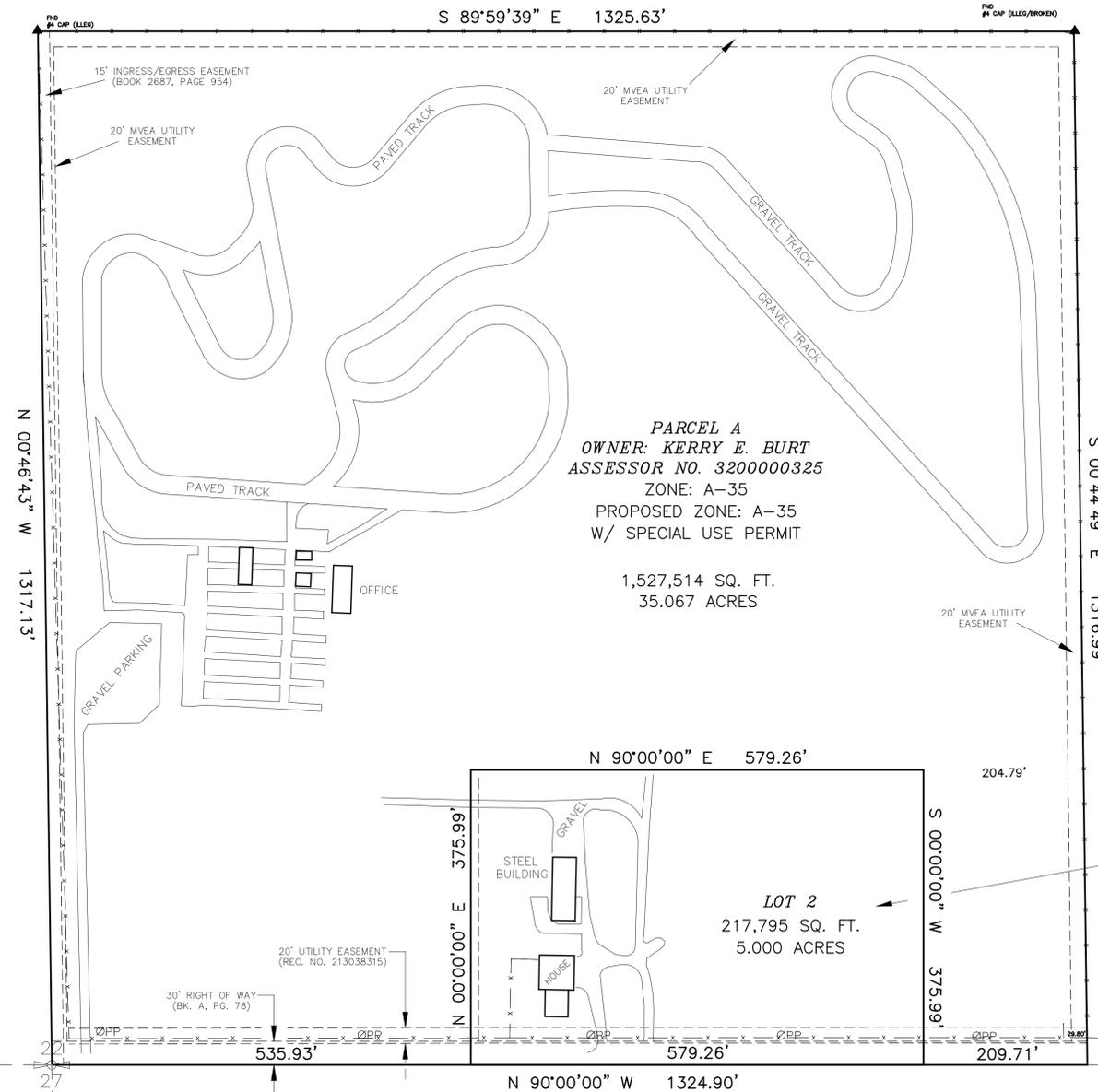
**OWNER: PETER J. BROMS & LINDA B. BROMS (GUARDIAN)**  
ASSESSOR NO. 3200000324  
ZONE: A-35

**OWNER: PETER J. BROMS & LINDA B. BROMS (GUARDIAN)**  
ASSESSOR NO. 3200000324  
ZONE: A-35

**PARCEL B**  
**OWNER: KERRY E. BURT**  
ASSESSOR NO. 3200000325  
ZONE: A-35  
PROPOSED ZONE: A-5

**OWNER: BEVERLY J. BLATTSPIELER**  
ASSESSOR NO. 3200000039  
ZONE: A-35

**OWNER: MARLA K. MANYIK & RICK A. MANYIK**  
ASSESSOR NO. 3200000697  
ZONE: A-35



**LEGEND**

- SET NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP OR NAIL AND DISK STAMPED "37634"
- ▲ RECOVERED AS NOTED
- BOUNDARY LINE
- - - - EASEMENT LINE
- x - x - x - x - FENCE
- e - e - e - e - OVERHEAD ELECTRIC SERVICE
- ØPP POWER POLE
- 29/32 QUARTER SECTION CORNER
- SF SQUARE FEET

