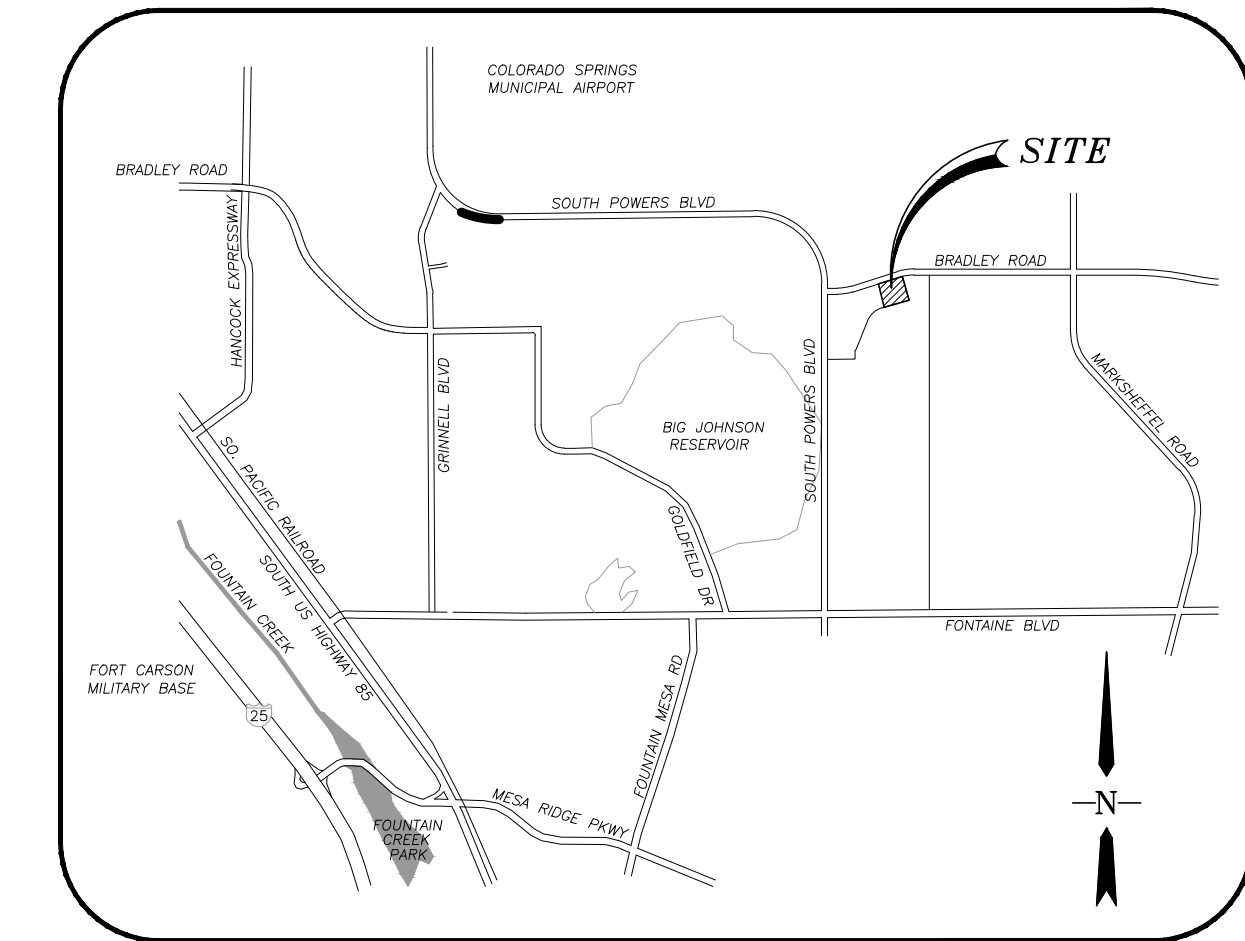
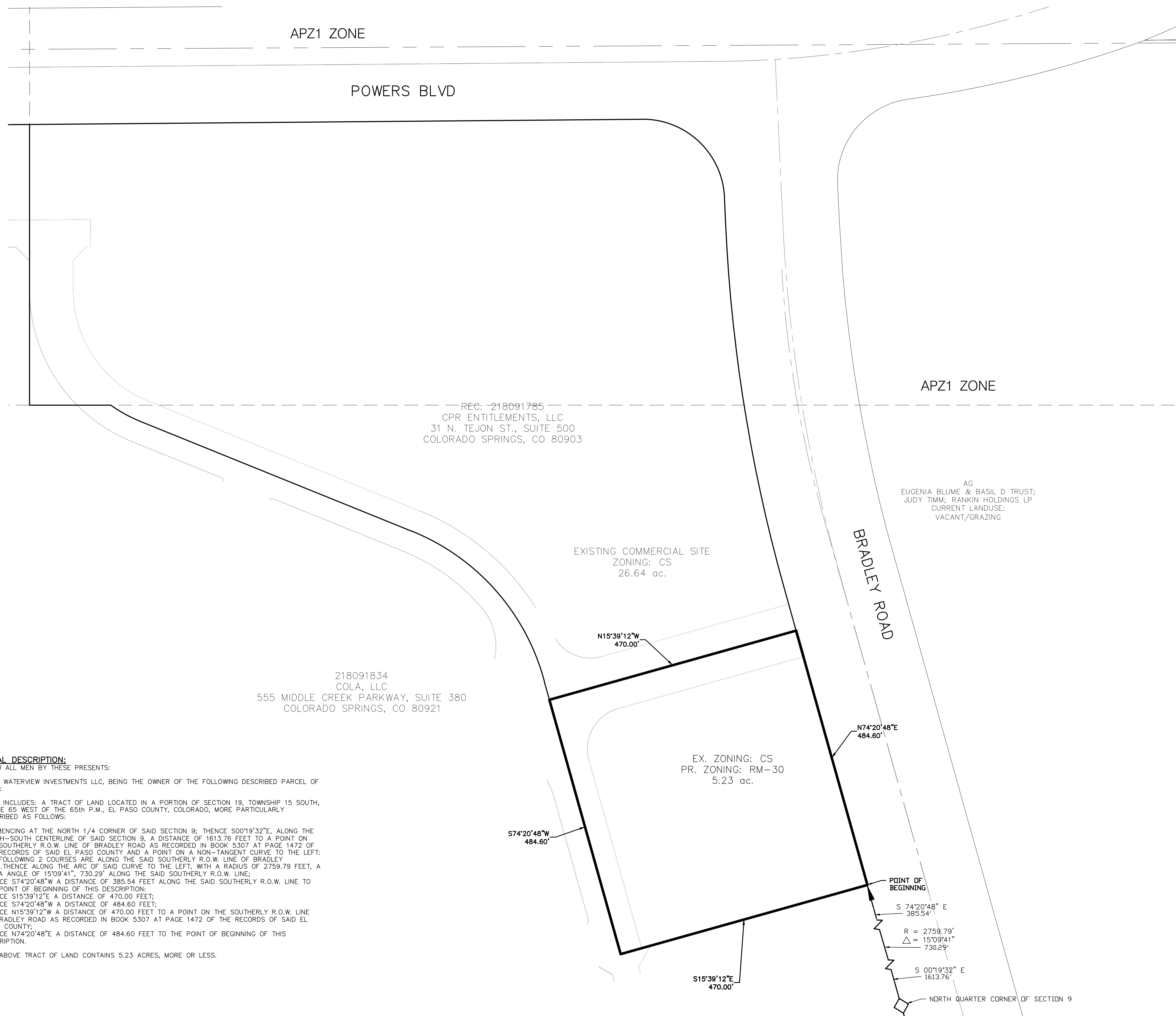
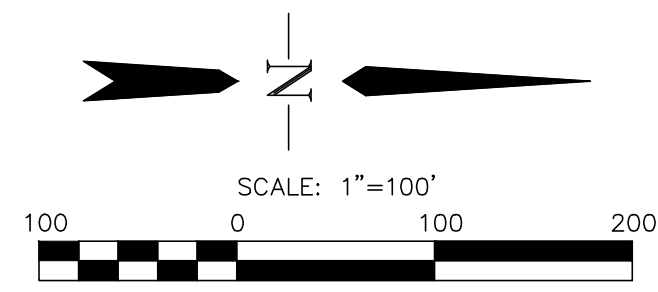


WATERVIEW EAST - REZONE ZONING MAP

LOCATED IN A PORTION OF SECTION 9, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP
N.T.S.

REC: 218091785
CPR ENTITLEMENTS, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903

AG
EUGENIA BLUME & BASIL D TRUST;
JUDY TIMM; RANKIN HOLDINGS LP
CURRENT LANDUSE:
VACANT/GRAZING

EXISTING COMMERCIAL SITE
ZONING: CS
26.64 ac.

218091834
COLA, LLC
555 MIDDLE CREEK PARKWAY, SUITE 380
COLORADO SPRINGS, CO 80921

EX. ZONING: CS
PR. ZONING: RM-30
5.23 ac.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:
THAT WATERVIEW INVESTMENTS LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
THAT INCLUDES: A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 65th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THENCE S00°19'32"E, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY AND A POINT ON A NON-TANGENT CURVE TO THE LEFT; THE FOLLOWING 2 COURSES ARE ALONG THE SAID SOUTHERLY R.O.W. LINE OF BRADLEY ROAD; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 15°09'41", 730.29' ALONG THE SAID SOUTHERLY R.O.W. LINE;
THENCE S74°20'48"W A DISTANCE OF 385.54 FEET ALONG THE SAID SOUTHERLY R.O.W. LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE S15°39'12"E A DISTANCE OF 470.00 FEET;
THENCE S74°20'48"W A DISTANCE OF 484.60 FEET;
THENCE N15°39'12"W A DISTANCE OF 470.00 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
THENCE N74°20'48"E A DISTANCE OF 484.60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
THE ABOVE TRACT OF LAND CONTAINS 5.23 ACRES, MORE OR LESS.

LAND OWNER:
CPR ENTITLEMENTS, LLC
31 N. TEJON ST., SUITE 518
COLORADO SPRINGS, CO 80903

SUBDIVIDER/PETITIONER:
CPR ENTITLEMENTS, LLC
31 N. TEJON ST., SUITE 518
COLORADO SPRINGS, CO 80903

PLAN PREPARED BY:
DAKOTA SPRINGS ENGINEERING, LLC
31 N. TEJON ST., SUITE 518
COLORADO SPRINGS, CO 80903

COMMERCIAL SITE DATA:
NAME OF SUBDIVISION: WATERVIEW EAST
EXISTING ZONING: CS
PROPOSED ZONING: RM-30
PROPOSED USE: APT. BUILDINGS?
AREA (GROSS): 5.23 ac
AREA (NET): 4.27 ac
STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT
CURRENT USE: VACANT/GRAZING

WATERVIEW EAST - REZONE
ZONING MAP