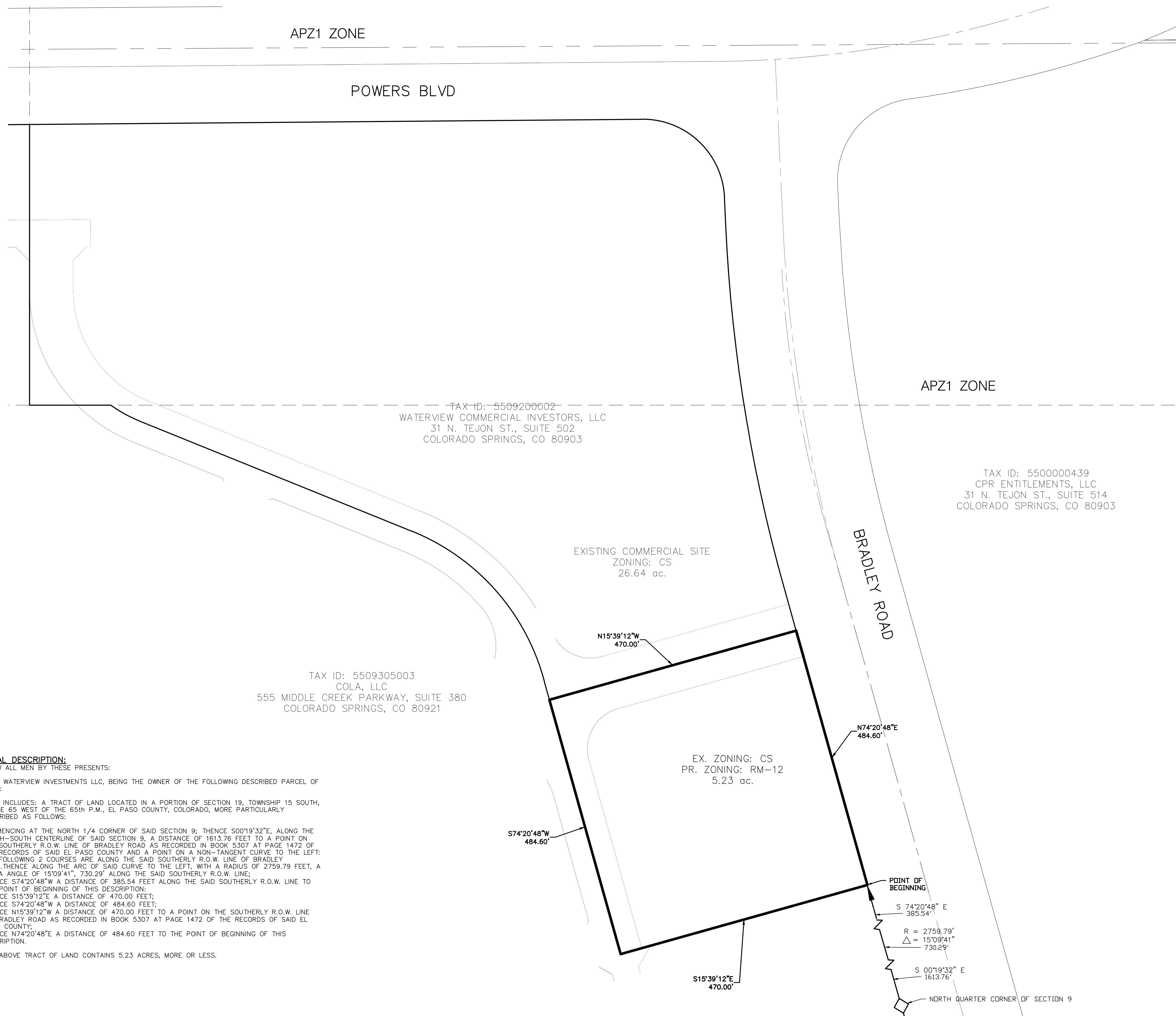
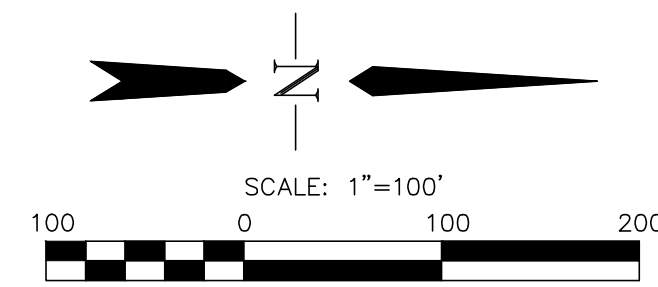


# WATERVIEW EAST - REZONE ZONING MAP

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



APZ1 ZONE

POWERS BLVD

APZ1 ZONE

BRADLEY ROAD

TAX ID: 5509200002  
WATERVIEW COMMERCIAL INVESTORS, LLC  
31 N. TEJON ST., SUITE 502  
COLORADO SPRINGS, CO 80903

TAX ID: 5500000439  
CPR ENTITLEMENTS, LLC  
31 N. TEJON ST., SUITE 514  
COLORADO SPRINGS, CO 80903

EXISTING COMMERCIAL SITE  
ZONING: CS  
26.64 ac.

TAX ID: 5509305003  
COLA, LLC  
555 MIDDLE CREEK PARKWAY, SUITE 380  
COLORADO SPRINGS, CO 80921

EX. ZONING: CS  
PR. ZONING: RM-12  
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.

S74°20'48"W  
484.60'

N15°39'12"W  
470.00'

N74°20'48"E  
484.60'

S15°39'12"E  
470.00'

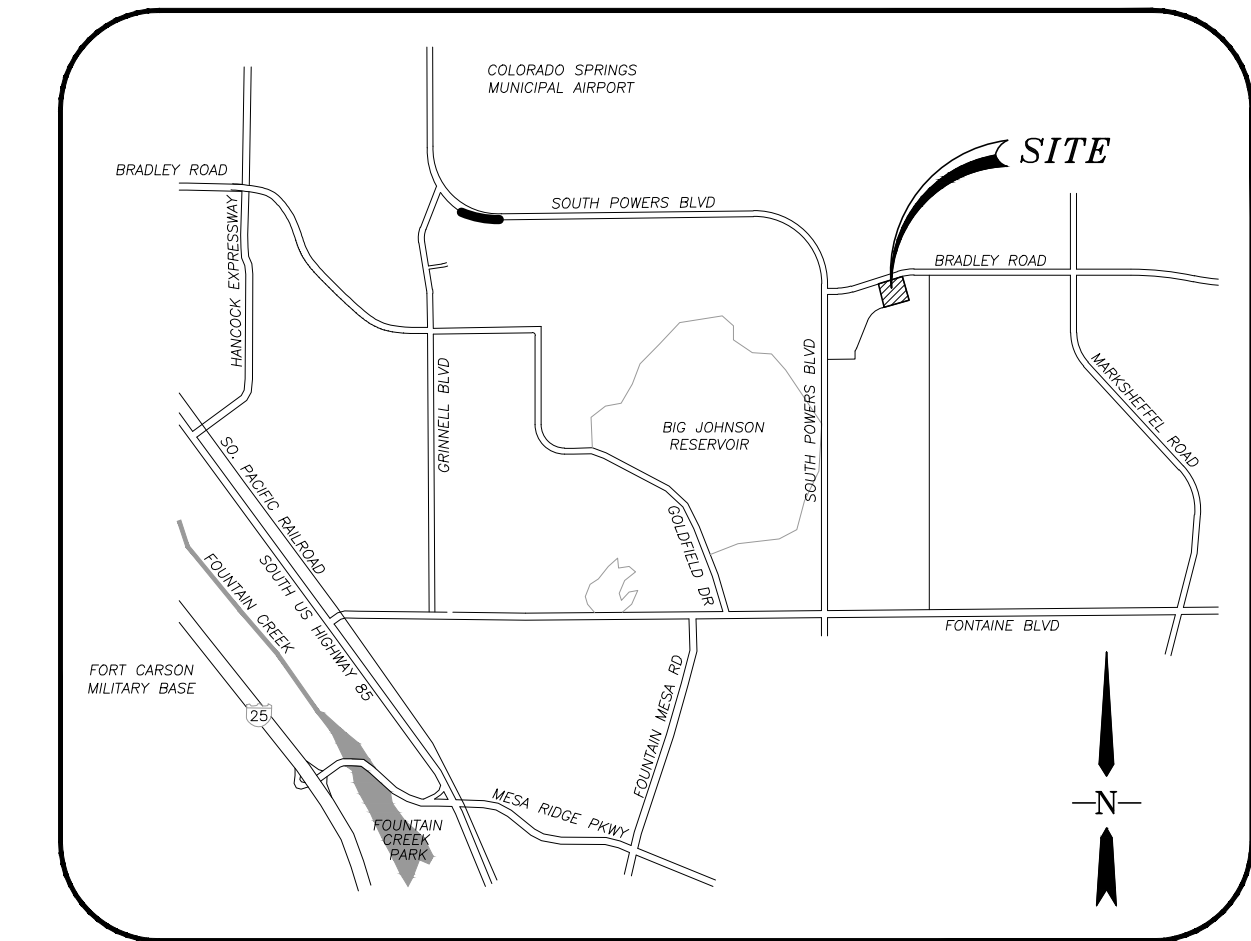
POINT OF BEGINNING

S 74°20'48" E  
385.54'

R = 2759.79'  
Δ = 15°09'41"  
730.29'

S 00°19'32" E  
1613.76'

NORTH QUARTER CORNER OF SECTION 9



**VICINITY MAP**  
N.T.S.

**LAND OWNER:**

FRANK W. HOWARD #2, LLLP  
118 N TEJON ST., SUITE 305  
COLORADO SPRINGS, CO 80903

**SUBDIVIDER/PETITIONER:**

CPR ENTITLEMENTS, LLC  
31 N. TEJON ST., SUITE 514  
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-12  
PROPOSED USE: TOWNHOME  
AREA (GROSS): 5.23 ac  
AREA (NET): 4.27 ac  
STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT  
CURRENT USE: VACANT/GRAZING

WATERVIEW EAST - REZONE  
ZONING MAP

