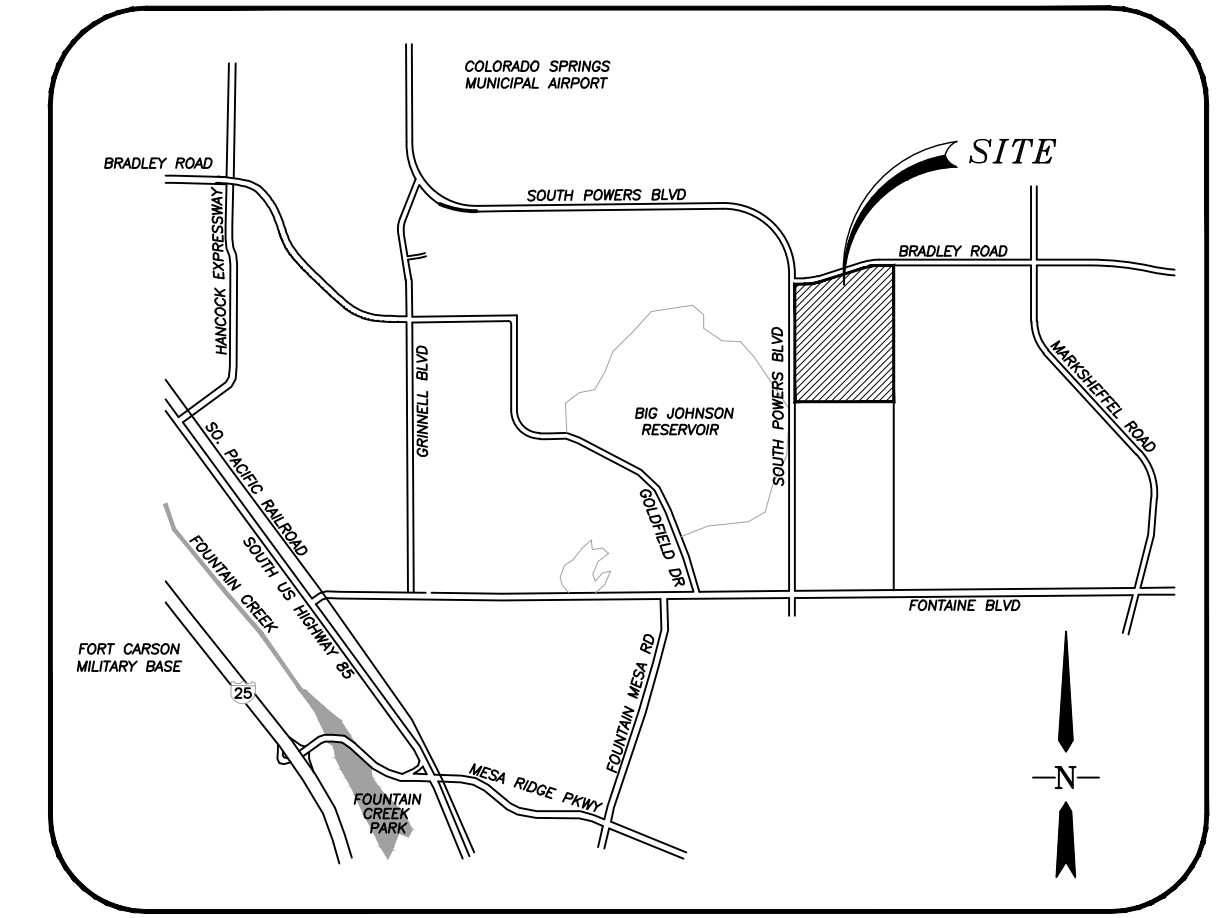
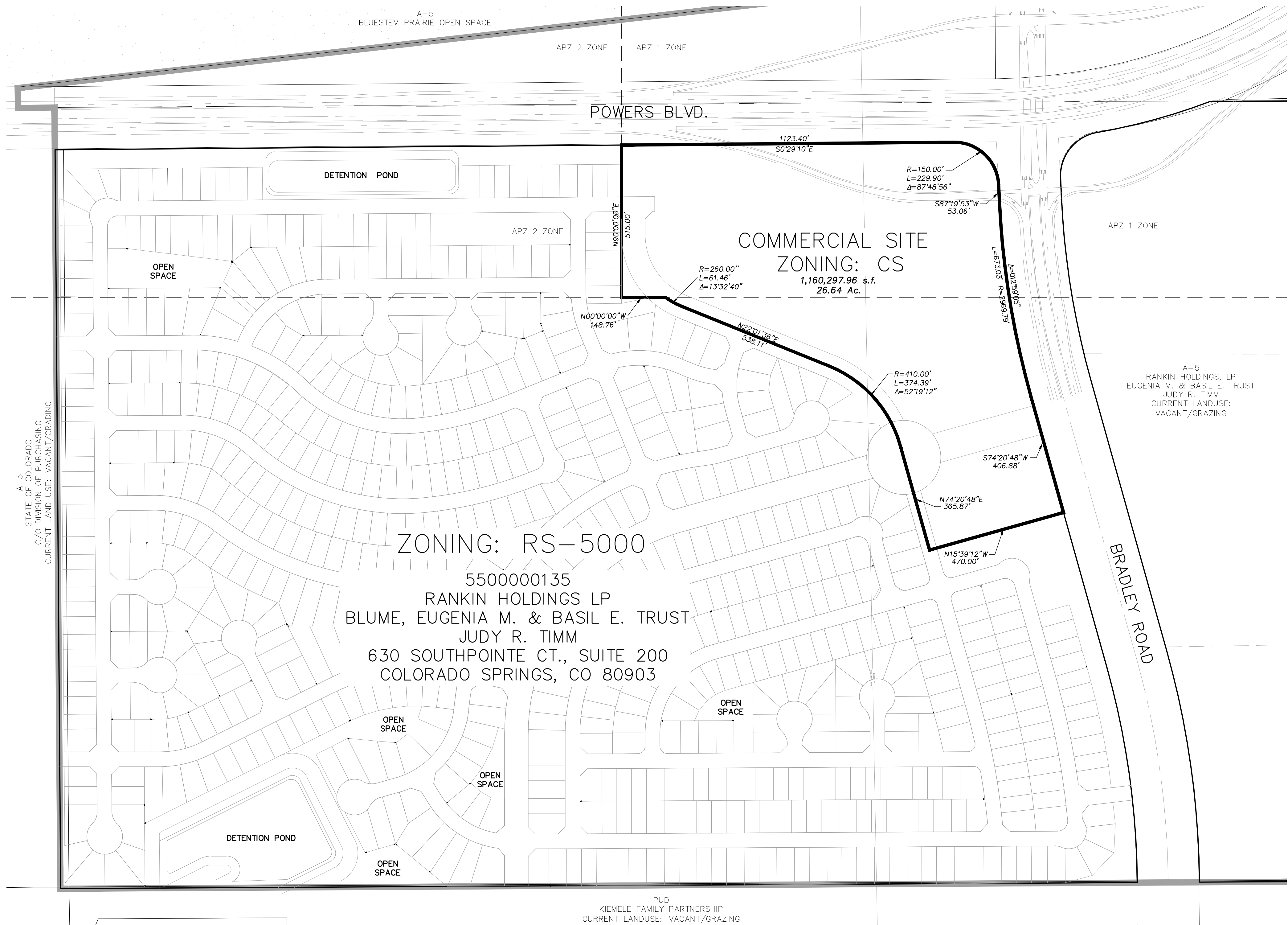
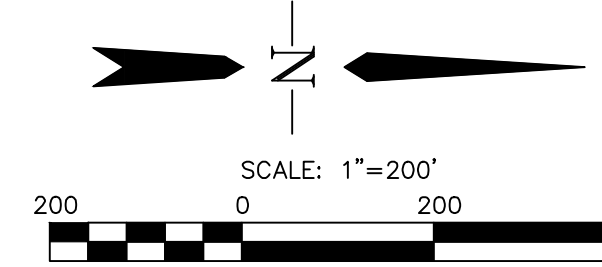


# WATERVIEW EAST - COMMERCIAL SITE ZONING MAP

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.



**COMMERCIAL SITE  
ZONING: CS**  
1,160,297.96 s.f.  
26.64 Ac.

**ZONING: RS-5000**

5500000135  
RANKIN HOLDINGS LP  
BLUME, EUGENIA M. & BASIL E. TRUST  
JUDY R. TIMM  
630 SOUTHPONTE CT., SUITE 200  
COLORADO SPRINGS, CO 80903

**SITE DATA:**  
NAME OF SUBDIVISION: WATERVIEW EAST  
EXISTING ZONING: A-5  
PROPOSED ZONING: CS  
PROPOSED USE: COMMERCIAL AND OPEN SPACE  
AREA (GROSS): 26.64 ac. (26.64 Commercial)  
AREA (NET): 24.91 ac. (24.91 Commercial)  
STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT  
CURRENT LAND USE: VACANT/GRAZING

**LAND OWNER:**  
RANKIN HOLDINGS LP  
EUGENIA M. & BASIL E. TRUST  
JUDY R. TIMM  
630 SOUTHPONTE CT., SUITE 200  
COLORADO SPRINGS, CO 80903

**SUBDIVIDER/PETITIONER:**  
CPR ENTITLEMENTS AND SWV, LLC  
31 N. TEJON ST., SUITE 500  
COLORADO SPRINGS, CO 80903

**PLAN PREPARED BY:**  
STANTEC  
1110 ELKTON DRIVE, SUITE B  
COLORADO SPRINGS, CO 80907

**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 6TH 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 NONTANGENT CURVE TO THE LEFT;  
THE FOLLOWING 3 COURSES ARE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD.  
1. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A RADIUS OF 2759.79', A DELTA ANGLE OF 15°09'41", 730.29' FEET ALONG THE SAID SOUTHERLY R.O.W. LINE;  
2. THENCE S74°20'48"W A DISTANCE OF 545.14' ALONG THE SAID SOUTHERLY R.O.W. LINE;  
TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:  
1. THENCE S15°39'12"E A DISTANCE OF 470.00';  
2. THENCE S74°20'48"W A DISTANCE OF 365.87 FEET TO A POINT OF CURVE TO THE LEFT;  
3. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 410.00 FEET, A DELTA ANGLE OF 52°19'12", 374.39 FEET;  
4. THENCE S22°01'36"W A DISTANCE OF 538.11 FEET TO A POINT OF CURVE TO THE RIGHT;  
5. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 13°32'40", 61.46 FEET;  
6. THENCE S00°00'00"W A DISTANCE OF 48.76 FEET;  
7. THENCE N00°00'00"W A DISTANCE OF 515.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;  
THE FOLLOWING TWO COURSES ARE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD.  
8. THENCE N00°29'10"W A DISTANCE OF 1123.40 FEET TO A POINT OF CURVE TO THE RIGHT;  
9. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 87°49'03", AN ARC LENGTH OF 229.91 FEET, WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;  
THE FOLLOWING 3 COURSES ARE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD.  
10. THENCE N87°19'53"E A DISTANCE OF 53.06 FEET TO A POINT OF CURVE TO THE LEFT;  
11. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2969.79 FEET, A DELTA ANGLE OF 12°59'05", AN ARC LENGTH OF 673.03 FEET, WHOSE LONG CHORD BEARS N80°50'20"E A DISTANCE OF 671.59 FEET;  
12. THENCE N74°20'48"E A DISTANCE OF 406.88 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.  
THE ABOVE TRACT OF LAND CONTAINS 26.64 ACRES, MORE OR LESS.

Computer File Information	
Creation Date: 5-31-17	Initials: BG
Last Modification Date: 2-8-18	Initials: BG
Full Path & Drawing File Name: V:\1817\active\181710214\CAD\Plansheets Zoning Map	
Acad Ver. 2014	Scale: see plan Units: Feet

Index of Revisions	

**EL PASO COUNTY**  
COLORADO

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WATERVIEW EAST - COMMERCIAL ZONING MAP		
Designer: BG	Structure Numbers	Project No./Code 181710214 CS-18-002 Sheet Number 1 of 1
Detailer: BG		
Sheet Subset:		

Project No./Code	181710214
CS-18-002	
Sheet Number	1 of 1