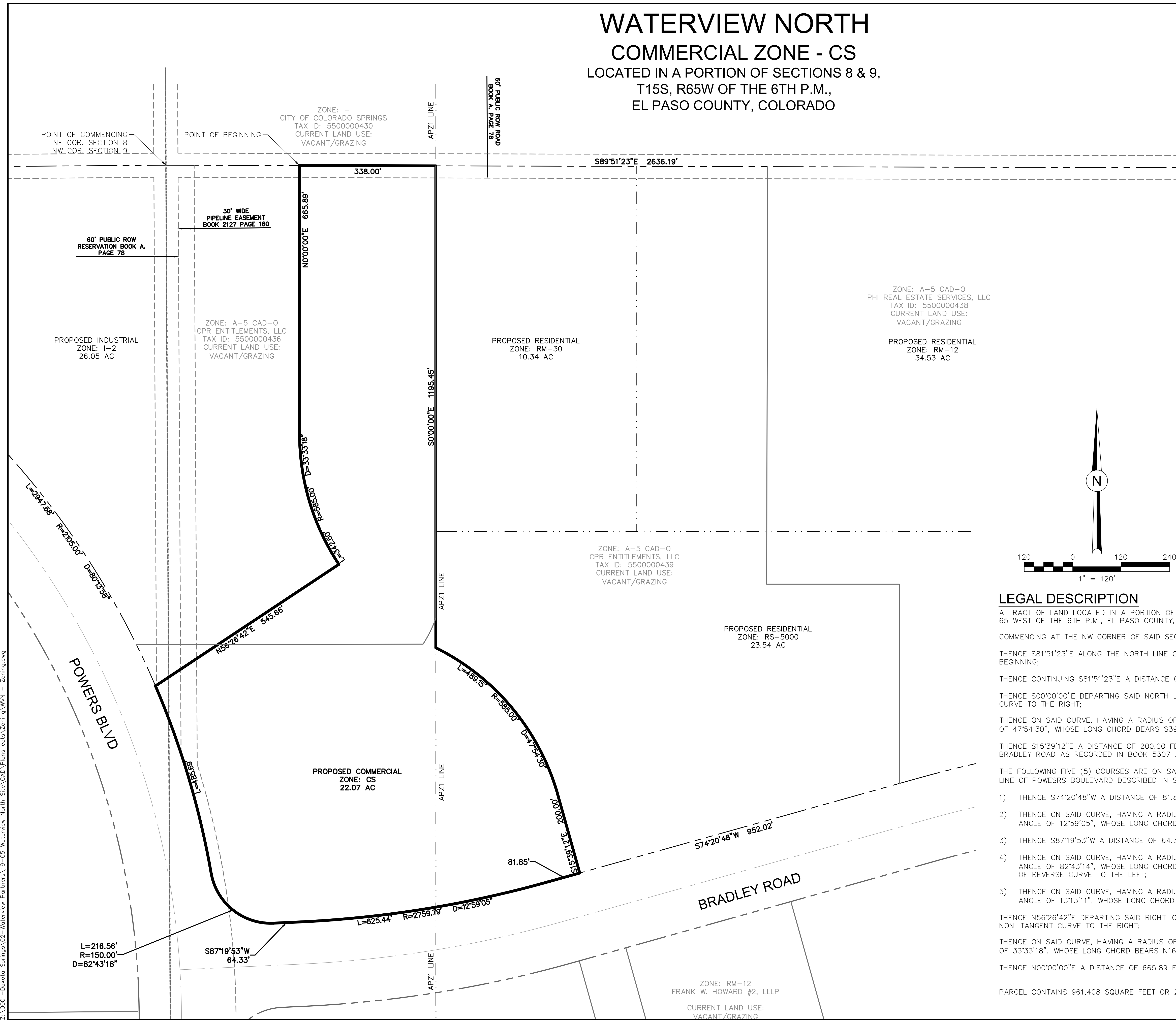


WATERVIEW NORTH

COMMERCIAL ZONE - CS

LOCATED IN A PORTION OF SECTIONS 8 & 9,
T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



LEGEND

WATERVIEW NORTH BOUNDARY	---
EXISTING PARCEL LINE	---
EXISTING RIGHT OF WAY	---
EXISTING PROPERTY EASEMENTS	---
EXISTING PROPERTY SECTION LINE	---
PROPOSED ZONE BOUNDARY	---

SITE DATA

NAME OF SUBDIVISION: WATERVIEW NORTH
 EXISTING ZONING: A-5
 PROPOSED ZONING: CS, I-2, RM-12, RM-30, RS-5000
 PROPOSED USE: RELATIVE TO PROPOSED ZONES
 AREA: 116.53 AC. (22.07 AC CS, 26.05 AC I-2, 34.53 AC RM-12, 10.34 AC RM-30, 23.54 AC RS-5000)
 MAXIMUM NO. OF RESIDENTIAL UNITS: 850

NOTE:
 ALL USE AND SETBACK INFORMATION PER SPECIFIC ZONE REQUIREMENTS.

SUBDIVIDER/PETITIONER

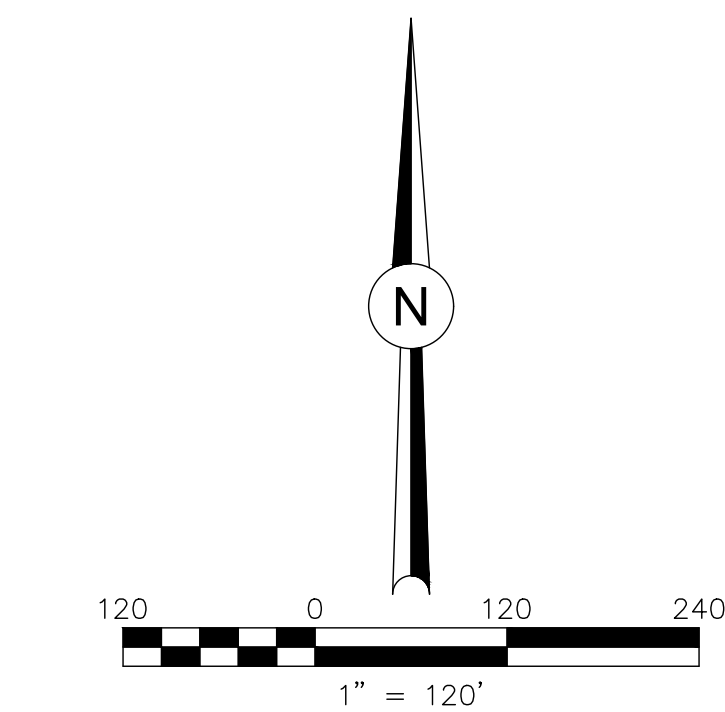
CPR ENTITLEMENTS, LLC
 31 N. TEJON ST., SUITE 500
 COLORADO SPRINGS, CO 80903
 719-377-0244

PLAN PREPARED BY

DAKOTA SPRINGS ENGINEERING, LLC
 31 N. TEJON ST., SUITE 500
 COLORADO SPRINGS, CO 80903
 (719) 227-7388

LAND OWNERS

CPR ENTITLEMENTS, LLC
 31 N. TEJON ST., SUITE 500
 COLORADO SPRINGS, CO 80903
 719-377-0244



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NW CORNER OF SAID SECTION 9;
- THENCE S81°51'23"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 331.37 FEET TO THE POINT OF BEGINNING;
- THENCE CONTINUING S81°51'23"E A DISTANCE OF 338.00 FEET;
- THENCE S00°00'00"E DEPARTING SAID NORTH LINE, A DISTANCE OF 1195.45 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT;
- THENCE ON SAID CURVE, HAVING A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 489.15 FEET, A DELTA ANGLE OF 47°54'30", WHOSE LONG CHORD BEARS S39°36'27"E A DISTANCE OF 475.03 FEET;
- THENCE S15°39'12"E A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHERLY 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 FIVE (5) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21);
- 1) THENCE S74°20'48"W A DISTANCE OF 81.85 FEET TO A POINT OF CURVE TO THE RIGHT;
 - 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 625.43 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS S80°50'19"W A DISTANCE OF 624.10 FEET;
 - 3) THENCE S87°19'53"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;
 - 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'14", WHOSE LONG CHORD BEARS N 51°18'28" W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
 - 5) THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 485.69 FEET, A DELTA ANGLE OF 13°13'11", WHOSE LONG CHORD BEARS N16°33'28"W A DISTANCE OF 484.61 FEET;
- THENCE N56°26'42"E DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 545.66 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT;
- THENCE ON SAID CURVE, HAVING A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 342.60 FEET, A DELTA ANGLE OF 33°33'18", WHOSE LONG CHORD BEARS N16°46'39"W A DISTANCE OF 337.73 FEET;
- THENCE N00°00'00"E A DISTANCE OF 665.89 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 961,408 SQUARE FEET OR 22.071 ACRES MORE OR LESS

		31 N. TEJON, SUITE 500 COLORADO SPRINGS, CO 80903 P: (719) 227-7388 F: (719) 227-7392
		48 HOURS BEFORE YOU DIG, CALL UTILITIES LOCATORS 1-800-922-1987 CITY OF COLORADO UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER 719-377-0002
DESIGNED BY: JUM DATE: 03.12.21	DRAWN BY: JUM DATE: 03.22.21	
CHECKED BY: _____ DATE: _____		
SCALE: HORIZ: 1"=120' VERT: N/A STATION: FROM: _____ TO: _____	WATERVIEW NORTH COMMERCIAL ZONE - CS	
REVISIONS: NO. DESCRIPTION DATE	PROJECT NUMBER: 0219-05	
SHEET 1 OF 1		

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\CAD\Plansheets\Zoning\WN - Zoning.dwg