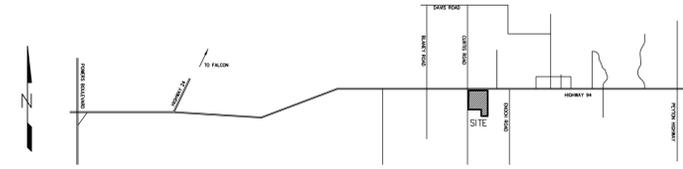


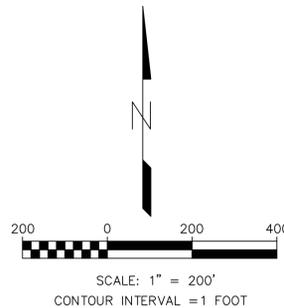
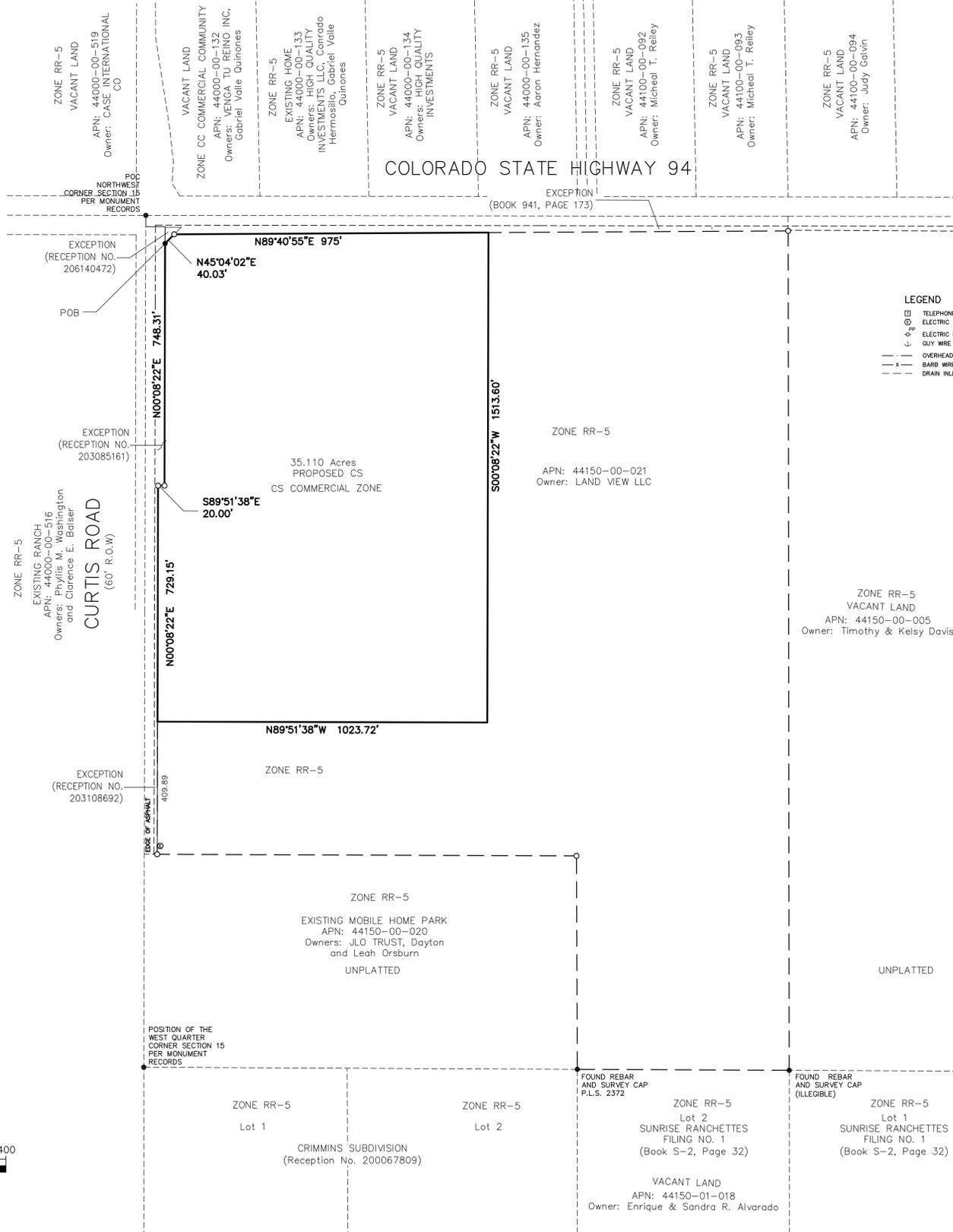
CITY LINK TRUCKING REZONE MAP

225 N. CURTIS ROAD,
EL PASO COUNTY, COLORADO

APN 44150-00-021



VICINITY MAP
NOT TO SCALE



PROPERTY DESCRIPTION:

A tract of land in the Northwest Quarter of Section 15, Township 14 South, Range 64 West of the 6TH.P.M., lying South and East of the intersection of the Curtis Road and U.S. Highway No. 94, described as:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THOSE PORTIONS CONVEYED BY DEEDS RECORDED DECEMBER 27, 1937 IN BOOK 941 AT PAGE 173 AND APRIL 23, 2003 UNDER RECEPTION NO. 203085161 AND SEPTEMBER 21, 2006 UNDER RECEPTION NO. 206140472.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE THE NORTH LINE OF SAID SECTION, WHICH BEARS S89°55'05"E ASSUMED), THENCE S00°08'22"W, 86.64 FEET ALONG THE WEST LINE OF SECTION 15, THENCE S89°51'38"E, 60.00 FEET TO THE POINT OF BEGINNING;

THENCE N45°04'02"E ALONG THE SOUTHERLY R.O.W. LINE OF SAID HIGHWAY 94 AS DESCRIBED IN RECEPTION NO. 206140472, 40.0 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY R.O.W. LINE N89°40'55"E, 975.00 FEET; THENCE S0°08'22"W, 1513.60 FEET; THENCE N89°51'38"W, 1023.72 FEET TO THE EAST R.O.W. LINE OF CURTIS ROAD; THENCE N00°08'22"E, 729.15 FEET ALONG SAID EAST R.O.W. LINE OF CURTIS ROAD (REC. NO. 203108692); THENCE CONTINUE ALONG SAID EAST R.O.W. LINE (REC. NO. 203085161), S89°51'38"E, 20.00 FEET; THENCE N0°08'22"E ALONG EAST R.O.W. LINE (REC. NO. 203085161) 748.31 FEET TO THE POINT OF BEGINNING;

CONTAINS 35.110 ACRES, MORE OR LESS.

PROJECT INFO:

EXISTING ZONE: RR - 5

PROPOSED ZONE: CS COMMERCIAL SERVICES

PROPERTY OWNER:

LAND VIEW, LLC a Colorado limited liability company
2908 E. Gunnison Street
Colorado Springs, CO 80909

PREPARED BY:

LAND DEVELOPMENT CONSULTANTS, INC.
3898 Maizeland Road
Colorado Springs, CO 80909

As per the Colorado law, you must commission any legal action based upon any defect in this survey first discover such defect. In no event, may any action survey be commenced more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG ...
811
DIAL 811
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER.

REVISIONS		Date
No.	Description	Date
1	ADDED ADJACENT OWNERS	08-11-20
2	CORRECTED LEGAL DESC.	08-11-20

H Scale:	1"=200'
V Scale:	N/A
Designed By:	BRH
Drawn By:	DLK
Checked By:	DLK
Date:	08/23/20

Land Development Consultants, Inc.
PLANNING · SURVEYING
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548
3898 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

CITY LINK TRUCKING REZONE MAP
A PORTION OF THE NW QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO STATE OF COLORADO

Project No.: 19044
Sheet: 1 of 1

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