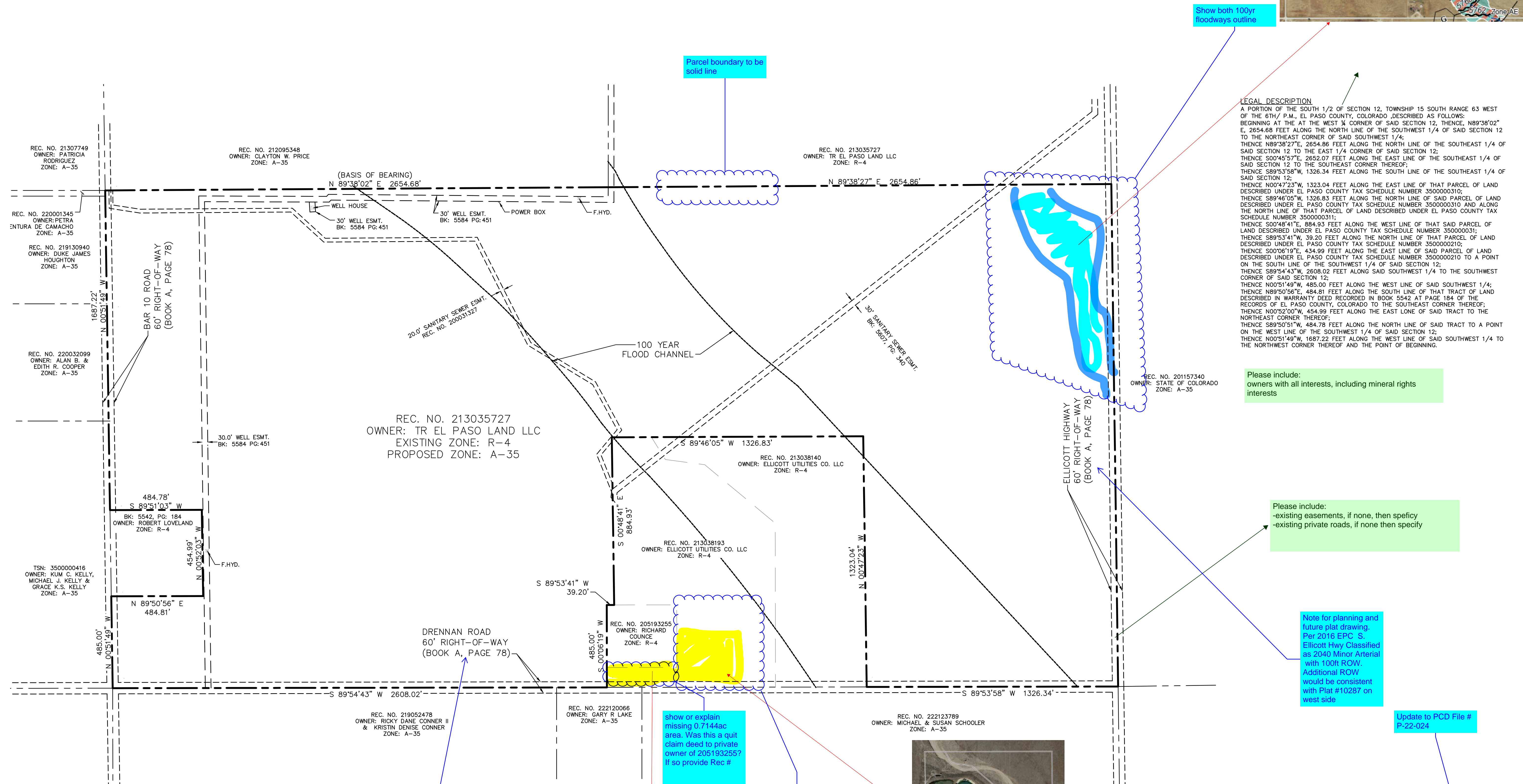


MORGAN'S MEADOW

REZONE

SITUATED IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



LEGAL DESCRIPTION
A PORTION OF THE SOUTH 1/2 OF SECTION 12, TOWNSHIP 15 SOUTH RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE AT THE WEST 1/4 CORNER OF SAID SECTION 12, THENCE, N89°38'02" E, 2654.68 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12 TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4;
THENCE N89°38'27"E, 2654.86 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12 TO THE EAST 1/4 CORNER OF SAID SECTION 12;
THENCE S00°45'57"E, 2652.07 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12 TO THE SOUTHEAST CORNER THEREOF;
THENCE S89°53'58"W, 1326.34 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12;
THENCE N00°47'23"W, 1323.04 FEET ALONG THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED UNDER EL PASO COUNTY TAX SCHEDULE NUMBER 3500000310;
THENCE S89°48'05"W, 1326.83 FEET ALONG THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED UNDER EL PASO COUNTY TAX SCHEDULE NUMBER 3500000310 AND ALONG THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED UNDER EL PASO COUNTY TAX SCHEDULE NUMBER 3500000311;
THENCE S00°48'51"E, 884.93 FEET ALONG THE WEST LINE OF THAT SAID PARCEL OF LAND DESCRIBED UNDER EL PASO COUNTY TAX SCHEDULE NUMBER 3500000311;
THENCE S89°53'41"W, 39.20 FEET ALONG THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED UNDER EL PASO COUNTY TAX SCHEDULE NUMBER 3500000210;
THENCE S00°08'19"E, 434.99 FEET ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED UNDER EL PASO COUNTY TAX SCHEDULE NUMBER 3500000210 TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12;
THENCE S89°54'43"W, 2608.02 FEET ALONG SAID SOUTHWEST 1/4 TO THE SOUTHWEST CORNER OF SAID SECTION 12;
THENCE N00°51'49"W, 485.00 FEET ALONG THE WEST LINE OF SAID SOUTHWEST 1/4;
THENCE N89°50'56"E, 484.81 FEET ALONG THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5542 AT PAGE 184 OF THE RECORDS OF EL PASO COUNTY, COLORADO TO THE SOUTHEAST CORNER THEREOF;
THENCE N00°52'00"W, 454.99 FEET ALONG THE EAST LONE OF SAID TRACT TO THE NORTHEAST CORNER THEREOF;
THENCE S89°50'51"W, 484.78 FEET ALONG THE NORTH LINE OF SAID TRACT TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12;
THENCE N00°51'49"W, 1687.22 FEET ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 TO THE NORTHWEST CORNER THEREOF AND THE POINT OF BEGINNING.

Please include:
owners with all interests, including mineral rights interests

Please include:
-existing easements, if none, then specify
-existing private roads, if none then specify

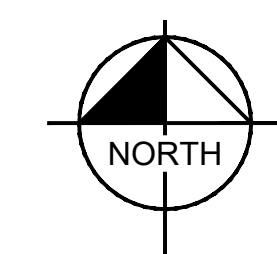
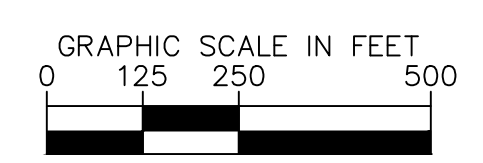
Note for planning and future plat drawing.
Per 2016 EPC S. Ellicott Hwy Classified as 2040 Minor Arterial with 100ft ROW. Additional ROW would be consistent with Plat #10287 on west side

show or explain missing 0.7144ac area. Was this a quit claim deed to private owner of 205193255? If so provide Rec #

show missing parcel 3500000211 2.75ac Please explain what is happening with this parcel

Update to PCD File # P-22-024

Note for planning and future plat drawing.
Per 2016 EPC MTCP Drennan Road to be improved as a 2 lane paved minor collector with 80ft ROW.



Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

K:\CDS_LA\19687000 - Morgan's Meadow\CADD\PlanSheets\DF-RZ.dwg, Nov 16, 2022, 11:12am