

121 MARLAND RD S.
Legal Description

PARCEL A

A tract of land lying in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 1, Township 15 South, Range 61 West of the 6th Principle Meridian, County of El Paso, State of Colorado, more particularly described as follows, to-wit: Beginning at a point on the southerly boundary line of a road locally known as Marland Road, whence the West Quarter corner of said Section 1 bears South 71 degrees 44 minutes West, a distance of 411.2 feet; and running thence South 19 degrees 40 minutes East, 233.15 feet; thence South 35 degrees 33 minutes East, 210.5 feet; thence North 44 degrees 00 minutes East, 344.5 feet; thence North 19 degrees 40 minutes West, 248.26 feet to a point on the aforesaid southerly boundary line of Marland Road; thence along and identical with the said southerly boundary line of Marland Road, on the arc of a curve bearing to the right which has a radius of 2429.0 feet and whose chord bears South 83 degrees 53 minutes West an arc distance of 394.3 feet to the Point of Beginning.

170 Marland Rd. S.
R5-20000

170 Marland Rd. S.
Lot 1 and 2 Inc. Broadmoor
Sub Fil No 1 Log
ZONE FUD H5
w/access easement for
driveway purposes
over PT Lot 1 So Sub.

160 Marland Rd. S.
Lot 3 Broadmoor Sub Filing #1
ZONE FUD H5
Meirs Fisher Co
C/O Spitzerberger Shipping Co
555 Madison Ave. Fl 32
New York, NY 10022-3300

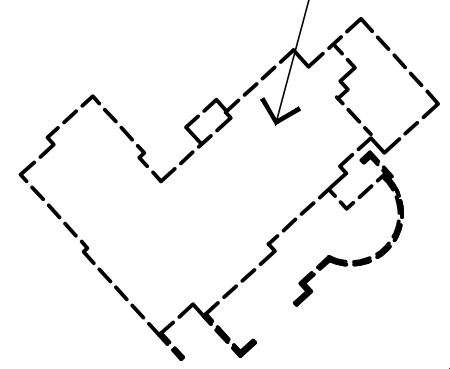
325 Lake Cir
ZONE C5R FUD H5
BROADMOOR HOTEL INC
ATTN DIRECTOR OF FINANCE
PO BOX 1439 COLORADO SPRINGS
CO 80901-1439

Marland Road

Cheyenne Mountain Zoo Rd.
10 Lake Circle
ZONE FUD/CR FUD/H5
COG Land and Development

121 Marland Rd. S.
Owners:
Robert Bruce Condie
Kari Lee Hebble
PARCEL A
R5-20000
A-5

EXISTING HOUSE FOOTPRINT



117 Marland Rd. S.
Lot 4 Broadmoor Sub Filing #1
ZONE FUD H5
Four Square LLF
P.O. Box 38369
Colorado Springs, CO
80937-8369

113 Marland Rd. S.
Lot 5 Broadmoor Sub Filing #1
ZONE FUD H5
Miles G. and Jeri Yeagley
Colorado Springs, CO
80906-4350

940 Genesis Pl.
Lot 14 Broadmoor Sub Filing #1
ZONE FUD H5
Dorota A. D'Alessio
Colorado Springs, CO
80906-4360

195 Marland Rd. S.
ZONE FUD H5
Red Fox Properties LLC
11 1st COLORADO SPRINGS CO

PROPOSED ZONING CHANGE:
Property Address: 121 Marland Rd. S.
Owners: Robert Bruce Condie
Kari Lee Hebble
1337 NW Eagle St.
Camas, WA 98607

Prepared by: Larry Gilland & Assoc. Inc.
dba: LGA Studios
719-635-0880