

REZONE MAP IVILO SUBDIVISION

PART OF THE NORTH 1/2, SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

TO WIT (DEED DESCRIPTION):

That portion of the North Half of Section 6 in Township 12 South, Range 65 West of the 6th P.M., described as follows:

Commencing at the Northeast corner of said Section 6; thence South 0°27'18" East 1400.36 feet on the East line of said Section 6; thence West 2035.80 feet to the Point of Beginning of the tract to be described hereby; thence South 0°27'18" East 1095.03 feet to the Northeast corner of the tract secondly described in deed recorded in Book 1792 at Page 599 of the records of El Paso County, Colorado under Reception No. 145357; thence West 710.39 feet on the North line of said tract to the Northwest corner thereof; thence North 0°07'30" East to intersect the Southerly line of the tract described in deed to Blanche L. Hardesty recorded in Book 1792 at Page 597 of said records under Reception No. 145356; thence Easterly on the South line of said Hardesty tract 304 feet, more or less to the Southeast corner thereof; thence North 495 feet on the East line of said Hardesty tract to intersect a line drawn North 88°18' West from the Point of Beginning; thence South 88°18' East to the Point of Beginning, EXCEPT a right of way for road purposes over the most Northerly 30 feet and the Easterly 15 feet thereof and the extreme West 15 feet, County of El Paso, State of Colorado.

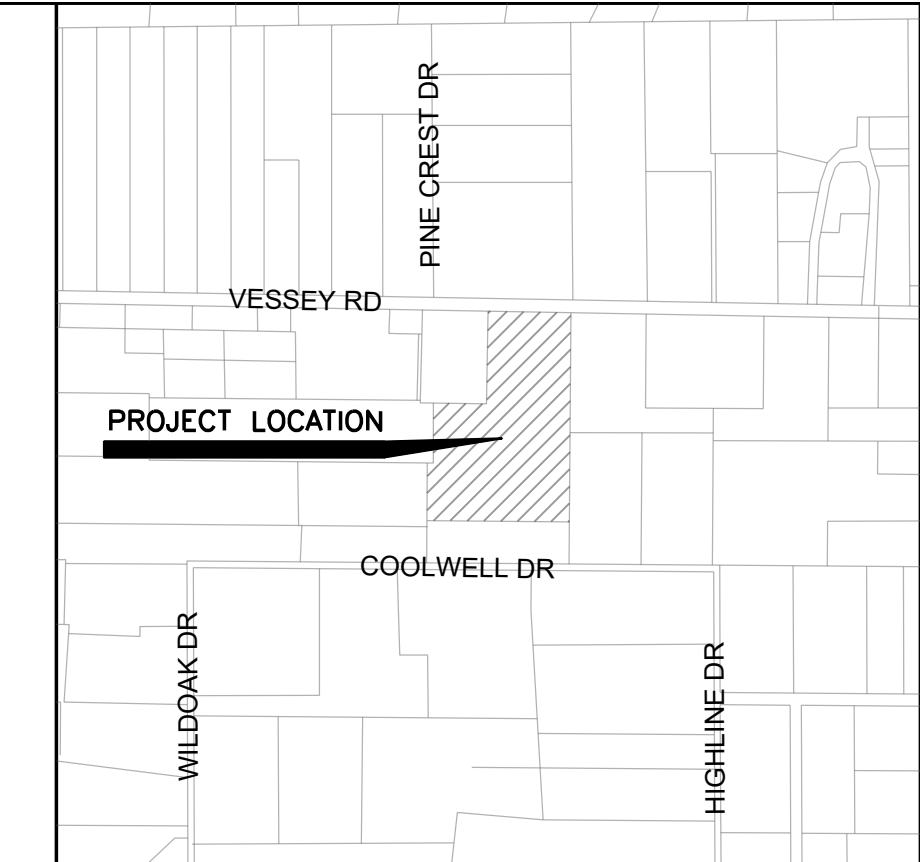
Subject to easements and restrictions of record.

TO WIT (SURVEYED DESCRIPTION):

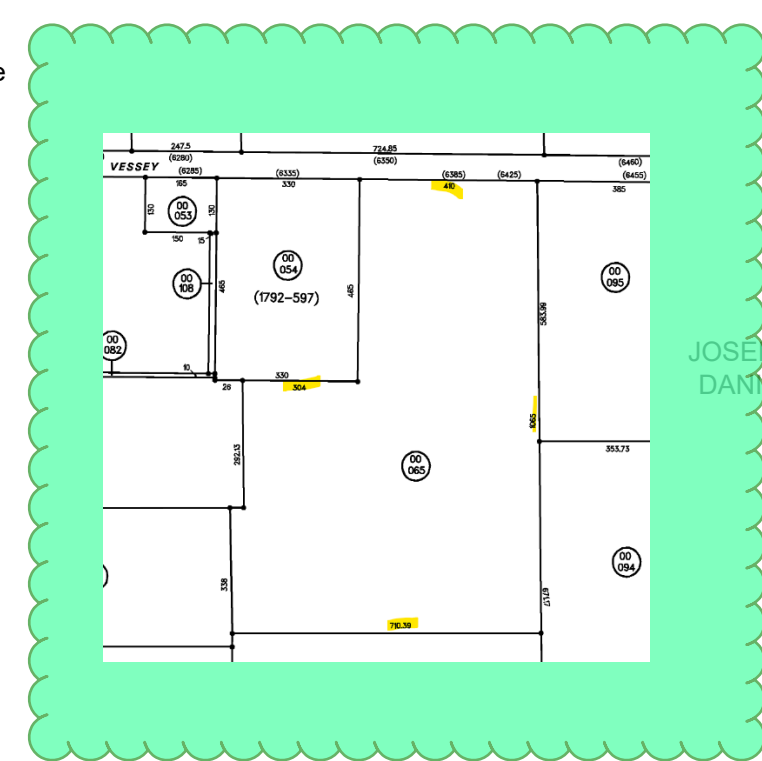
That portion of the North Half of Section 6 in Township 12 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado described as follows:

Beginning at a point that is S 00°27'18" E 1400.36 feet and N 89°55'58" W 2038.83 feet from the Northeast Corner of the North Half of said Section 6; thence S 00°26'10" E 1086.04 feet to a found 5/8" rebar; thence N 89°50'38" W 697.38 feet to a found 1/2" rebar; thence N 01°09'00" W 307.34 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 03°25'41" E 318.10 feet to the South Line of the Eric F. and Carol A. Morrow tract recorded in the El Paso County Clerk and Recorder's Office, Reception No. 20112554, and a found 3/4" iron pipe; thence S 88°40'09" E 303.22 feet to the Southeast Corner of the said Morrow tract and a found 3/4" pipe; thence N 02°10'23" W 467.62 feet to the Northeast Corner of the said Morrow tract and a found 3/4" pipe; thence S 89°51'34" E 390.85 feet to the point of beginning, containing 14.0 acres.

Subject to easements and restrictions of record.



VICINITY MAP
(NOT TO SCALE)



JOSEPH JONATHAN JONES & DANIEL GEORGE BAUMANN
SCH. 5206000107
ZONED RR-5
VACANT LAND

Confirm that this point is correct. The Assessor's site (above) shows a jog in this location.

List all existing easements and include existing structures.

OWNER & PETITIONER:
PAWEŁ POSORSKI
6385 VESSEY ROAD
COLORADO SPRINGS, CO 80908
630-302-7308

SURVEYOR:
TIM SLOAN, VICE-PRESIDENT
SMH CONSULTANTS, P.A.
411 SOUTH TEJON STREET, SUITE 1
COLORADO SPRINGS, CO 80903
719-465-2145

ENGINEER:
BRETT LOUK
SMH CONSULTANTS, P.A.
411 SOUTH TEJON STREET, SUITE 1
COLORADO SPRINGS, CO 80903
719-465-2145

DONALD R. SPURR & LINDA A. SPURR
SCH. 5206000096
ZONED: RR-5
SINGLE FAMILY RESIDENTIAL

DAVID COWART & HANNAH CUSACK COWA
SCH. 5206000025
ZONED: RR-5
SINGLE FAMILY RESIDENTIAL

ROBERT D. PRENTISS & CAROL A. PRENTISS
SCH. 5206000022
ZONED: RR-5
SINGLE FAMILY RESIDENTIAL

MARK W. ERICKSEN & NATASHA H. ERICKSEN
SCH. 5206000021
ZONED: RR-5
SINGLE FAMILY RESIDENTIAL

PHILLIP M. SAMUELSON & KATHLEEN T. SAMUELSON
SCH. 5206000053
ZONED RR-5
SINGLE FAM. RES.

ERIC F. & CAROL A. MORROW
SCH. 5206000054
ZONED RR-5
SINGLE FAMILY RESIDENTIAL

ROBERT E. & SUSAN T. WEST
THERON FELMLEE
SCH. 5206000095
ZONED RR-5
SINGLE FAMILY RESIDENTIAL

PAUL J. & LESLEY R. BILLIARD
REC. NO. 213064397
ZONED RR-5
SINGLE FAMILY RESIDENTIAL

PAWEŁ POSORSKI
SCH. 5206000065
620,283 SQ. FT.
14.2 ACRES
CURRENT ZONING: RR-5
PROPOSED ZONING: RR-2.5

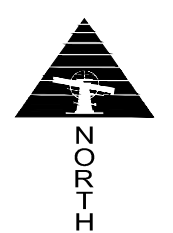
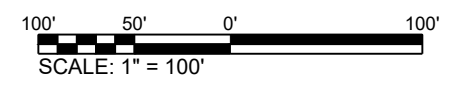
MARKUS MOEDER-CHANDLER & FABIENNE HAAS
SCH. 5206000094
ZONED RR-5
SINGLE FAMILY RESIDENTIAL

PAUL H. LESKINEN & CAROLYN A. LESKINEN
SCH. 5206000093
ZONED RR-5
SINGLE FAMILY RESIDENTIAL

PETER J. MICHAUD
SCH. 5206000101
ZONED RR-5
SINGLE FAMILY RESIDENTIAL

DINAH GALE WATSON LIVING TRUST
MARK A. WATSON
SCH. 5206000066
ZONED RR-5
SINGLE FAMILY RESIDENTIAL

- LEGEND**
- Monument Found (1/2" Rebar), Origin unknown unless otherwise noted
 - 1/2"x24" Rebar w/PLS38374 Cap Set
 - △ Section Corner. NOTE: All section corner monument origins are unknown unless otherwise noted.
 - + Assumed Bearing
 - (C) Calculated Dimension
 - (M) Measured Dimension
 - (R) Recorded Dimension - Land Survey Plat by Rocky Mountain Land Services dated December 14, 2015
 - (R²) Recorded Dimension - Warranty Deed filed December 8, 1995, Book 6780, Page 246
 - (R³) Recorded Dimension - Warranty Deed filed May 17, 2013, Rec. No. 213064397



Please correct line work and provide a call out detail.

Add Vessey Right of Way 60ft Rec

30.00ft ROW Rec #200050280

This should be Reception # 200050280

These 15ft east and west dedications should be denoted as easements not ROW

Update the Zoning Map to show R2.

Add the information for R4



Civil Engineering • Land Surveying • Landscape Architecture
www.smhconsultants.com
Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952
Overland Park, KS P: (913) 444-9615 • Colorado Springs, CO P: (719) 465-2145

Drawn By: JTH Project #2107-0301 DD #TDS86

AUGUST 2022