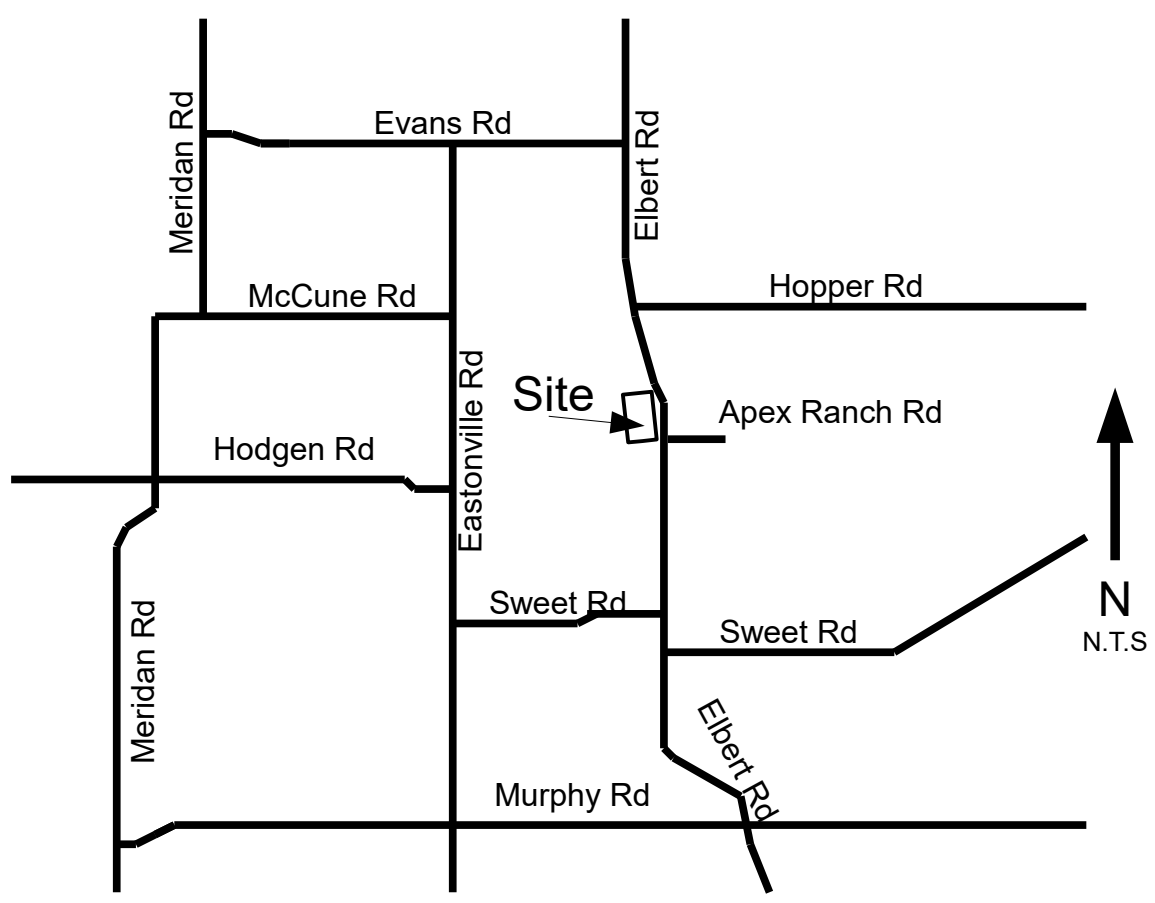


VICINITY MAP



# APEX VILLAGE ON ELBERT ROAD

SECTION 22, IN TOWNSHIP 11, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO  
**CC REZONE**

SITE DATA

**OWNER:**  
 Richard & Winifred Holmes  
 16888 Elbert Rd  
 Peyton, CO 80831

**PREPARED BY:**  
 Holmes Enterprises LLC  
 16888 Elbert Rd  
 Peyton, CO 80831

Tax ID Number: 4122000002

Approved Sketch Plan: RHM 24-001  
 Current Zoning: A-35

Proposed Zoning: CC  
 Total Area: 37.45 ac

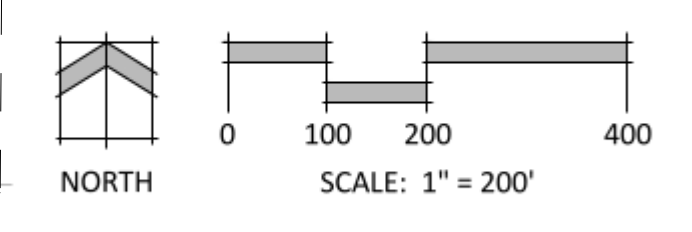
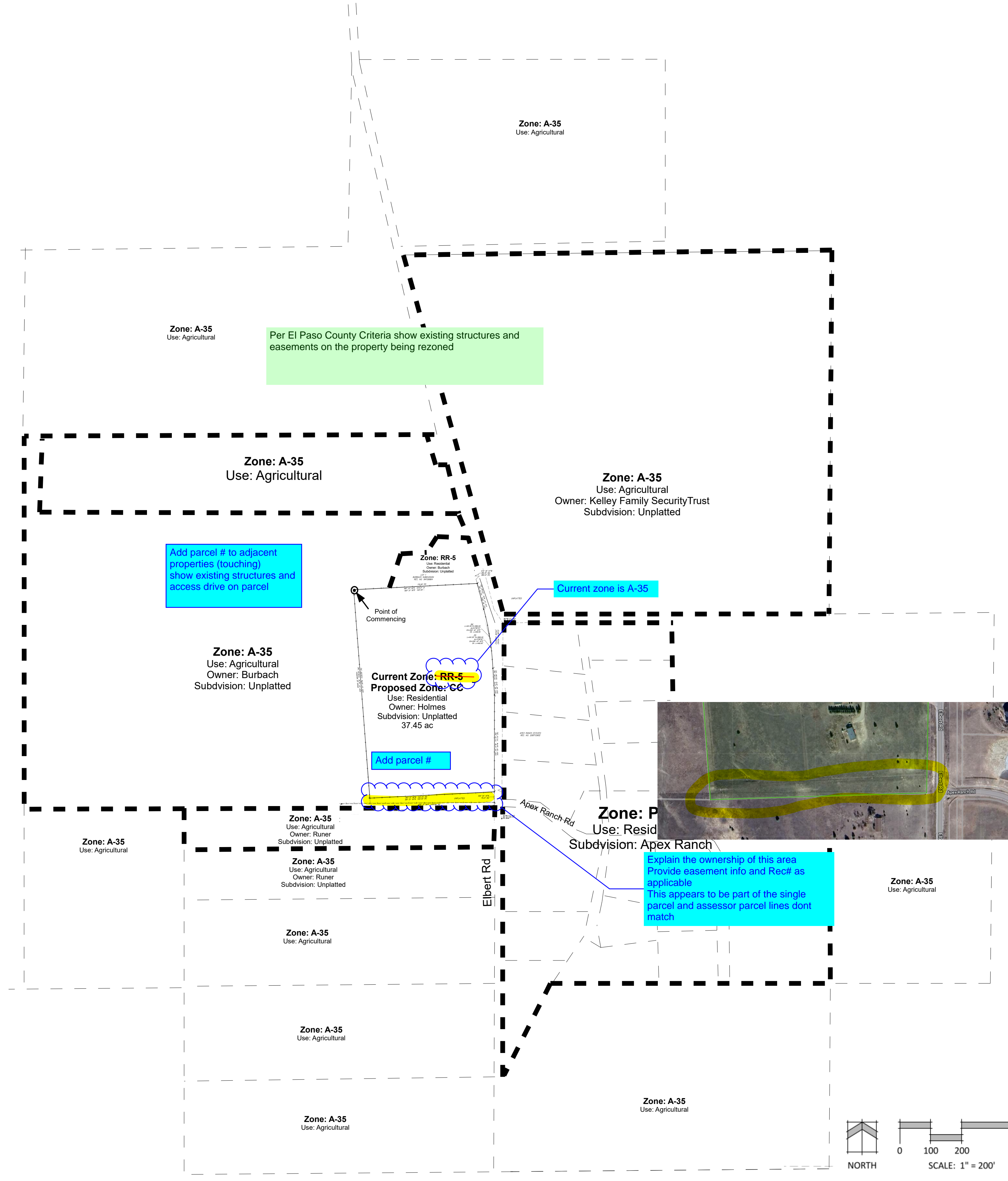
Remove as there is no County approved Sketch Plan on file

LEGAL DESCRIPTION

A tract of land in the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 22, Township 11 South, Range 64 West of the 6th P.M., described as follows:  
 Commencing at the Northwest corner of said Section 22;  
 thence S 0° 31'30" E, 1288.35 feet;  
 thence N 89° 27'15" E, 646.84 feet;  
 thence S 17° 27'18" E, 160 feet;  
 thence S 84° 51'16" E, 63.30 feet to a point on the West R.O.W. line of State Highway #217;  
 thence S 19° 13' E along said R.O.W. line of State Highway #217;  
 thence S 19° 13' E along said R.O.W., 939.83 feet to the Point of Beginning of the tract to be described;  
 thence along said R.O.W., S 15° 37'30" E, 197.8 feet, to a point of curve;  
 thence along a curve to the right whose chord bears S 8° 48'30" E, a chord distance of 440.46 feet, having a radius of 1880 feet and an arc distance of 441.4 feet;  
 thence continuing along said R.O.W. S 3° 48'30" E, 197.8 feet;  
 thence along said R.O.W., S 0° 05' W, 711.1 feet;  
 thence S 87° 21'30" W, 1021 feet;  
 thence N 4° 57' W, 1539.95 feet;  
 thence N 37° 21', 1021 feet to the Point of Beginning.

LINE LEGEND

- Property Boundary
- - - Adjacent Parcels
- - - Surrounding Parcels



PCD File # P242

