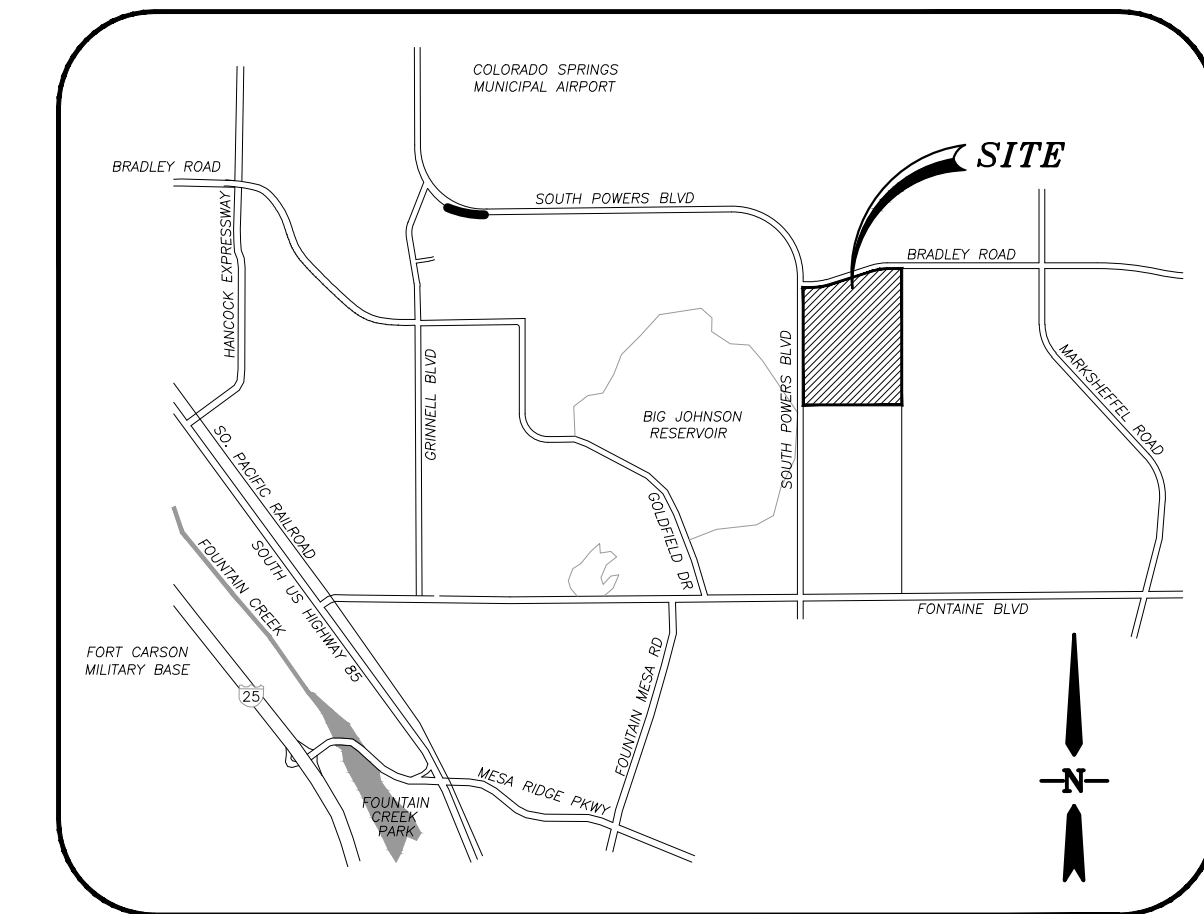
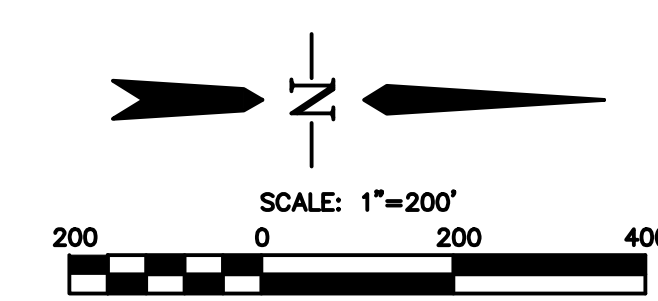
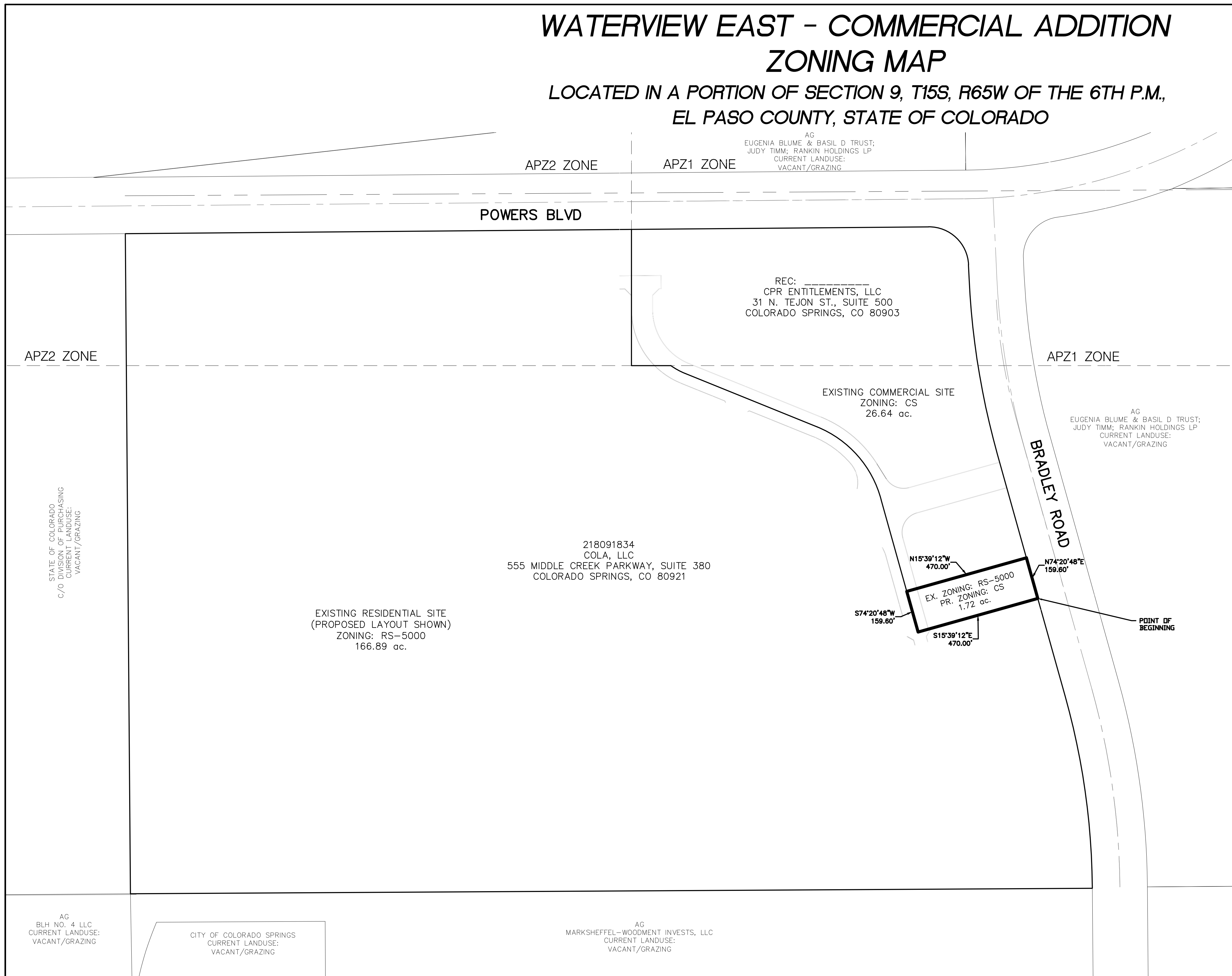


WATERVIEW EAST - COMMERCIAL ADDITION ZONING MAP

LOCATED IN A PORTION OF SECTION 9, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP
N.T.S.



LAND OWNER:
COLA, LLC
555 MIDDLE CREEK PARKWAY, SUITE 380
COLORADO SPRINGS, CO 80921

CPR ENTITLEMENTS, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903

SUBDIVIDER/PETITIONER:
CPR ENTITLEMENTS, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903

PLAN PREPARED BY:
DAKOTA SPRINGS ENGINEERING, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903

COMMERCIAL SITE DATA:
NAME OF SUBDIVISION: WATERVIEW EAST
EXISTING ZONING: RS-5000
PROPOSED ZONING: CS
PROPOSED USE: COMMERCIAL
AREA (GROSS): 1.72 ac
AREA (NET): 1.63 ac
STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT
CURRENT USE: VACANT/GRAZING

LEGAL DESCRIPTION:
KNOW ALL MEN BY THESE PRESENTS:
THAT WATERVIEW INVESTMENTS LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
THAT INCLUDES: A TRACT OF LAND LOCATED IN A PORTION OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 65th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THENCE S00°19'32"E, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY AND A POINT ON A NON-TANGENT CURVE TO THE LEFT;
THE FOLLOWING 2 COURSES ARE ALONG THE SAID SOUTHERLY R.O.W. LINE OF BRADLEY ROAD:
1. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 15°09'41", 730.29' ALONG THE SAID SOUTHERLY R.O.W. LINE;
2. THENCE S74°20'48"W A DISTANCE OF 385.54 FEET ALONG THE SAID SOUTHERLY R.O.W. LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE S15°39'12"E A DISTANCE OF 470.00 FEET;
THENCE S74°20'48"W A DISTANCE OF 159.60 FEET;
THENCE N15°39'12"W A DISTANCE OF 470.00 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
THENCE N74°20'48"E A DISTANCE OF 159.60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
THE ABOVE TRACT OF LAND CONTAINS 1.72 ACRES, MORE OR LESS.

Computer File Information	
Creation Date: 2-27-17	Initials: CMD
Last Modification Date: 9-11-18	Initials: JM
Full Path & Drawing File Name: V:\1817\active\181710214\CAD\Plansheets Zoning Map.dwg	
Acad Ver. 2014	Scale: see plan Units: Feet

Index of Revisions	

DSE *Dakota Springs Engineering*
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

WATERVIEW EAST - COMMERCIAL ADDITION ZONING MAP	
Designer: BG	Structure Numbers
Sheet Subset:	

Project No./Code
181710214
CS-18-002
Sheet Number 1 of 1