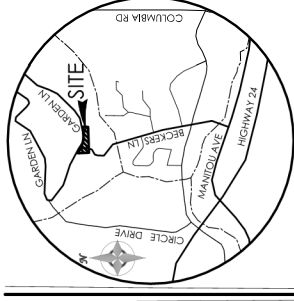
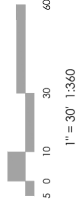


ZONE CHANGE MAP GARDEN OF THE GODS TRADING POST



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

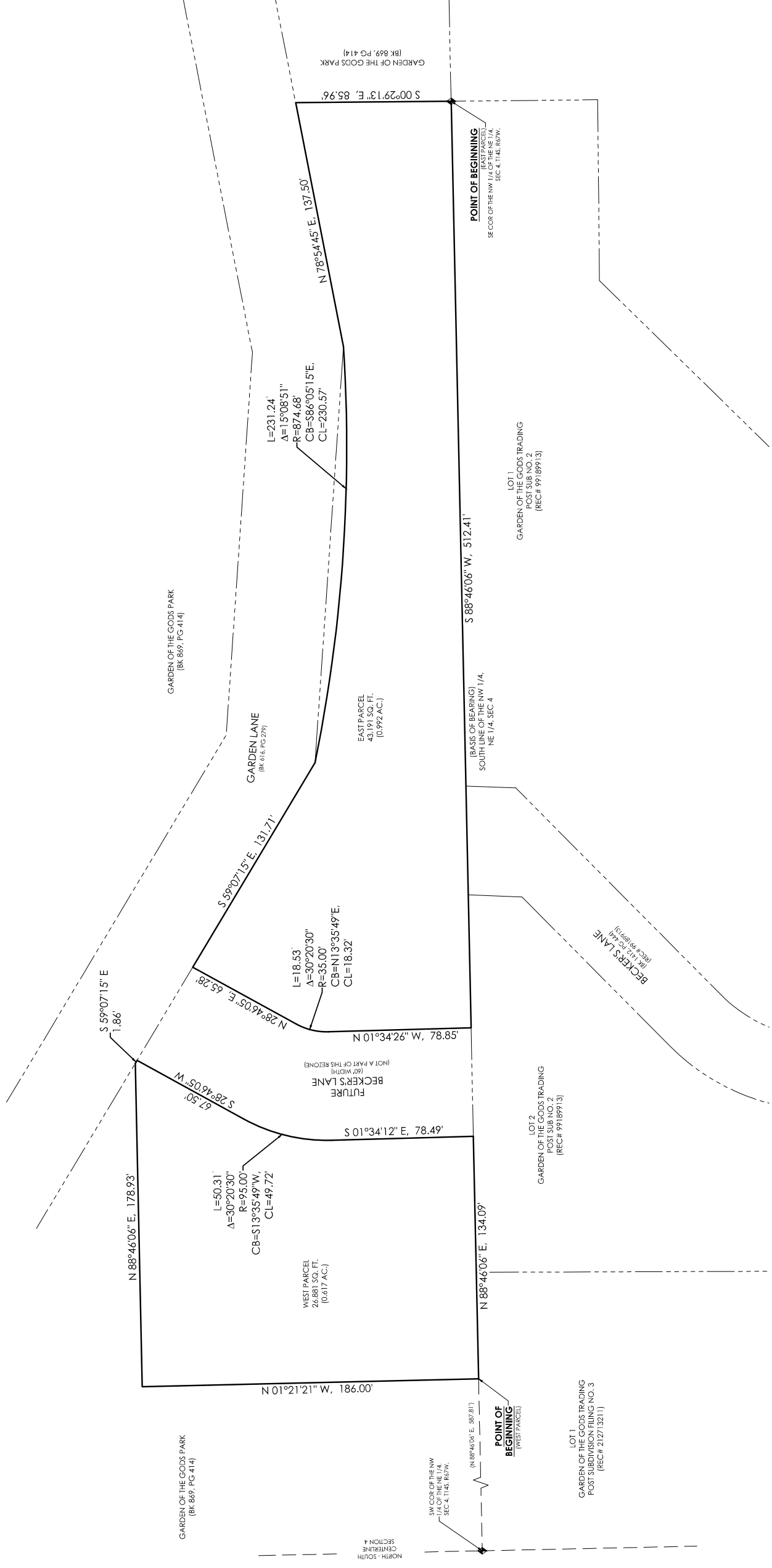
REZONE MAP

GARDEN OF THE GODS TRADING POST

MVE PROJECT 51542
MVE DRAWING -REZONE-CS

APRIL 8, 2024
SHEET 1 OF 1

CITY FILE NO. ZONE-23-0033



REZONE AREA LEGAL DESCRIPTION: (WEST PARCEL)

A PARCEL OF LAND AS DESCRIBED IN EXHIBITS C, D OF THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 223033547, ON JULY 27, 2023, AND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 88°46'06" EAST, COINCIDENT WITH THE SOUTH LINE OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 587.81 FEET TO THE POINT OF BEGINNING

THENCE NORTH 01°21'21" WEST, A DISTANCE OF 186.00 FEET;
THENCE NORTH 88°46'06" EAST, A DISTANCE OF 178.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF GARDEN LANE, RECORDED AT BOOK 61A, PAGE 279;

THENCE SOUTH 59°07'15" WEST, TANGENT WITH SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1.86 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 95.00, A CENTRAL ANGLE OF 30°20'30", A CHORD BEARING SOUTH 13°35'49" WEST, A DISTANCE OF 47.72 FEET, AND AN ARC DISTANCE OF 50.31 FEET;

THENCE SOUTH 01°34'12" EAST, TANGENT WITH THE PREVIOUS DESCRIBED CURVE, A DISTANCE OF 78.49 FEET TO SAID SOUTH LINE;

THENCE SOUTH 88°46'06" WEST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 134.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 26,881 SQ. FT. (0.617 ACRES), MORE OR LESS.

REZONE AREA LEGAL DESCRIPTION: (EAST PARCEL)

A PARCEL OF LAND AS DESCRIBED IN EXHIBITS A, B OF THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 223033547, ON JULY 27, 2023, AND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 88°46'06" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 512.41 FEET;

THENCE NORTH 1°34'25" WEST, TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 78.85 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 30°20'30", A CHORD BEARING OF NORTH 13°35'49" EAST AND A CHORD DISTANCE OF 18.32 FEET, AN ARC DISTANCE OF 18.33 FEET;

THENCE NORTH 28°46'05" EAST, A DISTANCE OF 45.28 FEET TO THE SOUTH RIGHT OF WAY LINE OF GARDEN LANE, RECORDED AT BOOK 61A, PAGE 279, ON JANUARY 7, 1924;

THENCE SOUTH 59°07'15" EAST, COINCIDENT WITH SAID SOUTH RIGHT OF WAY LINE AND NON-TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 131.71 FEET;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 874.68 FEET, A CENTRAL ANGLE OF 15°08'51", A CHORD BEARING OF SOUTH 86°05'15" EAST AND A CHORD DISTANCE OF 230.57 FEET, AN ARC DISTANCE OF 231.24 FEET TO SAID SOUTH RIGHT OF WAY LINE;

THENCE NORTH 78°54'45" EAST, NON-TANGENT TO THE PREVIOUS DESCRIBED CURVE AND COINCIDENT WITH SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 137.50 FEET;

THENCE SOUTH 0°29'13" EAST, A DISTANCE OF 85.56 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 43191 SQ. FT. (0.992 ACRES), MORE OR LESS.

NOTES:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED AT THE WEST END BY A 1.75" IRON PIPE, AND MONUMENTED AT THE EAST END BY A 1" IRON PIPE, BEARING NORTH 88°46'06" EAST, BASED ON COLORADO STATE PLANE.

TOTAL AREA TO BE REZONED IS 70,072 SQ. FT. (1.609 AC)

CURRENT ZONING IS PK (PUBLIC PARK) PER CITY OF COLORADO SPRINGS

CURRENT OVERLAY ZONES ARE Hillside Overlay and Wildland Urban Interface Overlay

PROPOS. MX-IH-SW-U-O (Mixed-Use Institutional with Hillside Overlay and Wildland Urban Interface Overlay)