

VICINITY MAP

N.T.S.



LEGAL DESCRIPTION

LOTS 2, 3, 4 AND 5, OF THE WOODMEN HEIGHTS BUSINESS PARK FILING NO. 1, UNDER RECEPTION NO. 208712847, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A CALCULATED AREA OF 215,547.35 SQUARE FEET (4.95 ACRES) OF LAND, MORE OR LESS.

AND

A PORTION OF LAND LYING WITHIN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARING IS BASED ON THE SOUTH LINE OF FOREST MEADOWS AVENUE, MONUMENTED AT EACH END WITH A YELLOW PLASTIC CAP ON #4 REBAR STAMPED PLS 10376, HAVING AN ASSUMED BEARING N89°21'46" E.

BEGINNING AT THE NORTHEAST CORNER OF LOT 5, WOODMEN HEIGHTS BUSINESS PARK FILING NO. 1 AS RECORDED AT RECEPTION NO. 208712847 OF THE EL PASO COUNTY CLERK AND RECORDERS RECORDS; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTH LINE OF FOREST MEADOWS AVENUE:

- (1) N 89°21'46" E, A DISTANCE OF 1,286.05 FEET;
- (2) 198.25 FEET ALONG THE ARC OF A 723.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°42'40" AND A CHORD THAT BEARS N 81°30'27" E, 197.63 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED AT RECEPTION NO. 213006396 OF SAID EL PASO COUNTY RECORDS; THENCE S 00°35'00" E ALONG THE WEST LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 213006396, A DISTANCE OF 803.02 FEET TO THE NORTH LINE OF WOODMEN ROAD; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTH LINE OF WOODMEN ROAD:

- (1) S 89°21'29" W, A DISTANCE OF 1,966.85 FEET;
- (2) 175.28 FEET ALONG THE ARC OF A 10,088.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°59'44" AND A CHORD THAT BEARS S 88°21'07" W, 175.28 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID WOODMEN HEIGHTS BUSINESS PARK FILING NO. 1;
- (3) 469.26 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID WOODMEN HEIGHTS BUSINESS PARK FILING NO. 1; THENCE THE FOLLOWING THREE (3) COURSES, ALONG THE SOUTH LINE OF SAID WOODMEN HEIGHTS BUSINESS PARK FILING NO. 1:

- (1) N 89°21'46" E, A DISTANCE OF 641.67 FEET;
- (2) 118.33 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 45°11'59" AND A CHORD THAT BEARS N 66°45'46" E, 115.29 FEET;
- (3) N 44°09'47" E, A DISTANCE OF 15.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EAST LINE OF SAID LOT 5: (1) 262.28 FEET ALONG THE ARC OF A 332.50 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 45°11'45" AND A CHORD THAT BEARS N 23°14'06" W, 255.53 FEET; (2) N 00°38'14" W, A DISTANCE OF 18.59 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 1,449,183.96 SQUARE FEET (33.27 ACRES) OF LAND, MORE OR LESS.

DEVELOPER

SPRINGS LAND VENTURES LLC
PO BOX 908
COLORADO SPRINGS, COLORADO 80901

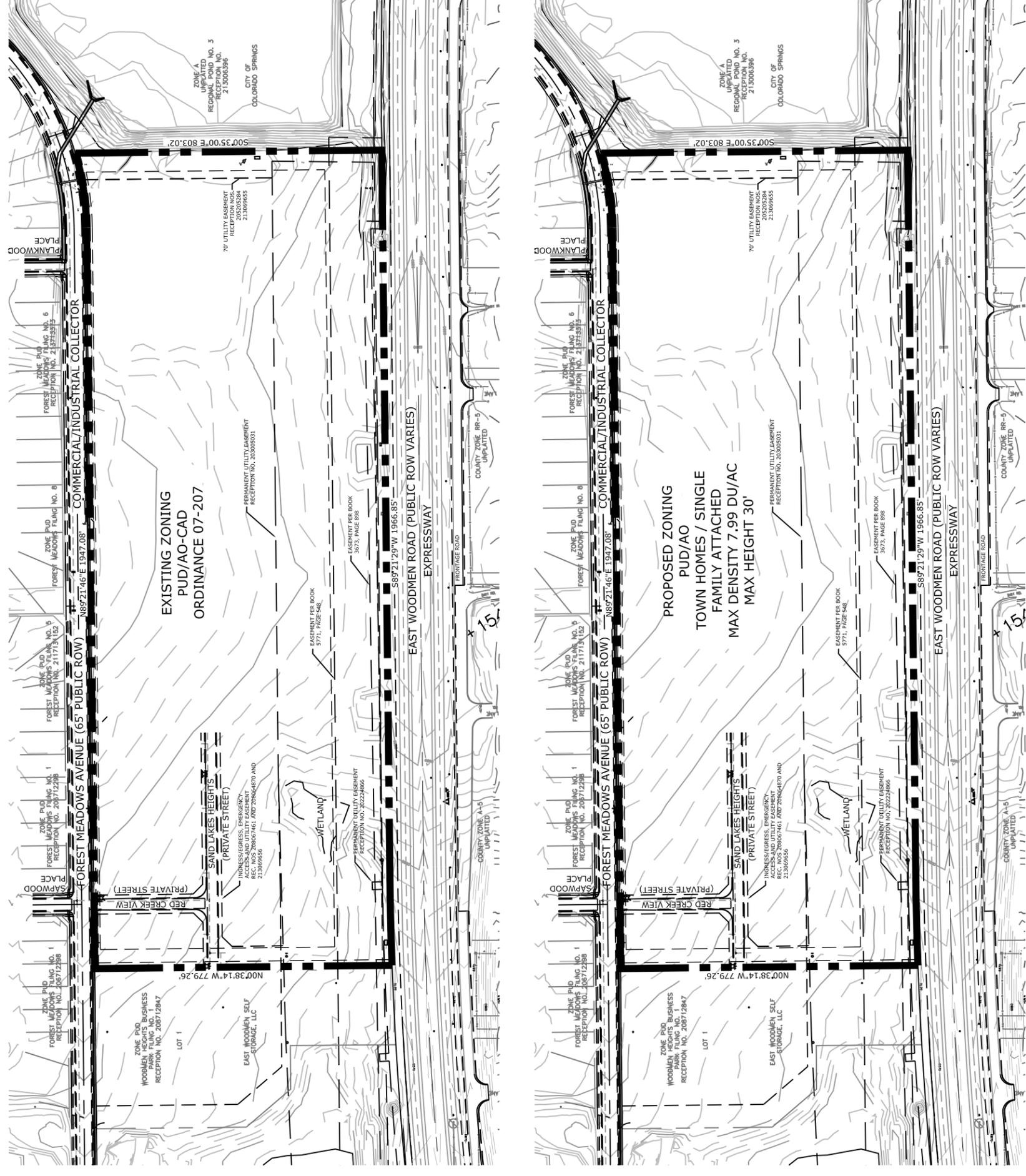
LAND PLANNER

N.E.S. INC.
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, COLORADO 80903

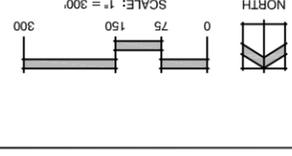
CIVIL ENGINEER

M&S CIVIL
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, COLORADO 80901

FOREST MEADOWS SOUTH ZONING EXHIBIT



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