ZONE CHANGE
EXHIBIT B

SEC. 21

BASIS OF BEARINGS
N89°12'01" 2641.87'

POINT OF COMMENCEMENT
N 1/4 CORNER S28,
T12S, R66W, 6TH P.M.
RECOVERED 1-1/2" BRASS CAP
STAMPED "LS 2078"

NE SEC CORNER S28,
T12S, R66W, 6TH P.M.
RECOVERED 3-1/4" ALUM. CAP
STAMPED "LS 10956"

S00°15'22"E
308.91 (TIE)

PENDLETON SUBDIVISION
RECEPTION NO. 719194
LOT 2, BLOCK 1

N80°40'16"E 872.71'

POINT OF BEGINNING

OWNER:
HOPE CHAPEL OF
COLORADO SPRINGS,
A COLORADO
NONPROFIT
CORPORATION
RECEPTION NO. 221030892

S00°15'22"E 466.40'

EXISTING COUNTY ZONING: RR-2.5

PROPOSED CITY ZONING: R-5/SS

PENDLETON SUBDIVISION
RECEPTION NO. 719194
LOT 1, BLOCK 1

N01°10'01"E 651.86'

VACATED BURGESS ROAD
BOOK 3173 PAGE 561

UTILITY EASEMENT
BOOK 3616, PAGE 774

UNPLATTED

S71°12'16"W
222.56'

N83°53'46"W
87.08'

REC. NO. 217013037

S50°22'37"W
224.95'

S69°45'31"W
234.36'

S20°14'29"E
30.21'

80' R.O.W.
BOOK 2288
PAGE 416

OLD RANCH ROAD
(R.O.W. VARIES)

N06°41'58"W(R)

S86°45'22"W
191.51'

OTERO AVENUE
(60' R.O.W.)

Δ=0°04'54"
R=3779.80'
L=5.39'

W LINE, NE 1/4, SEC. 28

SEC 28

OWNER:
HUNSINGER FAMILY
PARTNERSHIP, LLLP
REC. NO. 98019682
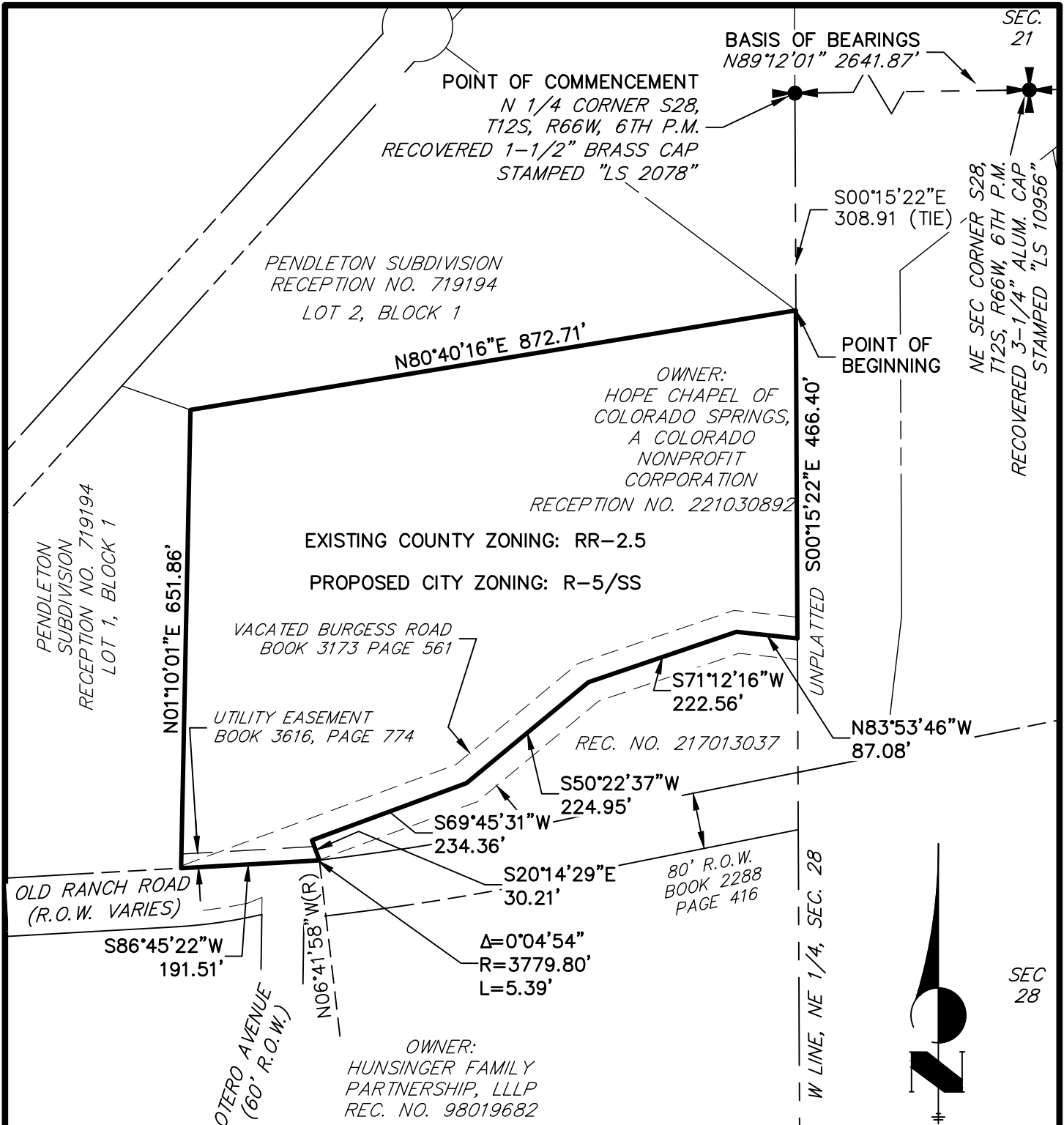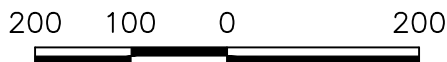
NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT
IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

200 100 0 200

ORIGINAL SCALE: 1" = 200'

SHEET: 2 OF 2

KETTLE CREEK
PROJECT NO.: 25214.00
DATE: 06/10/2022

EXHIBIT B