OUTLOOK AT CENTENNIAL AND FILLMORE

CITY OF COLORADO SPRINGS, COLORADO

ZONE CHANGE

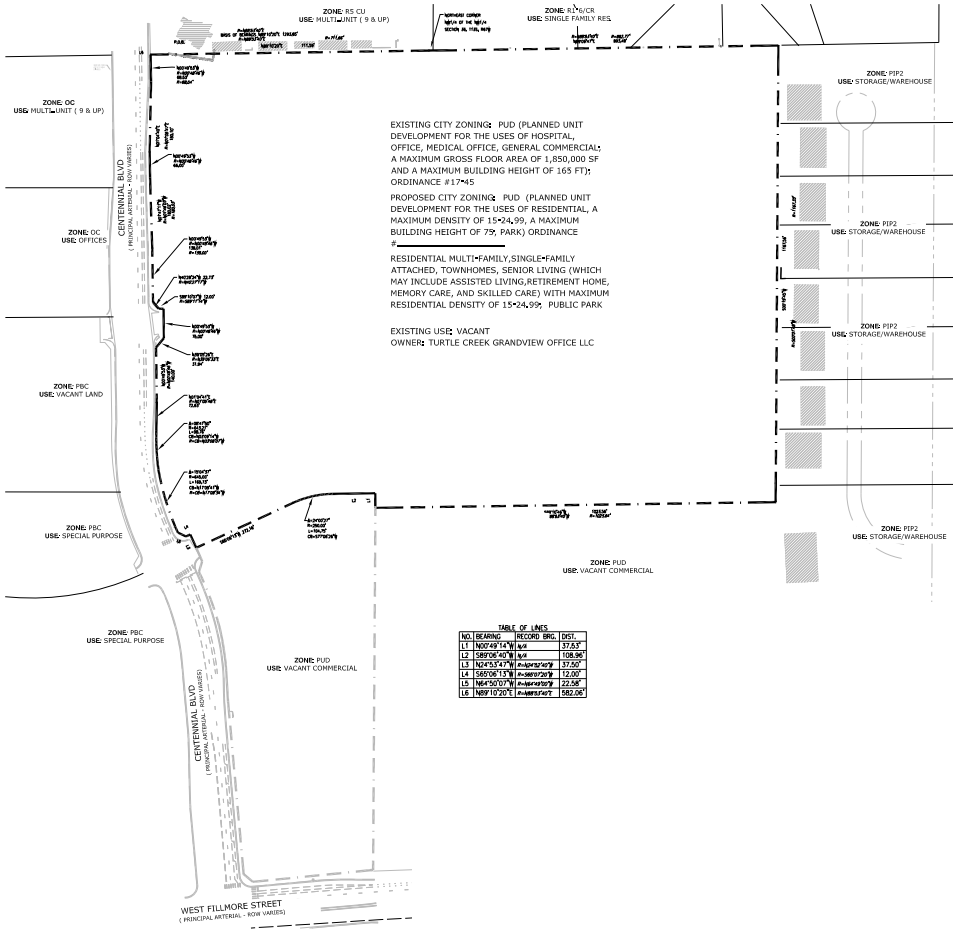

TABLE OF LINES

NO.	BEARING	RECORD BRG.	DIST.
L1	N00°49'14"W	N/A	37.53'
L2	S89°06'40"W	N/A	108.96'
L3	N24°53'47"W	R=N24°52'40"W	37.50'
L4	S65°06'13"W	R=S65°07'20"W	12.00'
L5	N64°50'07"W	R=N64°51'07"W	22.58'
L6	N89°10'20"E	R=N89°15'46"E	582.06'

LEGAL DESCRIPTION

THAT PORTION OF THE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 16, 1981 IN BOOK 3481 AT PAGE 415, LYING EAST OF CENTENNIAL BOULEVARD AS DESCRIBED IN WARRANTY DEED RECORDED MAY 29, 1977 IN BOOK 5373 AT PAGE 77, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 36; THENCE N89°10'20"E (N88°53'40"E OF RECORD) ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SAID SECTION 36, A DISTANCE OF 582.06 FEET (582.04 FEET OF RECORD) TO THE EASTERLY RIGHT-OF-WAY LINE OF CENTENNIAL BOULEVARD AS DESCRIBED IN SAID WARRANTY DEED RECORDED IN BOOK 5373 AT PAGE 77, AND THE POINT OF BEGINNING; THENCE N89°10'20"E (N88°53'40"E OF RECORD) ON SAID NORTH LINE, A DISTANCE OF 711.59 FEET (711.66 FEET OF RECORD) TO THE NORTHEAST CORNER OF SAID NW1/4NW1/4; THENCE N89°09'47"E (N88°53'40"E OF RECORD) ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SAID SECTION 36, A DISTANCE OF 893.48 FEET (892.77 FEET OF RECORD) TO THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 3481 AT PAGE 415 ALSO BEING THE NORTHWEST CORNER OF LOT 10, FILLMORE HEIGHTS SUBDIVISION FILING NO. 2 AS RECORDED AT RECEPTION NO. 98138750 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S00°01'49"W (S00°01'48"W OF RECORD) ON THE COMMON LINE OF SAID TRACT OF LAND AND SAID FILLMORE HEIGHTS SUBDIVISION FILING NO. 2, A DISTANCE OF 1167.56 FEET (1167.33 FEET OF RECORD); THENCE S89°10'46"W (S88°53'40"W OF RECORD) ON A SOUTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3481 AT PAGE 415, A DISTANCE OF 1023.96 FEET (1023.64 FEET OF RECORD); THENCE N00°49'14"W A DISTANCE OF 37.53 FEET; THENCE S89°06'40"W A DISTANCE OF 108.96 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°00'27", A RADIUS OF 250.00 FEET FOR AN ARC DISTANCE OF 104.75 FEET, WHOSE CHORD BEARS S77°06'26"W; THENCE S65°06'13"W A DISTANCE OF 272.16 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID CENTENNIAL BOULEVARD, THE FOLLOWING SIXTEEN (16) COURSES ARE ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE 1) N24°53'47"W (N24°52'40"W OF RECORD) A DISTANCE OF 37.50 FEET; 2) S65°06'13"W (S65°07'20"W OF RECORD) A DISTANCE OF 12.00 FEET; 3) N64°50'07"W (N64°49'00"W OF RECORD) A DISTANCE OF 22.58 FEET TO A POINT ON A CURVE, FROM WHICH A RADIAL LINE BEARS N65°18'00"E; 4) ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°04'37", A RADIUS OF 645.00 FEET FOR AN ARC DISTANCE OF 169.73 FEET, WHOSE CHORD BEARS N17°09'41"W (N17°08'34"W OF RECORD) TO A POINT ON A CURVE, FROM WHICH A RADIAL LINE BEARS N82°26'51"E; 5) ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°47'50", A RADIUS OF 643.21 FEET FOR AN ARC DISTANCE OF 98.76 FEET, WHOSE CHORD BEARS N03°09'14"W (N03°08'07"W OF RECORD); 6) N01°04'41"E (N01°05'48"E OF RECORD) A DISTANCE OF 72.63 FEET; 7) N00°49'53"W (N00°48'46"W OF RECORD) A DISTANCE OF 140.00 FEET; 8) N39°05'26"E (N39°06'33"E OF RECORD) A DISTANCE OF 31.94 FEET; 9) N00°49'53"W (N00°48'46"W OF RECORD) A DISTANCE OF 75.00 FEET; 10) S89°10'07"W (S89°11'14"W OF RECORD) A DISTANCE OF 12.00 FEET; 11) N40°28'24"W (N40°27'17"W OF RECORD) A DISTANCE OF 22.73 FEET; 12) N00°49'53"W (N00°48'46"W OF RECORD) A DISTANCE OF 136.01 FEET (138.00 FEET OF RECORD); 13) N01°47'11"W (N01°46'03"W OF RECORD) A DISTANCE OF 180.82 FEET (180.03 FEET OF RECORD); 14) N00°49'53"W (N00°48'46"W OF RECORD) A DISTANCE OF 66.00 FEET; 15) N01°04'40"E (N01°05'47"E OF RECORD) A DISTANCE OF 180.10 FEET; 16) N00°49'53"W (N00°48'46"W OF RECORD) A DISTANCE OF 68.53 FEET (68.94 FEET OF RECORD) TO THE POINT OF BEGINNING AND CONTAINING 42.784 ACRES OF LAND, MORE OR LESS.

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OUTLOOK AT CENTENNIAL AND FILLMORE
ZONE CHANGE EXHIBIT
PROJECT ADDRESS
OTHER INFO

DATE: 7/29/20
PROJECT MGR: C. LIEBER
PREPARED BY: N. BROWER

DATE	BY	DESCRIPTION
10.19.20	AP	PER CITY COMMENTS
11.11.20	AP	PER CITY COMMENTS

ZONE CHANGE EXHIBIT

1
1 OF 1

CPC PUZ 20-00119

NORTH
0 37.5 75 150
SCALE: 1" = 150'

PUD ZONE CHANGE