

GENERAL NOTES:

- PROPERTY IS NOT LOCATED WITHIN ANY FLOODPLAIN BOUNDARIES PER FEMA FLOODPLAIN MAP 08041C0731F EFF. 3/17/1987
- PROPERTY DOES NOT HAVE ANY COVENANTS / EASEMENTS PERMITTING THE USE OF LAND BY ADJACENT PROPERTY OWNERS.
- EXISTING UTILITY EASEMENTS WILL REMAIN.
- ACCESS TO UTILITY EASEMENTS ARE CURRENTLY (AND WILL REMAIN ACCESSIBLE) FROM THE PUD PROPERTY TO THE NORTH.
- PROPERTY DOES NOT HAVE ANY APPROVED VARIANCES WHICH APPLY TO THE PROPERTY.
- PROPERTY IS TO BE INCORPORATED INTO ADJACENT PROPERTY TO THE NORTH VIA DEVELOPMENT PLAN.
- PROPERTY IS PART OF THE HOLLICK ESTATE MASTER PLAN.
- EXISTING ZONE IS (OC) OFFICE COMPLEX, APPROVED WITH ORDINANCE NO. 08-123.
- PROPERTY WILL FOLLOW ALL AMERICANS WITH DISABILITIES REGULATIONS.
- PROPERTY WILL BE MAINTAINED BY THE OWNER.
- THE PROPERTY LIES EAST OF I-25 AND THE 2009 EXEMPTION REMAINS APPLICATION AS NO NEW BUILDINGS ARE PROPOSED WITH THE CONCEPT PLAN. ENGINEERING DEVELOPMENT REVIEW (EDRD) HAS CONCURRED WITH THE EXEMPTION.
- CONCEPT PLAN NOT TO BE USED FOR PLATTING AND IS SIMPLY TO ILLUSTRATE THE ENVISIONED DEVELOPMENT AND FUTURE LOT LAYOUT

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 13, RANGE 66 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BASIS OF BEARING: THE SOUTHEASTERLY LINE OF FILLMORE SENIOR CAMPUS RECORDED UNDER RECEPTION NO. 206712368 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, ASSUMED TO BEAR N63°41'28"W;

BEGINNING AT THE SOUTHERLY CORNER OF FILLMORE SENIOR CAMPUS RECORDED UNDER RECEPTION NO. 206712368 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
 THENCE ON THE SOUTHEASTERLY LINE OF SAID FILLMORE SENIOR CAMPUS, N63°41'28"E A DISTANCE OF 787.26 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD AS SHOWN ON THE PLAT OF MEDICAL OFFICE PLAZA RECORDED UNDER RECEPTION NO. 211713161;
 THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES:

- S10°18'32"E A DISTANCE OF 122.57 FEET;
- S15°52'05"E A DISTANCE OF 90.00 FEET;
- S10°54'20"E A DISTANCE OF 33.83 FEET;
- S15°40'28"E A DISTANCE OF 76.01 FEET;
- S19°51'31"E A DISTANCE OF 45.84 FEET;
- S15°52'05"E A DISTANCE OF 51.00 FEET;
- S20°39'34"E A DISTANCE OF 106.27 FEET, TO THE SOUTHEASTERLY CORNER OF SAID MEDICAL OFFICE PLAZA;

THENCE ON SAID SOUTHERLY LINE OF SAID MEDICAL OFFICE PLAZA, S66°55'00"W A DISTANCE OF 235.51 FEET;
 THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING TWO (2) COURSES:
 1. S21°55'00"W A DISTANCE OF 66.03 FEET;
 2. S66°55'00"W A DISTANCE OF 405.02 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MELISSA DRIVE AS RECORDED IN PLAT BOOK W-5-AT PAGE 142;
 THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

- N05°45'00"W A DISTANCE OF 62.24 FEET, TO A POINT OF CURVE;
 - ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 44°36'34" AND AN ARC LENGTH OF 338.69 FEET, TO THE POINT OF BEGINNING.
- CONTAINING A CALCULATED AREA OF 315,614 SQUARE FEET OR 7.2465 ACRES.

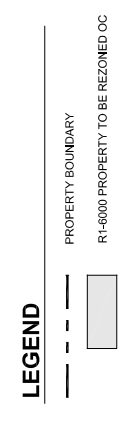
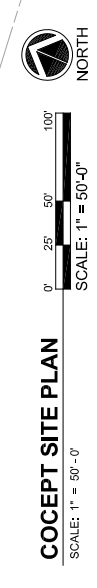
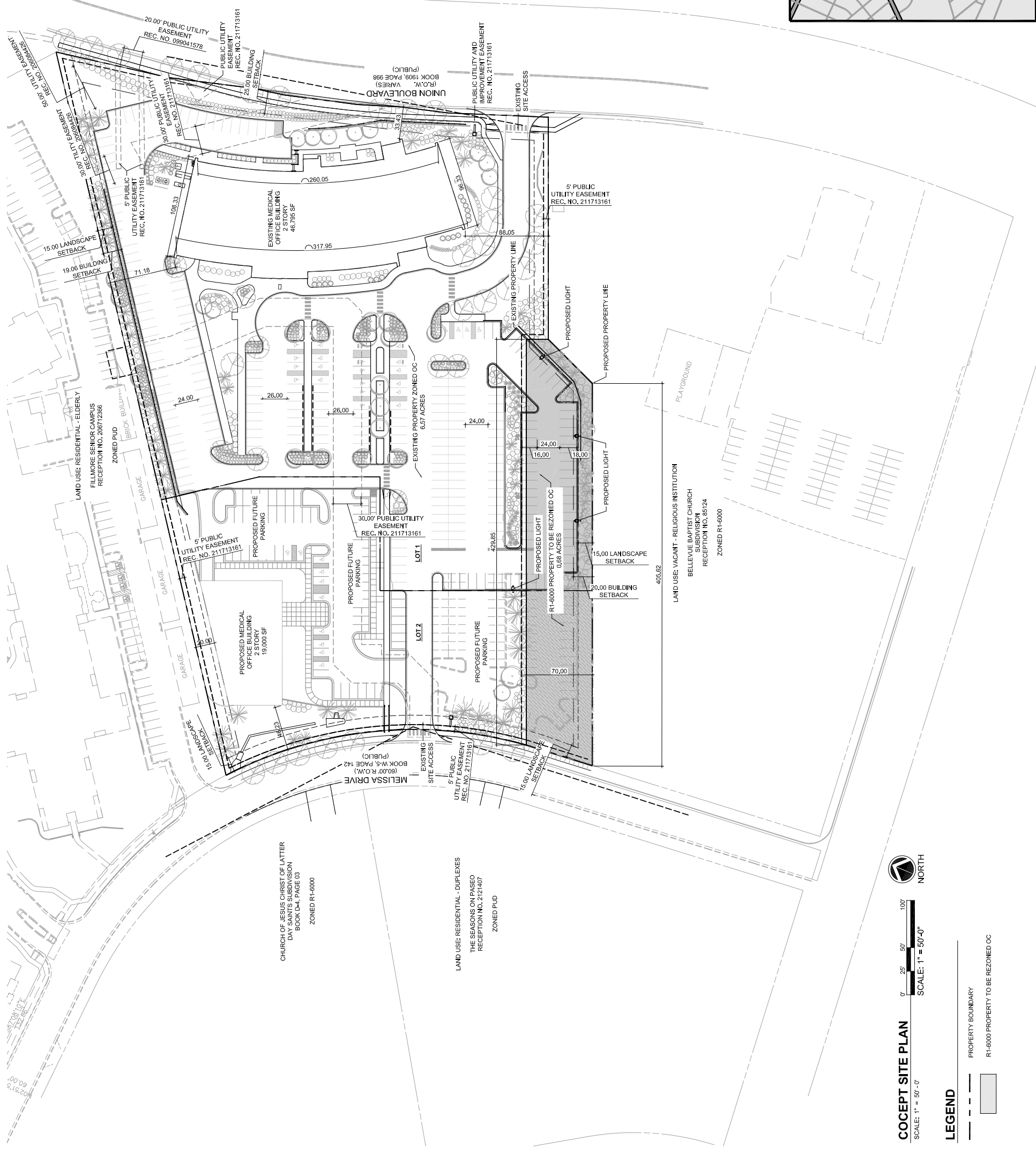
MEDICAL OFFICE PLAZA - COLORADO SPRINGS

INTERSECTION OF N. UNION BLVD. AND E. FILLMORE ST.

Sheet Title:
CONCEPT SITE PLAN

CONCEPT PLAN 02/12/21
Sheet Number:
1 OF 1

DPA Project: 20601.00.000
CITY FILE NO.: CPC 20-00180



CONCEPT PLAN



VICINITY MAP
SCALE: NTS