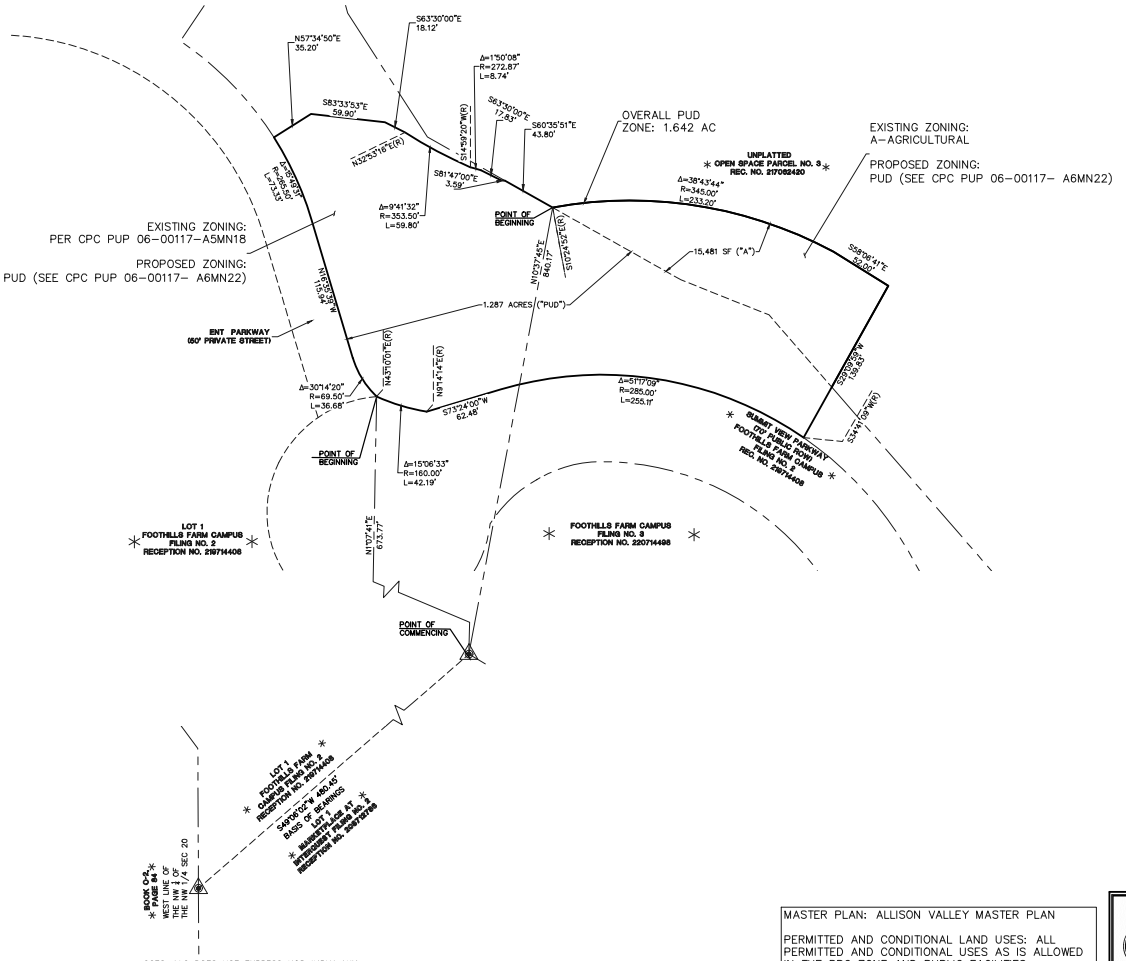
INTERQUEST MARKETPLACE

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

ZONE CHANGE EXHIBIT

PUDZ-22-0003



CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

PUD ZONE CHANGE:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY OF LOT 1 A PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 RECORDED UNDER RECEPTION NO. 218712786, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 1-1/2 INCH ALUMINUM SURVEYOR'S CAP STAMPED "CCES LLC PLS 31111", IS ASSUMED TO BEAR S49°06'02"W A DISTANCE OF 480.45 FEET.

COMMENCING AT THE MOST NORTHEASTERLY CORNER OF LOT 1 AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 RECORDED UNDER RECEPTION NO. 20187 12786, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N01°07'41"E, A DISTANCE OF 673.77 FEET TO AN ANGLE POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SUMMIT VIEW PARKWAY AS PLATTED IN FOOTHILLS FARM CAMPUS FILING NO. 2 RECORDED UNDER RECEPTION NO. 2 19714408 SAID POINT BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF ENT PARKWAY AS PLATTED IN SAID FOOTHILLS FARM CAMPUS FILING NO. 2 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID ENT PARKWAY THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N43° 10'01"E, HAVING A DELTA OF 30° 14'20", A RADIUS OF 69.50 FEET AND A DISTANCE OF 36.68 FEET TO A POINT OF TANGENT;
2. N16°35'39"W, A DISTANCE OF 115.94 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 15°49'31", A RADIUS OF 285.50 FEET AND A DISTANCE OF 73.33 FEET TO A POINT ON CURVE;

THENCE N57°34'50"E, A DISTANCE OF 35.20 FEET;
THENCE S83°33'53"E, A DISTANCE OF 59.90 FEET;
THENCE S63°30'00"E, A DISTANCE OF 18.12 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N32°53'16"E, HAVING A DELTA OF 09°41'32", A RADIUS OF 353.50 FEET AND A DISTANCE OF 59.80 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S14°59'20"W, HAVING A DELTA OF 01°50'08", A RADIUS OF 272.87 FEET AND A DISTANCE OF 8.74 FEET TO A POINT ON CURVE;
THENCE S63°30'00"E, A DISTANCE OF 72.83 FEET;
THENCE S81°47'00"E, A DISTANCE OF 3.59 FEET;
THENCE S60°35'51"E, A DISTANCE OF 43.80 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S13°23'45"E, HAVING A DELTA OF 38°43'44", A RADIUS OF 345.00 FEET AND A DISTANCE OF 233.20 FEET TO A POINT OF TANGENT;
THENCE S68°08'41"E, A DISTANCE OF 52.00 FEET;
THENCE S21°51'19"W, A DISTANCE OF 139.83 FEET TO A POINT ON CURVE SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SUMMIT VIEW PARKWAY;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF S AID SUMMIT VIEW PARKWAY THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S34°41'09"W, HAVING A DELTA OF 51°17'09", A RADIUS OF 285.00 FEET AND A DISTANCE OF 255.11 FEET TO A POINT OF TANGENT;
2. S73°24'00"W, A DISTANCE OF 62.48 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N09°14'14"E, HAVING A DELTA OF 15°06'33", A RADIUS OF 160.00 FEET AND A DISTANCE OF 42.19 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1.642 ACRES.

MASTER PLAN: ALLISON VALLEY MASTER PLAN

PERMITTED AND CONDITIONAL LAND USES: ALL PERMITTED AND CONDITIONAL USES AS IS ALLOWED IN THE PBC ZONE AND PUBLIC FACILITIES.

MAXIMUM BUILDING HEIGHT: 45'

CLASSIC CONSULTING ENGINEERS & SURVEYORS
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(719)785-0799 (Fax)

INTERQUEST MARKEPLACE COLORADO SPRINGS, CO					
ZONE CHANGE EXHIBIT					
DESIGNED BY	JDP	SCALE		DATE	9/26/22
DRAWN BY	JDP	(H) 1"= 100'		SHEET	1 OF 1
CHECKED BY	KRC	(V) 1"= N/A		JOB NO.	2399.12

EXHIBIT B