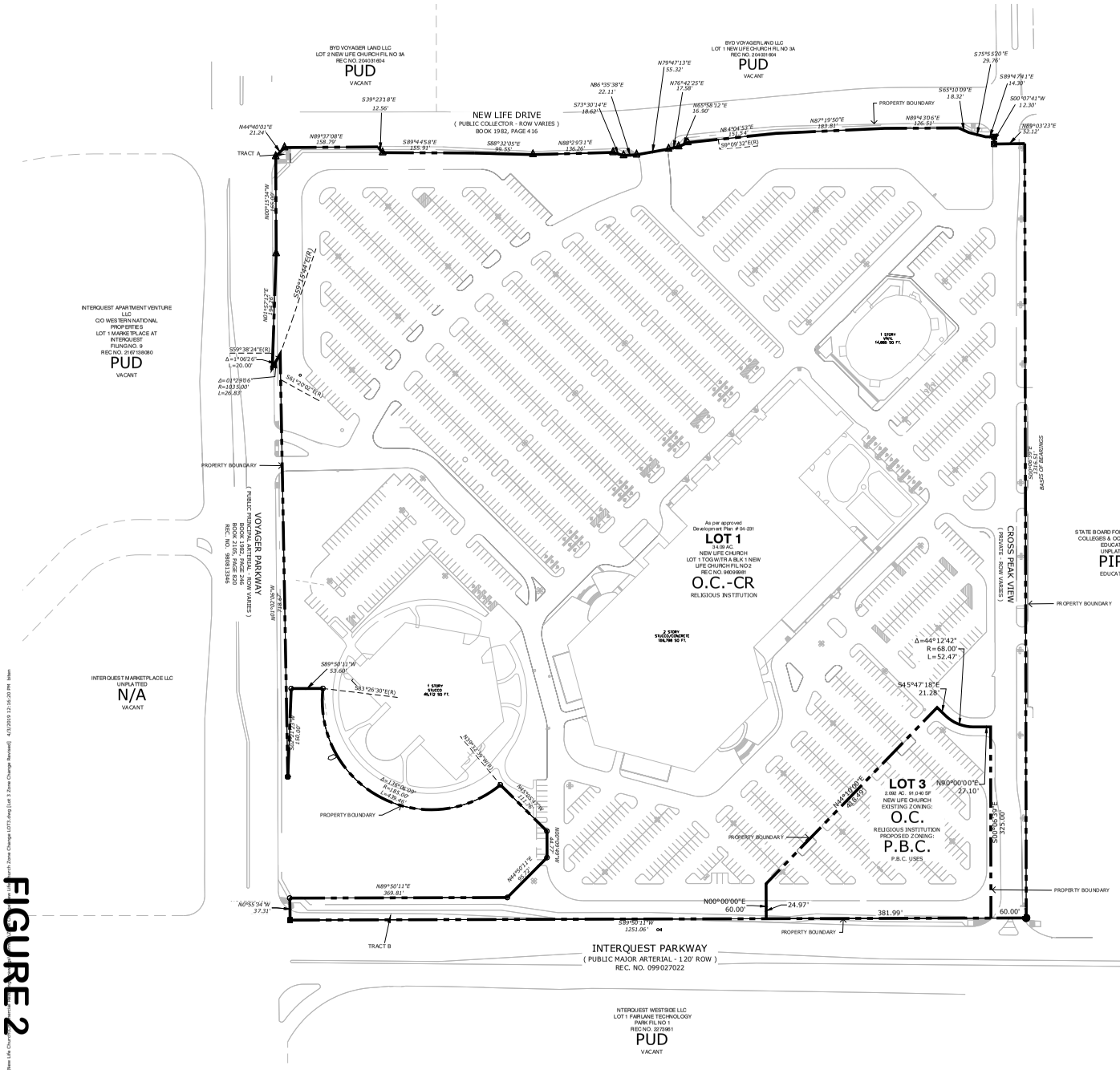

LEGAL DESCRIPTION: LOT 3

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, NEW LIFE CHURCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 099056981, RECORDS OF EL PASO COUNTY, COLORADO, BEING ALSO A PORTION OF THE EAST HALF OF SECTION 20 AND THE WEST HALF OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY BOUNDARY LINE OF LOT 1, BLOCK 1 AS PLATTED IN NEW LIFE CHURCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 099056981, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR S00°00'39"E, A DISTANCE OF 1316.51 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 1 AS PLATTED IN NEW LIFE CHURCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 099056981, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S89°50'11"W ON THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S89°50'11"W ON THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 381.99 FEET;
THENCE N00°00'00"E A DISTANCE OF 60.00 FEET;
THENCE N44°10'00"E A DISTANCE OF 418.49 FEET;
THENCE S45°47'18"E, A DISTANCE OF 21.28 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 44°12'42", A RADIUS OF 68.00 FEET AND A DISTANCE OF 52.47 FEET TO A POINT OF TANGENT;
THENCE N90°00'00"E, A DISTANCE OF 27.10 FEET;
THENCE S00°00'00"E, A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2.092 ACRES

NORTH

0 40 80 160

SCALE: 1" = 80'

FIGURE 2

F:\New Life Church\Drawings\Zone Change\LOT3.dwg [Lot 3 Zone Change Revised] 4/2/2019 12:16:20 PM bitten

Land Planning
Landscape Architecture
Urban Design

NES

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NEW LIFE CHURCH

ZONE CHANGE
11005 VOYAGER PARKWAY
COLORADO SPRINGS, CO

DATE:	08.20.18
PROJECT MGR:	A. BARLOW
PREPARED BY:	B.ITEN

DATE	BY	DESCRIPTION
02.12.19	B.I.	SECOND SUBMITTAL
10.11.19	B.I.	THIRD SUBMITTAL

LOT #3

SHEET NUMBER: 1
1 OF 1

CPC ZC 18-00143