

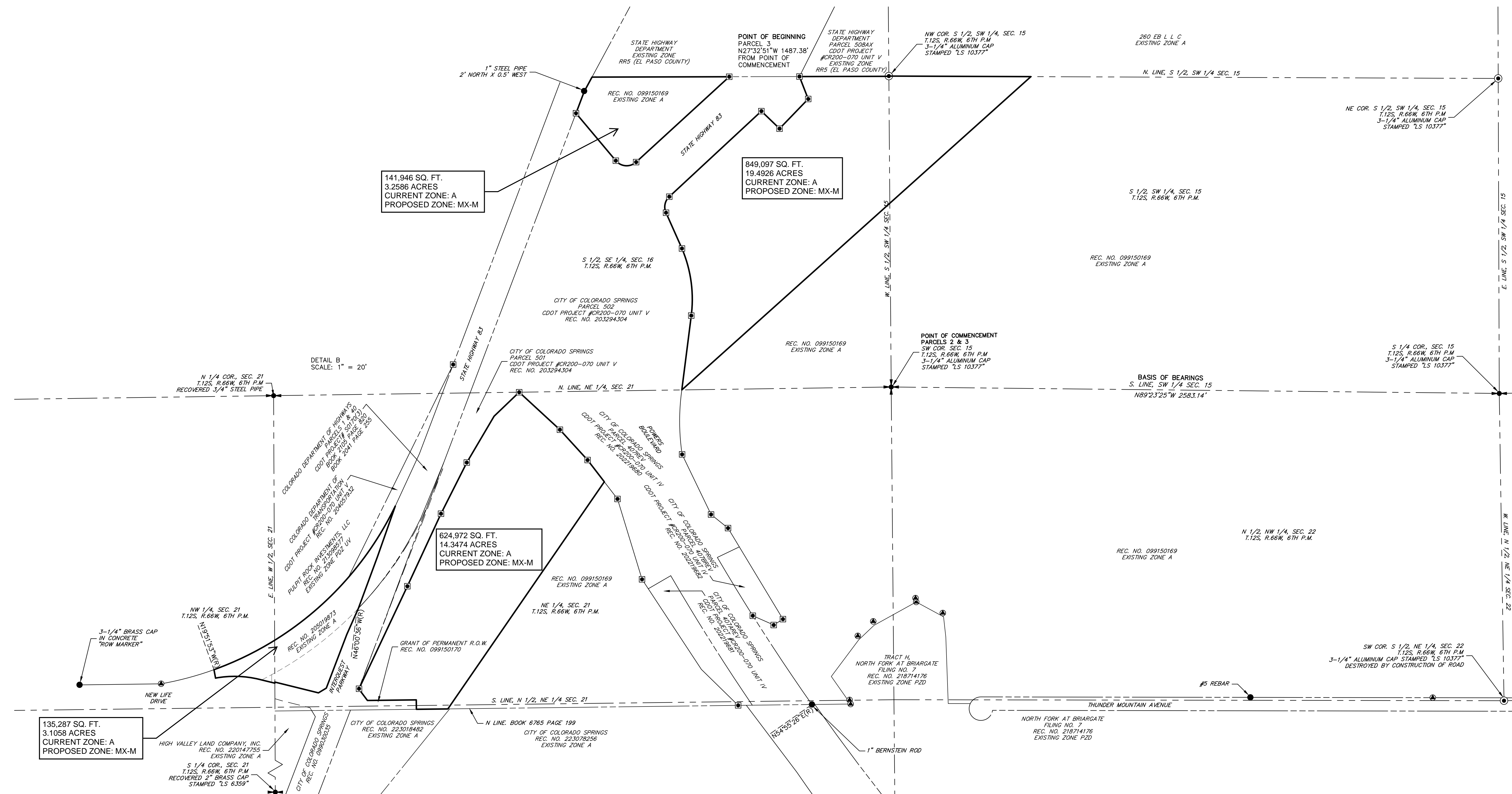
TO BE REVIEWED FOR REFERENCE ONLY  
NOT AN OFFICIAL REZONE EXHIBIT

# ZONE CHANGE EXHIBIT

## SECTIONS 15, 16, 21, & 22

### TOWNSHIP 12 SOUTH, RANGE 66 WEST, 6TH P.M.

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



DETAIL B  
SCALE: 1" = 20'

**LEGEND**

- RECOVERED MONUMENT AS NOTED
- ⊙ RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 30118"
- ⊙ RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 10377"
- ⊙ RECOVERED 3-1/4" ALUMINUM CAP STAMPED "LS 24964" CDOT ROW



200 100 0 200  
ORIGINAL SCALE: 1" = 200'

4			<b>ZONE CHANGE EXHIBIT</b> 83RD AND POWERS SEC. 15, 16, 21 & 22
3			
2			
1			
NO.	REVISION	BY	DATE
DWN. BY	JA	CHK. BY	DV
SCALE	1"=200'	DATE	8/12/24
JOB NO.	25299.00	SHT.	3 OF 3

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EXHIBIT A

JOVENCHI-I ZONE PARCEL 1

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THOSE PROPERTIES RECORDED UNDER RECEPTION NOS. 205019873 AND 099150169 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST FO THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 3/4" STEEL PIPE AT THE NORTH 1/4 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 10377" AT THE NORTHEAST CORNER, SAID LINE BEARING N89°11'42"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 21;

THENCE ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 21, S00°14'43"E A DISTANCE OF 1039.85 FEET, TO A POINT OF NON-TANGENT CURVE ON THE NORTHERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 205019873 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE PERIMETER OF SAID PROPERTY THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N31°50'45"W, HAVING A RADIUS OF 1372.50 FEET, A CENTRAL ANGLE OF 32°25'37" AND AN ARC LENGTH OF 776.78 FEET, TO A POINT OF NON-TANGENT;
2. S19°23'38"W A DISTANCE OF 227.66 FEET;
3. S20°14'46"W A DISTANCE OF 234.33 FEET, TO A POINT ON THE WESTERLY LINE OF THAT GRANT OF PERMANENT RIGHT-OF-WAY RECORDED UNDER RECEPTION NO. 099150170;

THENCE ON SAID RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1. S23°55'42"W A DISTANCE OF 120.69 FEET;
2. S20°54'24"W A DISTANCE OF 244.51 FEET;
3. S58°54'22"W A DISTANCE OF 39.07 FEET;
4. N76°05'38"W A DISTANCE OF 190.75 FEET, TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 21;

THENCE ON SAID WEST LINE S00°14'43"E A DISTANCE OF 4.70 FEET;

THENCE ON THE PERIMETER OF SAID PROPERTY RECORDED UNDER RECEPTION NO. 205019873 AND ITS EXTENSION, THE FOLLOWING FOUR (4) COURSES:

1. N76°16'12"W A DISTANCE OF 68.53 FEET, TO A POINT OF CURVE;

2. THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 441.27 FEET, A CENTRAL ANGLE OF 24°15'22" AND AN ARC LENGTH OF 186.81 FEET, TO A POINT OF NON-TANGENT;
3. N10°31'34"W A DISTANCE OF 36.48 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N19°51'53"W, HAVING A RADIUS OF 1372.50 FEET, A CENTRAL ANGLE OF 11°58'52" AND AN ARC LENGTH OF 287.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 135,287 SQUARE FEET OR 3.1058 ACRES.

# EXHIBIT B

POINT OF COMMENCEMENT  
N 1/4 COR., SEC. 21  
T.12S, R.66W, 6TH P.M.  
RECOVERED 3/4" STEEL PIPE

N. LINE, NE 1/4, SEC. 21  
BASIS OF BEARINGS

N89°11'42"E 2623.65'

NE COR. SEC. 21  
T.12S, R.66W, 6TH P.M.  
3-1/4" ALUMINUM CAP  
STAMPED "LS 10377"

COLORADO DEPARTMENT OF  
TRANSPORTATION  
CDOT PROJECT #CR200-070 UNIT V  
REC. NO. 204057932

COLORADO DEPARTMENT OF HIGHWAYS  
PARCELS 1 & 40  
CDOT PROJECT# S0170(3)  
BOOK 2105 PAGE 820  
BOOK 2041 PAGE 255

NE 1/4, SEC. 21  
T.12S, R.66W, 6TH P.M.

E. LINE, W 1/2, SEC. 21  
S00°14'43"E 1039.85'

NW 1/4, SEC. 21  
T.12S, R.66W, 6TH P.M.

135,287 SQ. FT.  
3.1058 ACRES  
CURRENT ZONE "A"  
PROPOSED ZONE "MX-M"

N19°51'53"W(R)  
N57°50'45"W(R)

Δ=11°58'52"  
R=1372.50'  
L=287.00'

REC. NO.  
205019873

POINT OF BEGINNING

REC. NO.  
099150169

S23°55'42"W  
120.69'

S20°54'24"W  
244.51'

GRANT OF PERMANENT R.O.W.  
REC. NO. 099150170

INTERQUEST  
PARKWAY

N10°31'34"W  
36.48'

NEW LIFE  
DRIVE

Δ=24°15'22"  
R=441.27'  
L=186.81'

N76°05'38"W  
190.75'

N76°16'12"W  
68.53'

S00°14'43"E  
4.70'

HIGH VALLEY LAND COMPANY, INC.  
REC. NO. 220147755

CITY OF  
COLORADO  
SPRINGS  
REC. NO.  
099030035

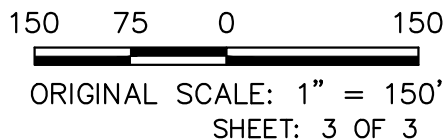
CITY OF  
COLORADO  
SPRINGS  
REC. NO.  
223018482

S 1/4 COR., SEC. 21  
T.12S, R.66W, 6TH P.M.  
RECOVERED 2" BRASS CAP  
STAMPED "LS 6359"



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

ZONE CHANGE PARCEL 1  
83RD & POWERS  
PROJECT NO.: 25299.00  
DATE: 06/12/24



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EXHIBIT A

JOVENCHI-I ZONE PARCEL 2

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 099150169 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST FO THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 3/4" STEEL PIPE AT THE NORTH 1/4 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 10377" AT THE NORTHEAST CORNER, SAID LINE BEARING N89°11'42"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 21;

THENCE ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, N89°11'42"E A DISTANCE OF 1043.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED UNDER RECEPTION NO. 202219680 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. S47°19'05"E A DISTANCE OF 235.28 FEET;
2. S42°24'20"E A DISTANCE OF 174.41 FEET;
3. S37°31'32"E A DISTANCE OF 116.70 FEET;

THENCE S34°32'38"W A DISTANCE OF 1171.98 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 223018482;

THENCE ON SAID NORTHERLY LINE, SAID LINE BEING 16.00 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21, S89°18'10"W A DISTANCE OF 133.71 FEET, TO A POINT ON THE EASTERLY LINE OF THAT GRANT OF PERMANENT RIGHT-OF-WAY RECORDED UNDER RECEPTION NO. 099150170;

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

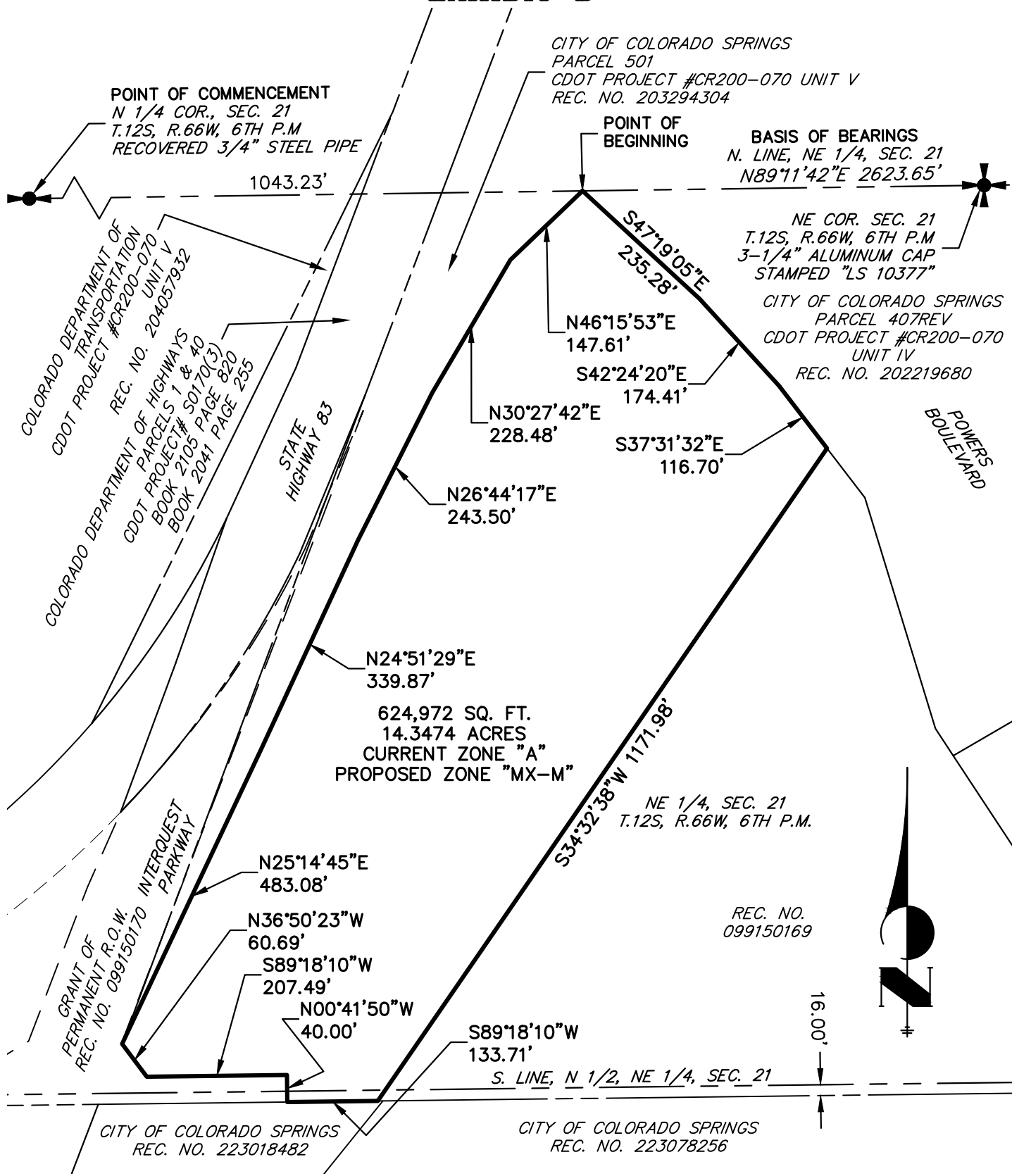
1. N00°41'50"W A DISTANCE OF 40.00 FEET;
2. S89°18'10"W A DISTANCE OF 207.49 FEET;
3. N36°50'23"W A DISTANCE OF 60.69 FEET;

THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 83 RECORDED UNDER RECEPTION NO. 203294304 AND ITS EXTENSION, THE FOLLOWING FIVE(5) COURSES:

1. N25°14'45"E A DISTANCE OF 483.08 FEET;
2. N24°51'29"E A DISTANCE OF 339.87 FEET;
3. N26°44'17"E A DISTANCE OF 243.50 FEET;
4. N30°27'42"E A DISTANCE OF 228.48 FEET;
5. N46°15'53"E A DISTANCE OF 147.61 FEET, TO THE POINT OF BEGINNING.

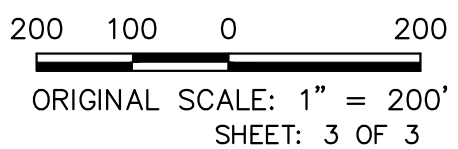
CONTAINING A CALCULATED AREA OF 624,972 SQUARE FEET OR 14.3474 ACRES.

# EXHIBIT B



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

ZONE CHANGE PARCEL 2  
83RD & POWERS  
PROJECT NO.: 25299.00  
DATE: 06/12/24



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EXHIBIT A

JOVENCHI-I ZONE PARCEL 3

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 099150169 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16 AND THE SOUTHWEST 1/4 OF SECTION 15, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST FO THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 3/4" STEEL PIPE AT THE SOUTH 1/4 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 10377" AT THE SOUTHEAST CORNER, SAID LINE BEARING N89°11'42"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 16, S89°11'42"W A DISTANCE OF 889.56 FEET, TO A POINT ON THE EASTERLY LINE OF PARCEL 502, CDOT PROJECT#CR200-070 UNIT V RECORDED UNDER RECEPTION NO. 203294304 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON SAID EASTERLY LINE THE FOLLOWING EIGHT (8) COURSES:

1. N07°15'35"E A DISTANCE OF 318.47 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 31°16'26" AND AN ARC LENGTH OF 300.21 FEET, TO A POINT OF TANGENT;
3. N24°00'51"W A DISTANCE OF 157.51 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 71°06'25" AND AN ARC LENGTH OF 74.46 FEET, TO A POINT OF TANGENT;
5. N47°05'34"E A DISTANCE OF 534.00 FEET;
6. S46°03'01"E A DISTANCE OF 107.23 FEET;
7. N43°58'52"E A DISTANCE OF 175.28 FEET;
8. N21°20'15"W A DISTANCE OF 102.27 FEET, TO A POINT ON THE SOUTHERLY LINE OF PARCEL 508 OF SAID CDOT PROJECT#CR200-070 UNIT V;

THENCE ON SAID NORTHERLY LINE, N89°51'15"E A DISTANCE OF 379.76 FEET, TO A POINT ON THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15;

THENCE ON SAID WEST LINE, N00°25'57"W A DISTANCE OF 1.02 FEET, TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15;

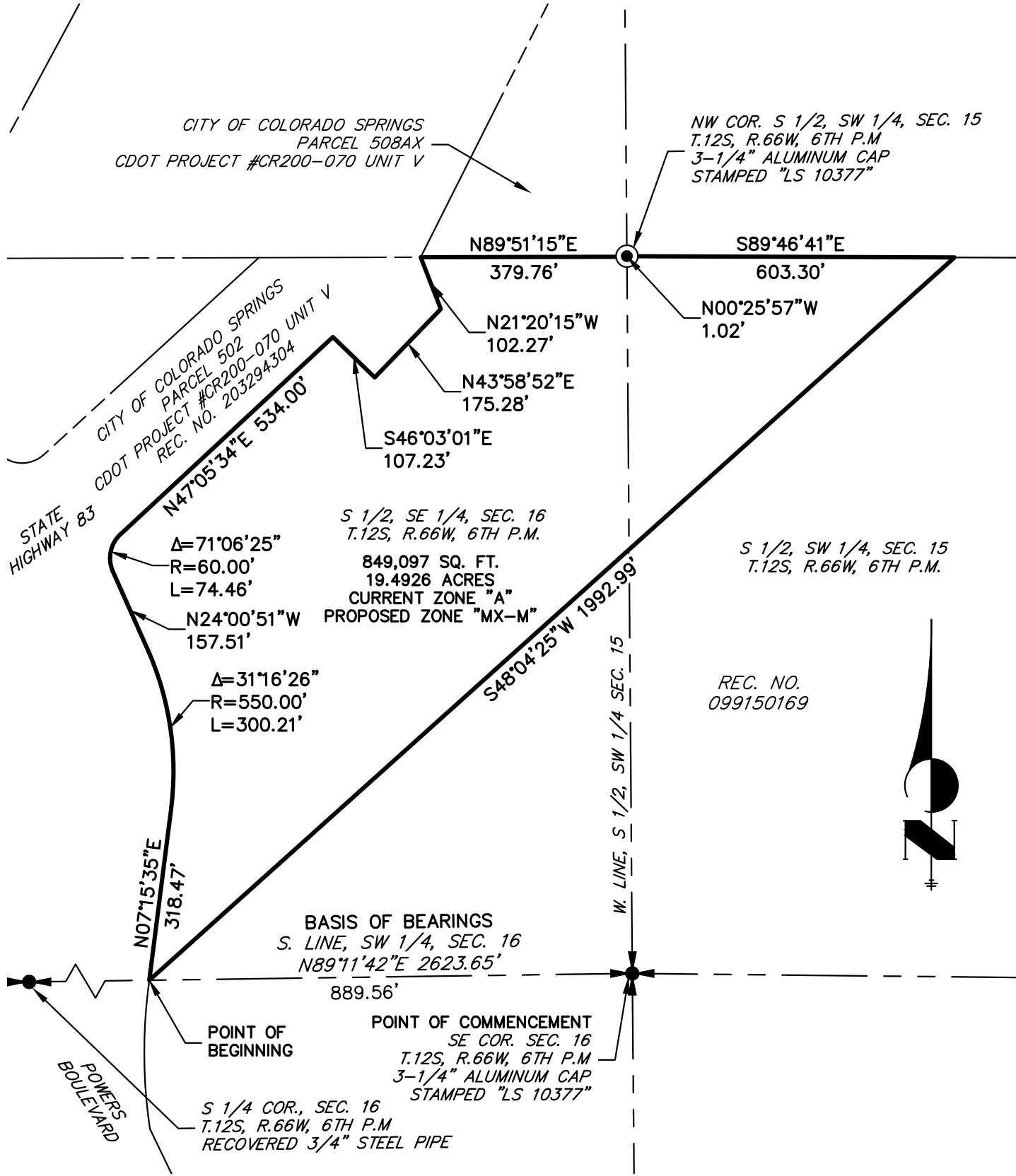


THENCE ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15,  
S89°46'41"E A DISTANCE OF 603.30 FEET;

THENCE S48°04'25"W A DISTANCE OF 1992.99 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 849,097 SQUARE FEET OR 19.4926 ACRES.

# EXHIBIT B



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

ZONE CHANGE PARCEL 3  
 83RD & POWERS  
 PROJECT NO.: 25299.00  
 DATE: 06/12/24

250 125 0 250

ORIGINAL SCALE: 1" = 250'  
 SHEET: 3 OF 3

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EXHIBIT A

JOVENCHI-I ZONE PARCEL 4

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 099150169 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 66 WEST FO THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 3/4" STEEL PIPE AT THE SOUTH 1/4 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 10377" AT THE SOUTHEAST CORNER, SAID LINE BEARING N89°11'42"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16;

THENCE N27°32'51" A DISTANCE OF 1487.38 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL 502, CDOT PROJECT#CR200-070 UNIT V RECORDED UNDER RECEPTION NO. 203294304 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. S47°28'09"W A DISTANCE OF 536.70 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 59.75 FEET, A CENTRAL ANGLE OF 92°48'01" AND AN ARC LENGTH OF 96.77 FEET, TO A POINT OF NON-TANGENT;
3. N39°58'59"W A DISTANCE OF 263.29 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 83;

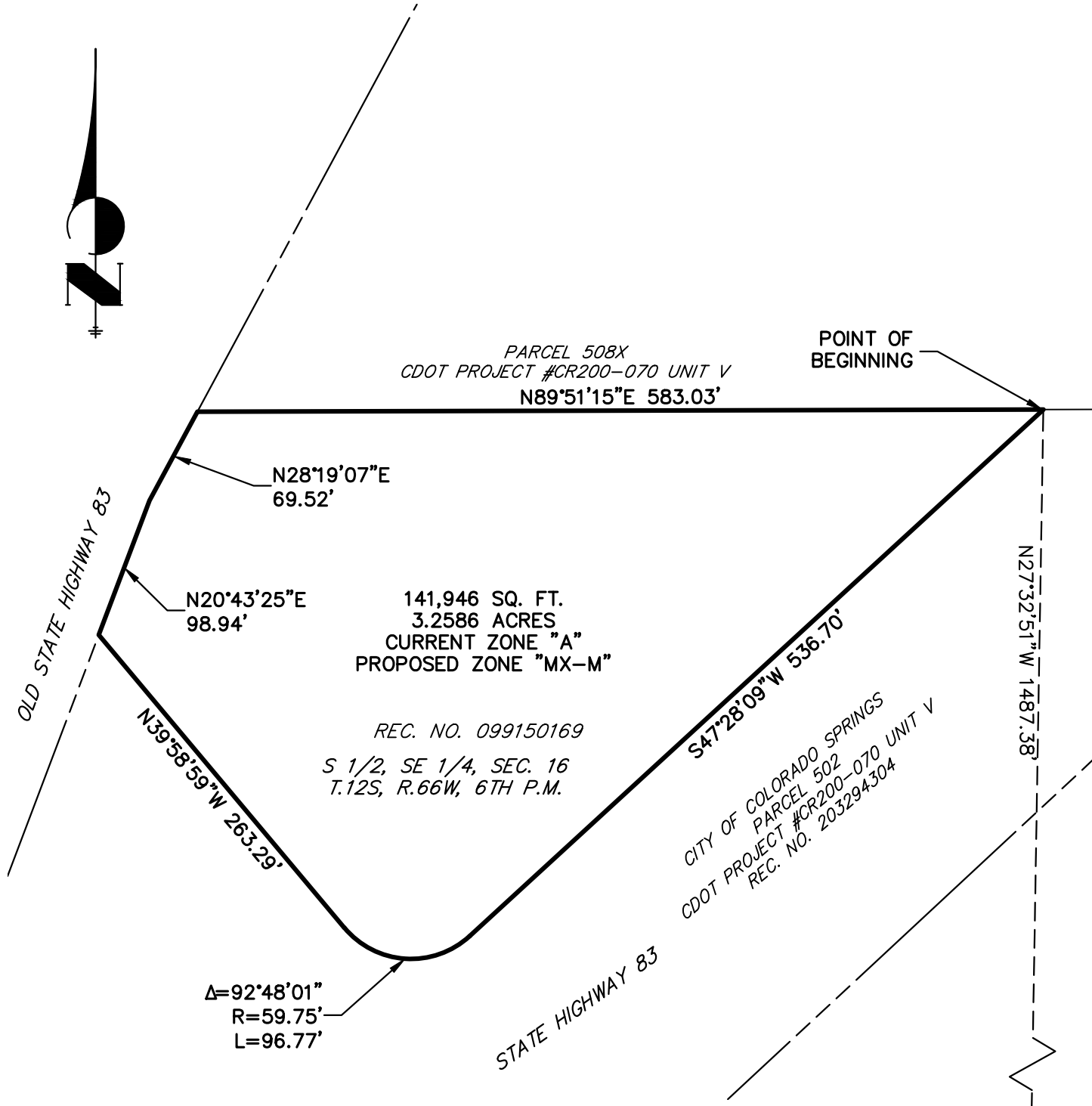
THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE AS SHOWN ON THE CDOT PROJECT#CR200-070 UNIT V THE FOLLOWING TWO (2) COURSES:

1. N20°43'25"E A DISTANCE OF 98.94 FEET;
2. N28°19'07"E A DISTANCE OF 69.52 FEET, TO A POINT ON THE SOUTHERLY LINE OF PARCEL 508X AS SHOWN ON THE CDOT PROJECT#CR200-070 UNIT V;

THENCE ON SAID SOUTHERLY LINE, N89°51'15"E A DISTANCE OF 583.03 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 141,946 SQUARE FEET OR 3.2586 ACRES.

# EXHIBIT B



PARCEL 508X  
CDOT PROJECT #CR200-070 UNIT V  
N89°51'15"E 583.03'

POINT OF BEGINNING

N28°19'07"E  
69.52'

N20°43'25"E  
98.94'

141,946 SQ. FT.  
3.2586 ACRES  
CURRENT ZONE "A"  
PROPOSED ZONE "MX-M"

REC. NO. 099150169

S 1/2, SE 1/4, SEC. 16  
T.12S, R.66W, 6TH P.M.

N39°58'59"W 263.29'

Δ=92°48'01"  
R=59.75'  
L=96.77'

S47°28'09"W 536.70'

CITY OF COLORADO SPRINGS  
PARCEL 502  
CDOT PROJECT #CR200-070 UNIT V  
REC. NO. 203294304

N27°32'51"W 1487.38'

STATE HIGHWAY 83

**BASIS OF BEARINGS**

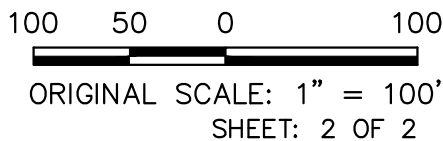
S. LINE, SW 1/4, SEC. 16  
N89°11'42"E 2623.65'

S 1/4 COR., SEC. 16  
T.12S, R.66W, 6TH P.M  
RECOVERED 3/4" STEEL PIPE

POINT OF COMMENCEMENT  
SE COR. SEC. 16  
T.12S, R.66W, 6TH P.M  
3-1/4" ALUMINUM CAP  
STAMPED "LS 10377"

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

ZONE CHANGE PARCEL 4  
83RD & POWERS  
PROJECT NO.: 25299.00  
DATE: 06/12/24



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