VILLAGES AT WATERVIEW NORTH **ZONE CHANGE** MAY 2023 LEGEND ZONE: APD RPZ APZ1 AO CITY OF COLORADO SPRINGS TAX ID: 5500000430 CURRENT LAND USE: VACANT/GRAZING PROPERTY BOUNDARY CENTERLINE R.O.W. MARKSHEFFÉL-EXISTING EASEMENT LINE WOODMEN INVEST, LLC TAX ID: 5504401002 CURRENT LAND USE: PARCEL LINE DISTRICT BOUNDARY LINE VACANT/GRAZING **ACCESS** DRAINAGE COMMERCIAL (MX-L) 41.281 AC± LIGHT INDUSTRIAL (LI) EX. ZONE: RM-30 & RM-12 20.457 AC± EX. ZONE: I-2 & CS PROP. ZONE: LI-AO, APZ1 ZONE-22-0013 PROP. ZONE: R5-A0 FLEX MEDIUM RESIDENTIAL (R-FLEX-M) ZONE-22-0016 ZONE: A-5 RANKIN HOLDINGS LP, MULTI-FAMILY HIGH RESIDENTIAL (R5) ZONE: I-2 COLORADO CENTRE METRO DISTRICT BLUME, EUGENIA M. & BASIL E. TRUST JUDY R. TIMM TAX ID: 5500000333 TAX ID: 5509101001 CURRENT LAND USE: CURRENT LAND USE: **GENERAL NOTES** S89°59'31"W 698.28" VACANT/GRAZING VACANT/GRAZING FLOODPLAIN STATEMENT: THIS PROPERTY AMENDED AS PART OF THE CONCEPT PLAN IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0768G', EFFECTIVE DATE 12/7/2018. FULL SPECTRUM DETENTION WILL BE REQUIRED FOR THE ENTIRE AMENDED AREA WITHIN THE CONCEPT PLAN. ALL DRAINAGE DESIGN WILL BE REQUIRED TO MEET THE CURRENT STANDARDS AT THE TIME OF)=17°06'10" L=174.62' PUBLIC POND PUBLIC FACILITY ZONE-22-0015 23.284 AC± EX. ZONE: RS-5000 PROP. ZONE: R-FLEX-MED-AO ZONE-22-0017 27.659 AC± EX. ZONE: CS PROP. ZONE: MX-L-APZ1 AO ZONE-22-0014 ZONE: PUD MARKSHEFFEL-WOODMEN INVEST, LLC CURRENT LAND USE: R=2759.79'VACANT/GRAZING ZONE: RS-5000 COLA, LLC ZONE: RM-12 CURRENT LAND USE: VICINITY MAP (NTS) FRANK W. HOWARD #2, LLLP VACANT/GRAZING CURRENT LAND USE: VACANT/GRAZING ZONE: CS WATERVIEW COMMERCIAL INVESTORS, LLC 100 200 CURRENT LAND USE: VACANT/GRAZING OWNERSHIP MAP LEGAL DESCRIPTION (WATERVIEW NORTH) OWNER: CITY OF COLORADO SPRINGS OWNER: WIDEFIELD SCHOOL DISTRICT #3 A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: OWNER: CPR ENTITLEMENTS BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; OWNER: PHI REAL ESTATE THENCE S0019'32"E ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1404.24 FEET TO A POINT ON THE NORTHERLY OWNER: WIDEFIELD VETERANS VILLA OPERATING LLC SERVICES LLC RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY; THE FOLLOWING SEVEN (7) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWESRS OWNERS: CPR ENTITLEMENTS LLC APPLICANT/OWNER/DEVELOPER: BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21): DAKOTA SPRINGS ENGINEERING TSN: 5500000452, 5500000455, 5500000457 C/O PAKOSCIELSKI 1) THENCE S89°30'29"W A DISTANCE OF 4.29 FEET TO A POINT OF CURVE TO THE LEFT; PARTNERSHIP 31 N. TEJON STREET, SUITE 518 31 N. TAJON STREET, SUITE 512 COLORADO SPRINGS, CO 80903 OWNER: CPR ENTITLEMENTS LLC NTITLEMENTS COLORADO SPRINGS, CO 80903 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 785.85 FEET, A DELTA ANGLE OF 15°09'41", WHOSE RANKIN HOLDINGS LP, BLUME, EUGENIA M. & BASIL E. TRUST LONG CHORD BEARS S81°55'38"W A DISTANCE OF 783.56 FEET; PHI REAL ESTATE SERVICES LLC TSN: 5500000441 CHALLENGER COM. LLC KIMLEY-HORN AND ASSOCIATES INC. 3) THENCE S74°20'48"W A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT; 200 W. CITY CENTER DRIVE, SUITE 200 2 N. NEVADA AVENUE, SUITE 300 Dakota Springs Engineering PUEBLO, CO 81003 COLORADO SPRINGS, 80903 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 625.43 FEET, A DELTA ANGLE OF 12*59'05", WHOSE WVN 96 LLC TSN: 5500000454 LONG CHORD BEARS S80°50'19"W A DISTANCE OF 624.10 FEET; **Engineering Consultants** WATERVIEW INDEPENDENCE COMMERCIAL 5) THENCE S87"19'53"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT; 17 S WAHSATCH AVENUE 31 N. Tejon, Suite 500 Colorado Springs, CO 80903 COLORADO SPRINGS, CO 80903 6) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'14", WHOSE VETEREANS VILLA OPERATING LLC LONG CHORD BEARS N 51"18'28" W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; TSN: 5500000453 17332 EDNA STREET 7) THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 2947.69 FEET, A DELTA ANGLE OF 80°13'57", WHOSE OMAHA NE, 68136 LONG CHORD BEARS N50'03'51"W A DISTANCE OF 2712.68 FEET TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 8; SCHULZ PARTNERSHIP LLLP THENCE N89'34'04"E ON SAID NORTH LINE, A DISTANCE OF 1967.80 FEET TO THE NE CORNER OF SAID SECTION 8; TSN: 5500000456 301 SNOWCREST ROAD THENCE S89'51'23"E ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 2636.19 FEET TO THE POINT OF BEGINNING. WESTCLIFFE, CO 81252 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 2 NORTH NEVADA AVENUE, SUITE 300 PARCEL CONTAINS 5,075,954 SQUARE FEET OR 116.528 ACRES MORE OR LESS SHEET 01 OF 01 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180