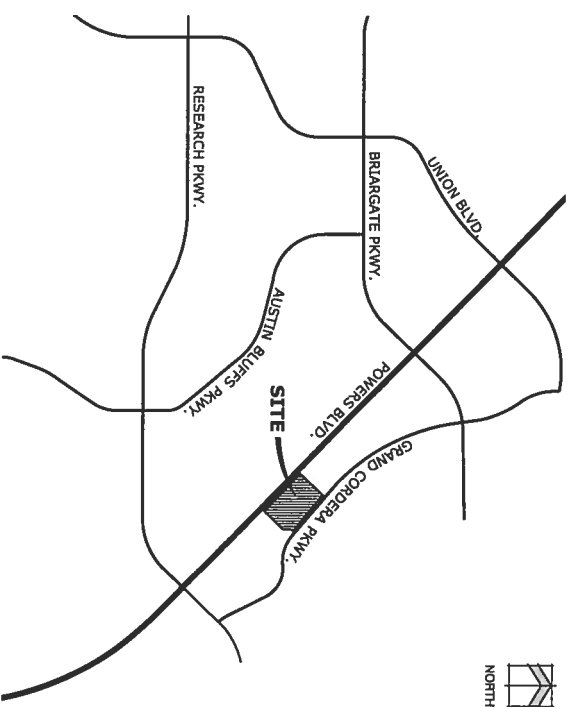


VICINITY MAP  
N.T.S.



LEGAL DESCRIPTION

LEGAL DESCRIPTION: PLAT BOUNDARY

TWO (2) TRACTS OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

PARCEL 1

LOT 2, SUMMIT SENIOR LIVING FILING NO. 2, RECORDED UNDER RECEPTION NO. 212713248, RECORDS OF EL PASO COUNTY, COLORADO.

PARCEL 2

BASIS OF BEARINGS: THE SOUTHEASTERLY BOUNDARY OF LOT 1, CS4 SUBDIVISION FILING NO. 1, RECORDED UNDER RECEPTION NO. 213713384, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHEASTERLY END BY AN ILLEGIBLE 1-1/2" ALUMINUM SURVEYORS CAP AND AT THE SOUTHWESTERLY END BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "MATRIX 34977", IS ASSUMED TO BEAR N43°08'51"E A DISTANCE OF 597.37 FEET.

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING A PORTION OF PARCEL J AS DESCRIBED IN THE WARRANTY DEED RECORDED ON NOVEMBER 15, 1995 IN BOOK 6765 AT PAGE 199 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 1, CS4 SUBDIVISION FILING NO. 1, RECORDED UNDER RECEPTION NO. 213713384, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF GRAND CORDERA PARKWAY AS PLATTED IN CORDERA FILING NO. 1, RECORDED UNDER RECEPTION NO. 205935877, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S50°24'49"E, ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 245.58 FEET TO THE MOST WESTERLY POINT OF THE ADDITIONAL RIGHT OF WAY AS SHOWN ON SUMMIT SENIOR LIVING FILING NO. 1, RECORDED UNDER RECEPTION NO. 208712818;

THENCE ON SAID SOUTHERLY BOUNDARY OF SAID ADDITIONAL RIGHT OF WAY, THE FOLLOWING (2) TWO COURSES:

1. S45°50'23"E, A DISTANCE OF 87.78 FEET;
2. S50°24'49"E, A DISTANCE OF 213.06 FEET TO THE MOST NORTHERLY CORNER OF LOT 2 AS PLATTED IN SUMMIT SENIOR LIVING FILING NO. 2, RECORDED UNDER RECEPTION NO. 212713248;

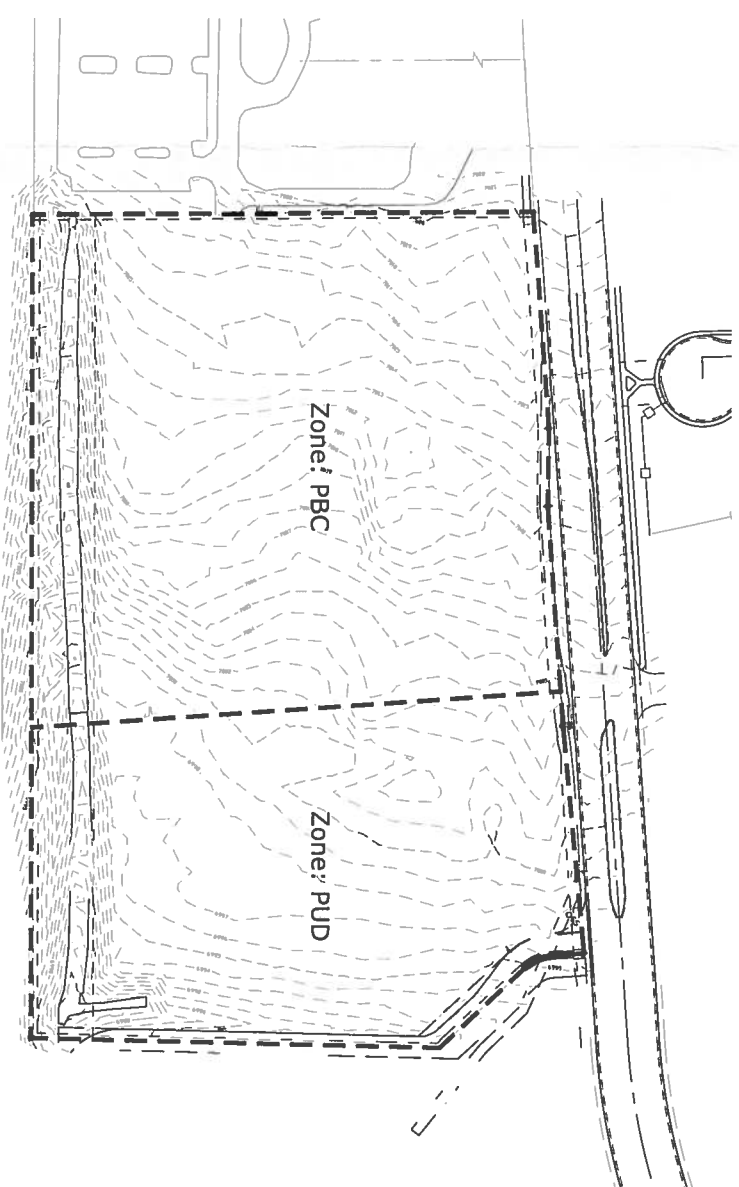
THENCE S39°35'11"W, ON THE NORTHWESTERLY BOUNDARY OF SAID LOT 2, A DISTANCE OF 600.34 FEET TO THE NORTHEASTERLY LINE OF POWERS BOULEVARD AND PARCEL 3044 AS RECORDED UNDER RECEPTION NO. 204047095;

THENCE N46°22'25"W, ON SAID NORTHEASTERLY LINE, A DISTANCE OF 582.83 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 1, CS4 SUBDIVISION FILING NO. 1;

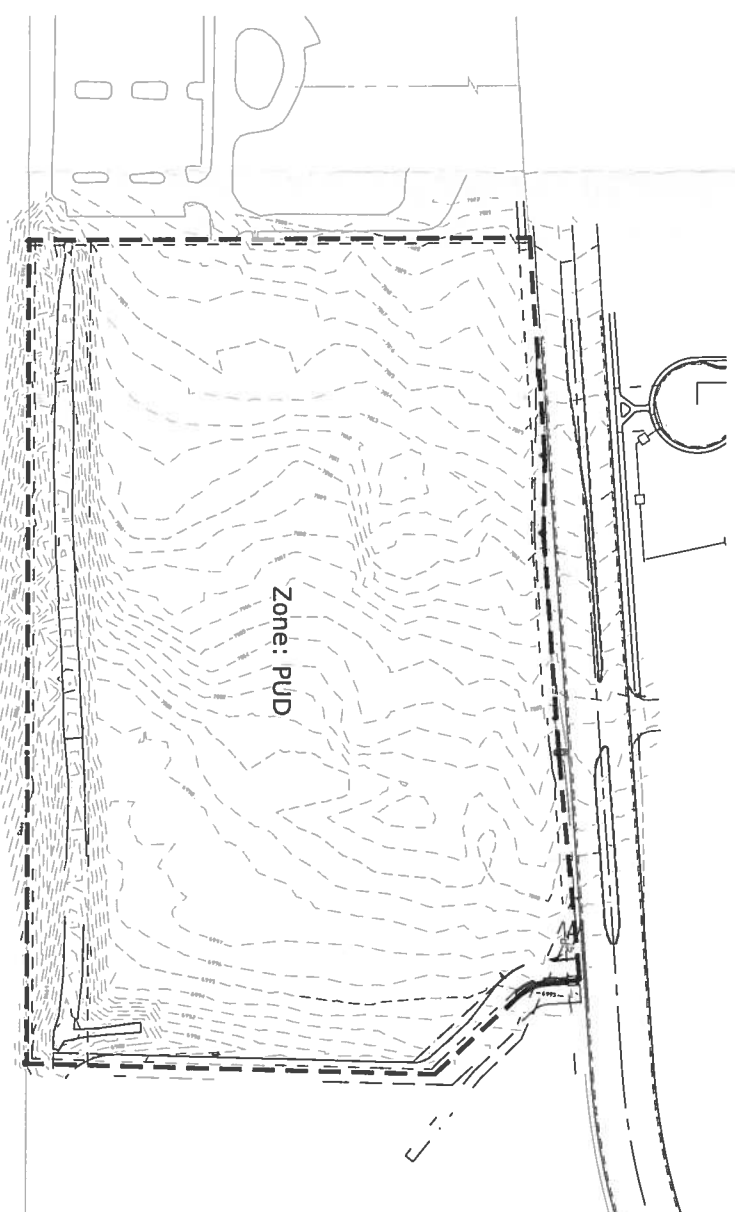
THENCE N43°08'51"E, ON THE SOUTHEASTERLY BOUNDARY OF SAID LOT 1, CS4 SUBDIVISION FILING NO. 1, A DISTANCE OF 567.37 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 12.731 ACRES

EXISTING ZONING



PROPOSED ZONING



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

IN ASSOCIATION WITH

**CROWNE  
AT CORDERA**  
AN APARTMENT  
COMMUNITY  
COLORADO SPRINGS,  
COLORADO

DATE: 06/20/2015  
PROJECT MAN: K. WHITFIELD  
REVISION BY: A. KIRILUKA

DATE: 09/06/2015  
BY: AR  
DESCRIPTION: Revised Per City Comments

Zone Change  
Exhibit

1  
1 OF 1

PLAN / P.U.Z. # CPC P.U.Z. 16-00094

