

COMPASS SURVEYING & MAPPING, LLC
BOUNDARY, MAPPING, ALTA/NSPS SURVEYS

EXHIBIT A - ZONE CHANGE LEGAL DESCRIPTION

PARCEL TO BE REZONED

Lot 20, EXCEPT the South 30 feet thereof, in Block B, in Amended Filing of Spring Crest, El Paso County, Colorado, according to the plat thereof recorded December 7, 1959, in Plat Book B-2 at Page 20.

Containing a calculated area of 335,392 square feet (7.69954 acres), more or less.

The attached Exhibit B was prepared by me and is true and correct relative to the legal description above to the best of my knowledge, information and belief.

The above statement is neither a warranty or guarantee, either expressed or implied.



Mark S. Johannes, PLS, CFedS
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying & Mapping, LLC

City File No. ZONE-24-0012

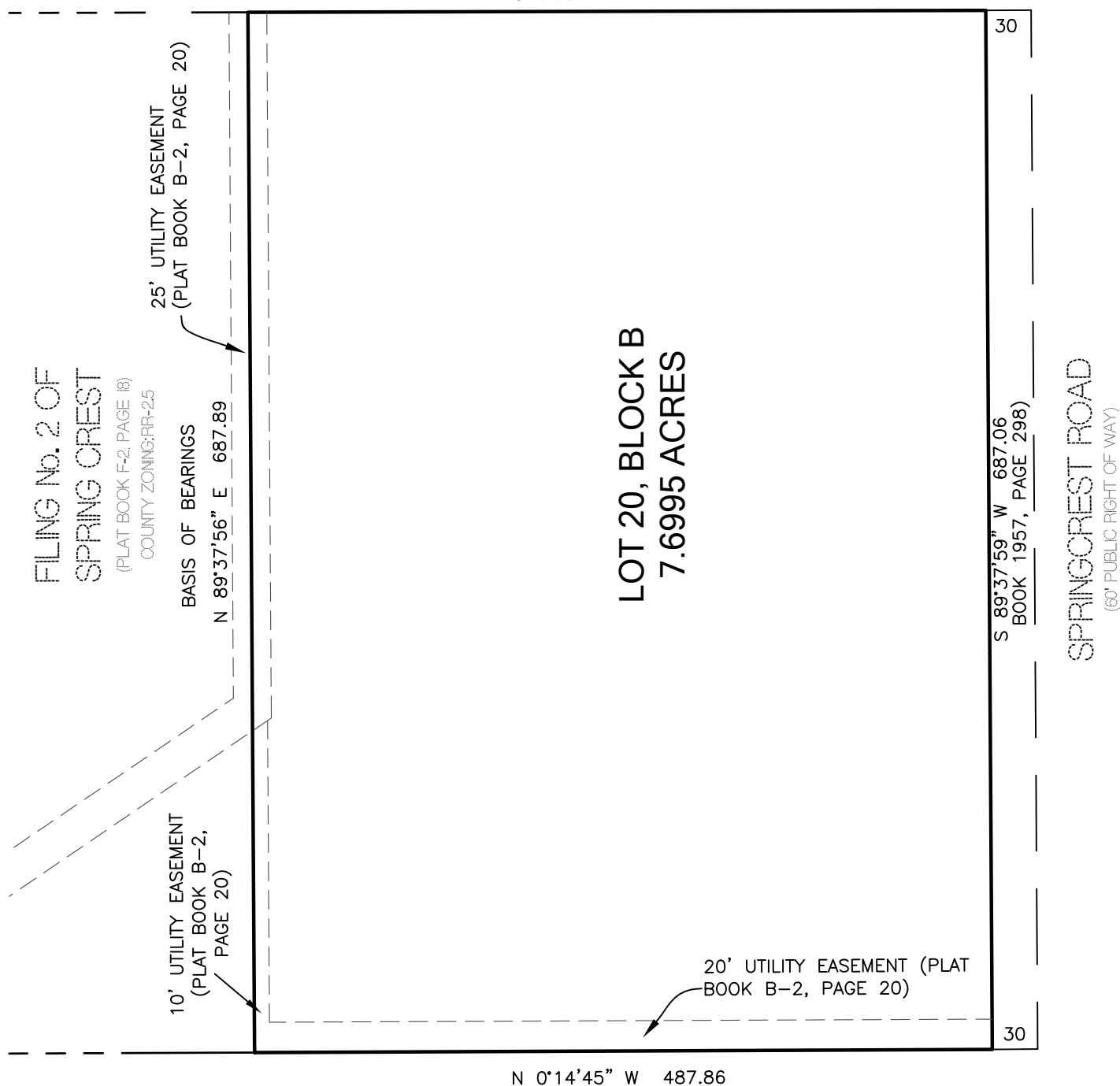
ZONE CHANGE - EXHIBIT B
EXISTING ZONING: A (AF-O)
PROPOSED ZONING: MX-M (AF-O)

PARCEL SIZE: 7.69954 ACRES

OTERO AVENUE

(60' PUBLIC RIGHT OF WAY)
(PLAT BOOK B-2, PAGE 20)

S 0°08'52" E 487.87

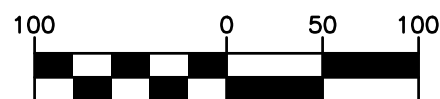


STATE HIGHWAY No. 83

(PUBLIC RIGHT OF WAY VARIES)



GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

NOTE:

NOTE:
This exhibit does not represent a monumented land survey
and is only intended to depict the attached legal description.

City File No. ZONE-24-0012

COMPASS SURVEYING & MAPPING, LLC

3253 WEST CAREFREE CIRCLE

COLORADO SPRINGS, CO 80917

719-354-4120

WWW.CSAMLLC.COM

PROJECT NO.

24027

DATE:

AUGUST 25, 2025

DRAWN BY:

JMJ

CHECKED BY:

MSJ

SHEET:

2 OF 2