

# ZONE CHANGE LEGAL DESCRIPTION EXHIBIT A

**LEGAL DESCRIPTION:**

A tract of land being a portion of the North Half of Section 16, Township 14 South, Range 66 West of the 6th P.M., also being a portion of Block 1, SMARTTS SUBDIVISION NO. 5 (Plat Book Z, Page 58, El Paso County, Colorado records) as described by document (Reception No. 2:19152403, said El Paso County records), more particularly described as follows:

Beginning at the Northwesterly corner of Lot 1, DOCTORS HOSPITAL SUBDIVISION (Plat Book E-4, Page 143, said records); thence N00°00'00"W along the Northerly extension of the Westerly line of said Lot 1, said line also being the Easterly right-of-way line of N. Parkside Drive (80' Public R.O.W.) as described by document (Book 1680, Page 122, said records), 222.95 feet to a point on the Southerly right-of-way line of E. Bijou Street (80' Public R.O.W.) as described by document (Book 1680, Page 125, said records); thence N60°00'00"E along said E. Bijou Street's Southerly right-of-way line, 135.00 feet to the Northwesterly corner of Lot 1, said Block 1; thence S00°00'00"E along the Westerly line of said Lot 1, Block 1, 68.00 feet; thence N60°00'00"E along a line that is 2.00 feet parallel with and perpendicular to the Southerly line of said Lot 1, Block 1, 12.00 feet; thence S00°00'00"E along a line that is 12.00 feet parallel with and perpendicular to the Westerly line of said Block 1, 154.95 feet to the Northwesterly corner of said DOCTORS HOSPITAL SUBDIVISION's Lot 1; thence S80°00'00"W along the Northerly line of said DOCTORS HOSPITAL SUBDIVISION's Lot 1, 147.00 feet to the Point of Beginning and the terminus point of this description;

Containing 0.734 acres, more or less.



**YOW ARCHITECTS PC**  
ARCHITECTURE & PLANNING  
115 S. Weber Colorado Springs, Colorado 475-8133

Structural  
Electrical  
Mechanical  
Plumbing

**PARKSIDE 32**  
125 N. PARKSIDE DRIVE  
Colorado Springs, Colorado 80909

OWNER:  
PROJECT:  
DATE:  
SCALE:

1 of 2  
ZONE CHANGE  
EXHIBIT A