

**Zone Change Legal Description - Exhibit A**  
**Cedar Heights Tank No. 2 - 4055 N. 30<sup>th</sup> St.**

A tract of land situated in Section 28, Township 13 South, Range 67 West of the 6<sup>th</sup> Principal Meridian, El Paso County, Colorado, referenced in Warranty Deed at Bk. 3413 Pg. 735 of the records of said County, described as follows:

**Basis of Bearings:** All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983/86. The basis of bearing is the line between the Southeast Corner of Section 28, Township 13 South, Range 67 West, of the 6<sup>th</sup> P.M. (recovered one-inch pipe and ties as described in the Colorado Land Survey Monument Record of 5-31-88) and the East One-Quarter Corner of said Section 28 (3.5 in aluminum cap, LS 17665 - 1988). That bearing being N 01° 14' 07" W.

**Commencing** at the Southeast Corner of said Section 28,  
thence N 01° 14' 07" W, a distance of 1543.96 feet,  
thence S 88° 45' 53" W, a distance of 1840.76 feet, to the **Point of Beginning**,  
thence S 27° 25' 12" W, a distance of 100.00 feet,  
thence N 62° 34' 48" W, a distance of 100.00 feet,  
thence N 27° 25' 12" E, a distance of 100.00 feet,  
thence S 62° 34' 48" E, a distance of 100.00 feet, to the **Point of Beginning**, containing approximately 0.230 acres.

**Surveyor's Certification:**

I, Gary S. Rust, a Professional Land Surveyor in the State of Colorado, do hereby state that the attached legal description was created by me in accordance with applicable standards of practice and based on my knowledge, information, and belief are correct.



Gary S. Rust, Professional Land Surveyor  
Colorado P.L.S. No. 38319  
For and on behalf of Colorado Springs Utilities

September 11, 2020

Colorado Springs Utilities – Advanced Geomatics  
1521 Hancock Expressway - Colorado Springs, CO 80947 - (719) 668-8753

Please note that Exhibits A and B are the last pages of the Ordinance. **City File No. CPC ZC 20-00115**