

ZONE CHANGE LEGAL DESCRIPTION
EXHIBIT A

LEGAL DESCRIPTION:

A parcel of land located in the Northeast quarter of Section 29 in Township 13 South, Range 66 West of the 6th P.M., El Paso County, Colorado, being a portion of Parcel No. 9 contained in the Deed recorded in Book 3005 at Page 564 of the records of El Paso County, more fully described as follows:

Commencing at the Southeast corner of said Parcel No. 9;

Thence on the Southerly line of said Parcel No. 9 the following two courses: 1) Thence South 89°39'17" West, a distance of 114.14 feet; 2) Thence South 89°40'46" West, a distance of 168.59 feet to the Point of beginning;

Thence North 00°18'49" West, a distance of 89.20 feet; Thence North 67°51'03" West, a distance of 169.69 feet to the beginning of a tangent curve to the left; Thence on the arc of said curve a distance of 121.84 feet, said curve has a radius of 1740.50 feet and a central angle of 04°00'39" to the beginning of a non-tangent curve to the left; Thence on the arc of said curve a distance of 26.25 feet, said curve has a radius of 3387.90 feet, a central angle of 00°26'38" and a long chord which bears North 77°31'56" West, a distance of 26.25 feet to a rebar and cap, L.S. No. 17625, representing the Northwesterly corner of said Parcel No. 9;

Thence Southerly and Easterly on the Northwesterly, Southwesterly and Southerly lines of said Parcel No. 9 the following three courses: 1) Thence South 19°26'28" West, a distance of 95.83 feet to a rebar and cap, L.S. No. 17625, representing and angle point on the Westerly lines of said Parcel No. 9; 2) Thence South 00°46'08" East, a distance of 112.23 feet to a rebar and cap, L.S. No. 17625, representing the Southwesterly corner of said Parcel No. 9; 3) Thence North 89°41'13" East, a distance of 328.05 feet to the Point of Beginning.

And containing 1.13 acres / 49,321 SF



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

Structural
Electrical
Mechanical
Plumbing

AUSTIN BLUFFS HEIGHTS
AUSTIN BLUFFS PARKWAY
Colorado Springs, Colorado 80918

DATE: 05/13/2019
PROJECT: Austin Bluffs Parkway
DRAWING: 19-001131
SHEET: 10 of 2

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