



JOB NO. 2333.84-01R
MARCH 23, 2021
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LEGAL DESCRIPTION: CC WEBER REZONE EXHIBIT A

TWO (2) PARCELS OF LAND BEING A PORTION OF LOT 2, LOT 3 AND LOT 4, BLOCK 3, AS PLATTED IN ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EASTERLY RIGHT OF WAY LINE OF NEVADA AVENUE AS PLATTED IN ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO BEING MONUMENTED AT THE NORTHERLY END BY NO. 5 REBAR AND 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 81548" FLUSH WITH THE SURFACE AND AT THE SOUTHERLY END BY A NO. 3 REBAR FLUSH WITH THE SURFACE, IS ASSUMED TO BEAR N01°57'48"E, A DISTANCE OF 400.06 FEET.

PARCEL 1

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 2, BLOCK 3 AS PLATTED IN ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF NEVADA AVENUE SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF DALE STREET, SAID POINT BEING THE POINT OF BEGINNING.

THENCE N01°57'48"E, ON THE EASTERLY RIGHT OF WAY LINE OF SAID NEVADA AVENUE SAID POINT BEING ON THE WESTERLY BOUNDARY OF SAID LOT 2, BLOCK 3, A DISTANCE OF 150.02 FEET TO THE NORTHWESTERLY CORNER OF THE SOUTH HALF OF THE NORTH HALF OF SAID LOT 2, BLOCK 3;

THENCE S88°04'08"E, ON SAID NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF LOT 2, BLOCK 3, A DISTANCE OF 190.15 FEET TO A POINT THE WESTERLY LINE OF THE 20.00 FOOT NORTH-SOUTH ALLEY, BLOCK 3;

THENCE S01°55'46"W, ON SAID WESTERLY LINE OF THE 20.00 FOOT NORTH-SOUTH ALLEY, BLOCK 3, A DISTANCE OF 50.00 FEET TO THE NORTHEASTERLY CORNER OF DALE STREET CONDOMINIUMS RECORDED UNDER RECEPTION NO. 205176323;

THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY OF SAID DALE STREET CONDOMINIUMS THE FOLLOWING TWO (2) COURSES:

1. N88°04'08"W, A DISTANCE OF 95.18 FEET;
2. S01°57'48"W, A DISTANCE OF 100.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID DALE STREET;

THENCE N88°04'19"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DALE STREET, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.436 ACRES.

PARCEL 2

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 2, BLOCK 3 AS PLATTED IN ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF NEVADA AVENUE AND SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF DALE STREET;

THENCE S88°04'19"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DALE STREET, A DISTANCE OF 255.24 FEET TO THE SOUTHEASTERLY CORNER OF THE WESTERLY 45.00 FEET OF THE SOUTH HALF OF LOT 3, BLOCK 3, AS PLATTED IN ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS SAID POINT BEING THE POINT OF BEGINNING.

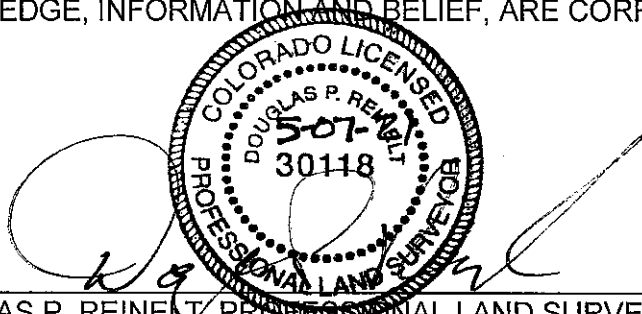
THENCE N01°55'46"E, ON THE EAST LINE OF SAID WESTERLY 45.00 FEET OF THE SOUTH HALF OF SAID LOT 3, BLOCK 3, A DISTANCE OF 90.01 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 10.00 FEET OF THE WESTERLY 45.00 FEET OF THE SOUTH HALF OF SAID LOT 3, BLOCK 3;
THENCE N88°04'02"W, ON SAID SOUTH LINE OF THE NORTH 10.00 FEET OF THE WESTERLY 45.00 FEET OF THE SOUTH HALF OF SAID LOT 3, BLOCK 3, A DISTANCE OF 45.00 FEET TO A POINT ON THE EASTERLY LINE OF THE 20.00 FOOT NORTH-SOUTH ALLEY, BLOCK 3;
THENCE N01°55'46"E, ON SAID EASTERLY LINE OF THE 20.00 FOOT NORTH-SOUTH ALLEY, A DISTANCE OF 210.00 FEET TO THE NORTHWESTERLY CORNER OF THE SOUTH 50.00 FEET OF THE NORTH 150.00 FEET OF LOT 4, BLOCK 3 AS PLATTED IN ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS;
THENCE S88°03'58"E, ON SAID NORTH LINE OF THE SOUTH 50.00 FEET OF THE NORTH 150.00 FEET OF LOT 4, BLOCK 3, A DISTANCE OF 190.06 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WEBER STREET;
THENCE S01°53'44"W, ON THE WESTERLY RIGHT OF WAY LINE OF SAID WEBER STREET, A DISTANCE OF 200.00 FEET TO THE SOUTHEASTERLY CORNER OF THE NORTH HALF OF SAID LOT 3, BLOCK 3;
THENCE N88°04'02"W, ON THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 3, BLOCK 3, A DISTANCE OF 60.17 FEET TO A POINT ON THE EAST LINE OF THE WESTERLY 130.00 FEET OF THE SOUTH HALF OF SAID LOT 3, BLOCK 3;
THENCE S01°55'53"W, ON SAID EAST LINE OF THE WESTERLY 130.00 FEET OF THE SOUTH HALF OF LOT 3, BLOCK 3, A DISTANCE OF 60.00 FEET TO THE NORTHWESTERLY CORNER OF THE SOUTH 40.00 FEET OF THE EAST 60.00 FEET OF SAID LOT 3, BLOCK 3;
THENCE S88°04'19"E, ON THE NORTH LINE OF THE SOUTH 40.00 FEET OF THE EAST 60.00 FEET OF SAID LOT 3, BLOCK 3 A DISTANCE OF 60.21 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WEBER STREET;
THENCE S01°53'44"W, ON THE WESTERLY RIGHT OF WAY LINE OF SAID WEBER STREET, A DISTANCE OF 40.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3, BLOCK 3, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DALE STREET;
THENCE N88°04'19"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID DALE STREET A DISTANCE OF 145.24 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1.134 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 1.570 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

MAY 07, 2021
DATE