

Zone Change Legal Description- Exhibit A

**LEGAL DESCRIPTION:**

A TRACT OF LAND BEING A PORTION OF LOT 2, ALL OF LOT 3, LOT 4, LOT 18, LOT 19, AND A PORTION OF APALOOSA DRIVE AS PLATTED IN TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, TOGETHER WITH THE SOUTHERLY HALF OF THE VACATION OF TEMPLETON GAP ROAD ADJACENT TO SAID LOT 2, AS RECORDED IN BOOK 5413 AT PAGE 657, TOGETHER WITH THAT TRACT OF LAND DESCRIBED BY DEED RECORDED IN BOOK 1960 AT PAGE 365 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION THE SOUTH HALF OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTHWESTERLY BOUNDARY LINE OF LOT 1, TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, BEING MONUMENTED AT EACH END BY A ¾" IRON PIPE, AT GROUND LEVEL, ASSUMED TO BEAR N50°22'10"E.

COMMENCING AT THE NORTHWEST CORNER OF TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY OF SAID PARCEL DESCRIBED IN THE DEED RECORDED IN BOOK 1960 AT PAGE 365, THE FOLLOWING THREE (3) COURSES:

1. N50°22'10"E A DISTANCE OF 726.61 FEET;
2. S39°37'50 "E A DISTANCE OF 599.52 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TEMPLETON HEIGHTS SUBDIVISION;
3. S89°53'43"W ON SAID NORTHERLY LINE A DISTANCE OF 693.07 FEET TO THE NORTHEAST CORNER OF LOT 4, AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION;

THENCE S00°06'17"E ON SAID LOT 4, A DISTANCE OF 670.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF APALOOSA WAY AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE N89°53'43"E ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 63.80 FEET; THENCE S00°06'17"E A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID APALOOSA DRIVE, SAID POINT BEING THE NORTHEAST CORNER OF LOT OF LOT 18, AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE CONTINUING S00°06'17"E ON SAID EAST BOUNDARY LINE OF SAID LOT 18 A DISTANCE OF 590.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE S89°53'43"W THE SOUTHERLY BOUNDARY LINE OF SAID TEMPLETON HEIGHTS SUBDIVISION, A DISTANCE OF 934.87 FEET TO THE SOUTHWEST CORNER OF LOT 19 OF SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE ON THE BOUNDARY LINE OF LOT 2, SAID TEMPLETON SUBDIVISION THE FOLLOWING TWO (2) COURSES:

1. N22°46'24"E A DISTANCE OF 287.67 FEET;
2. N87°38'10"W A DISTANCE OF 730.83 FEET,

THENCE N39°46'06"W A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHERLY ONE-HALF OF THE VACATION OF TEMPLETON GAP RIGHT-OF-OF WAY AS DESCRIBED IN ORDINANCE NO. 87-126, RECORDED IN BOOK 5413, PAGE 657 RECORDS OF EL PASO COUNTY, COLORADO.

THENCE ON SAID NORTHERLY LINE OF THE SOUTHERLY ONE-HALF THE FOLLOWING TWO (2) COURSES:

1. N50°22'10"E A DISTANCE OF 662.50 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 64°31'46", A RADIUS OF 50.00 FEET, A DISTANCE OF 56.31 FEET, WHOSE CHORD BEARS S81°06'03"E A DISTANCE OF 53.38 FEET TO A POINT ON CURVE;

THENCE N50°22'10"E A DISTANCE OF 910.42 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,427,218 SQUARE FEET OR 32.764 ACRES MORE OR LESS.

# Zoning Map Amendment Summit View Development

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A TRACT OF LAND BEING A PORTION OF LOT 2, ALL OF LOT 3, LOT 4, LOT 18, LOT 19, AND A PORTION OF APALOOSA DRIVE AS PLATTED IN TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, TOGETHER WITH THE SOUTHERLY HALF OF THE VACATION OF TEMPLETON GAP ROAD ADJACENT TO SAID LOT 2, AS RECORDED IN BOOK 5413 AT PAGE 657, TOGETHER WITH THAT TRACT OF LAND DESCRIBED BY DEED RECORDED IN BOOK 1960 AT PAGE 365 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION THE SOUTH HALF OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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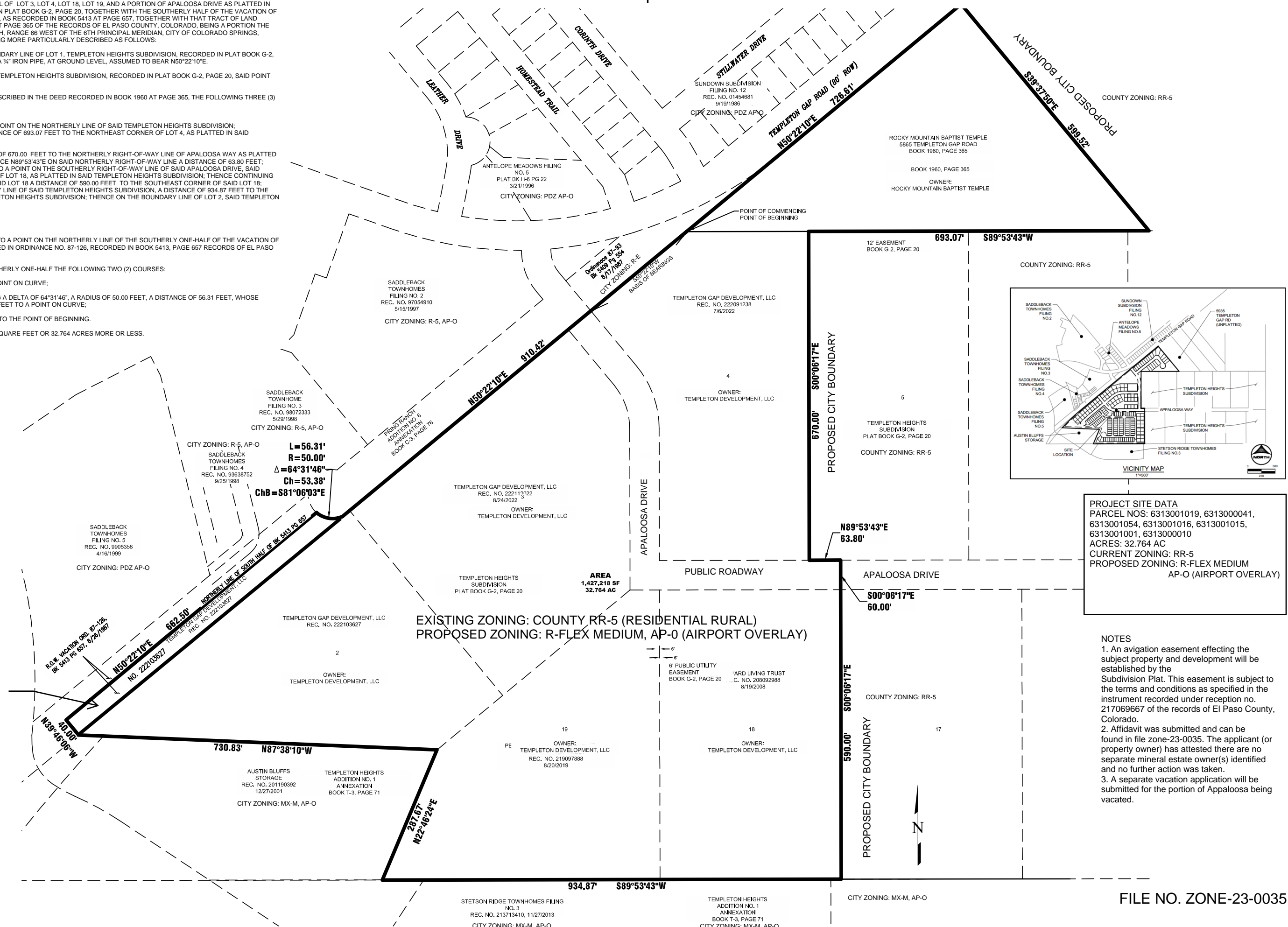
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CONTAINING A CALCULATED AREA OF 1,427,218 SQUARE FEET OR 32.764 ACRES MORE OR LESS.

EXISTING ZONING: PUD R5/CR AO  
PROPOSED ZONING: R-FLEX MEDIUM, AP-O (AIRPORT OVERLAY)



**PROJECT SITE DATA**  
 PARCEL NOS: 6313001019, 6313000041, 6313001054, 6313001016, 6313001015, 6313001001, 6313000010  
 ACRES: 32.764 AC  
 CURRENT ZONING: RR-5  
 PROPOSED ZONING: R-FLEX MEDIUM AP-O (AIRPORT OVERLAY)

**NOTES**  
 1. An avigation easement effecting the subject property and development will be established by the Subdivision Plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado.  
 2. Affidavit was submitted and can be found in file zone-23-0035. The applicant (or property owner) has attested there are no separate mineral estate owner(s) identified and no further action was taken.  
 3. A separate vacation application will be submitted for the portion of Appaloosa being vacated.