

CPC ZC 18-00180

NOVAK BUSINESS PARK – EXHIBIT A – ZONE CHANGE LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTH $\frac{1}{2}$ OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO AS DESCRIBED AS PARCEL A AND PARCEL B IN THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER 55071005 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PENROSE HOSPITAL SUBDIVISION NO. 1, A SUBDIVISION RECORDED ON THE 23rd OF APRIL, 1981 UNDER PLAT BOOK N-3 AT PAGE 57 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N89°59'41"W (BASIS OF BEARING), 250.00 FEET ALONG A NORTHERLY LINE OF SAID PENROSE HOSPITAL SUBDIVISION NO. 1;

THENCE N2°17'19E, 161.65 FEET ALONG A NORTHERLY LINE OF SAID PENROSE HOSPITAL SUBDIVISION NO. 1 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BUCHANAN STREET (80' ROW);

THENCE S89°59'41"E, 250.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BUCHANAN STREET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CASCADE AVENUE (60' ROW);

THENCE S2°17'19"W, 161.65 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID CASCADE AVENUE TO THE NORTHEAST CORNER OF SAID PENROSE HOSPITAL SUBDIVISION NO. 1 AND THE POINT OF BEGINNING.

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