

1222 NORTH ACADEMY ZONE CHANGE
EXHIBIT A

THE NORTH 140 FEET OF LOT 7, THE NORTHERLY 200 FEET OF THE EASTERLY 15 FEET OF LOT 8, BLOCK C, SUNNYSIDE, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK U AT PAGE 26 OF THE EL PASO COUNTY RECORDS;

ALSO BEING DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK C, SUNNYSIDE, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK U AT PAGE 26 OF THE EL PASO COUNTY RECORDS;

THENCE S0°18'43"E ON THE EAST LINE OF SAID LOT 7, A DISTANCE OF 140.00 FEET;

THENCE S89°27'42"W ON THE SOUTH LINE OF THE NORTH 140 FEET OF LOT 7, A

DISTANCE OF 106.15 FEET TO A POINT ON THE WEST LINE OF SAID LOT 7;

THENCE S00°17'31"E ON SAID WEST LINE A DISTANCE OF 60.04 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 200 FEET OF LOT 8, BLOCK C;

THENCE S89°27'42"W ON SAID SOUTH LINE OF THE NORTH 200 FEET OF LOT 8, A DISTANCE OF 15.00 FEET;

THENCE N00°17'31"W ON A LINE 15.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 8, A DISTANCE OF 200.04 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8;

THENCE N89°27'42"E ON THE NORTH LINE OF LOT 8 AND LOT 7 A DISTANCE OF 121.10 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 17,857 SQUARE FEET, MORE OR LESS.

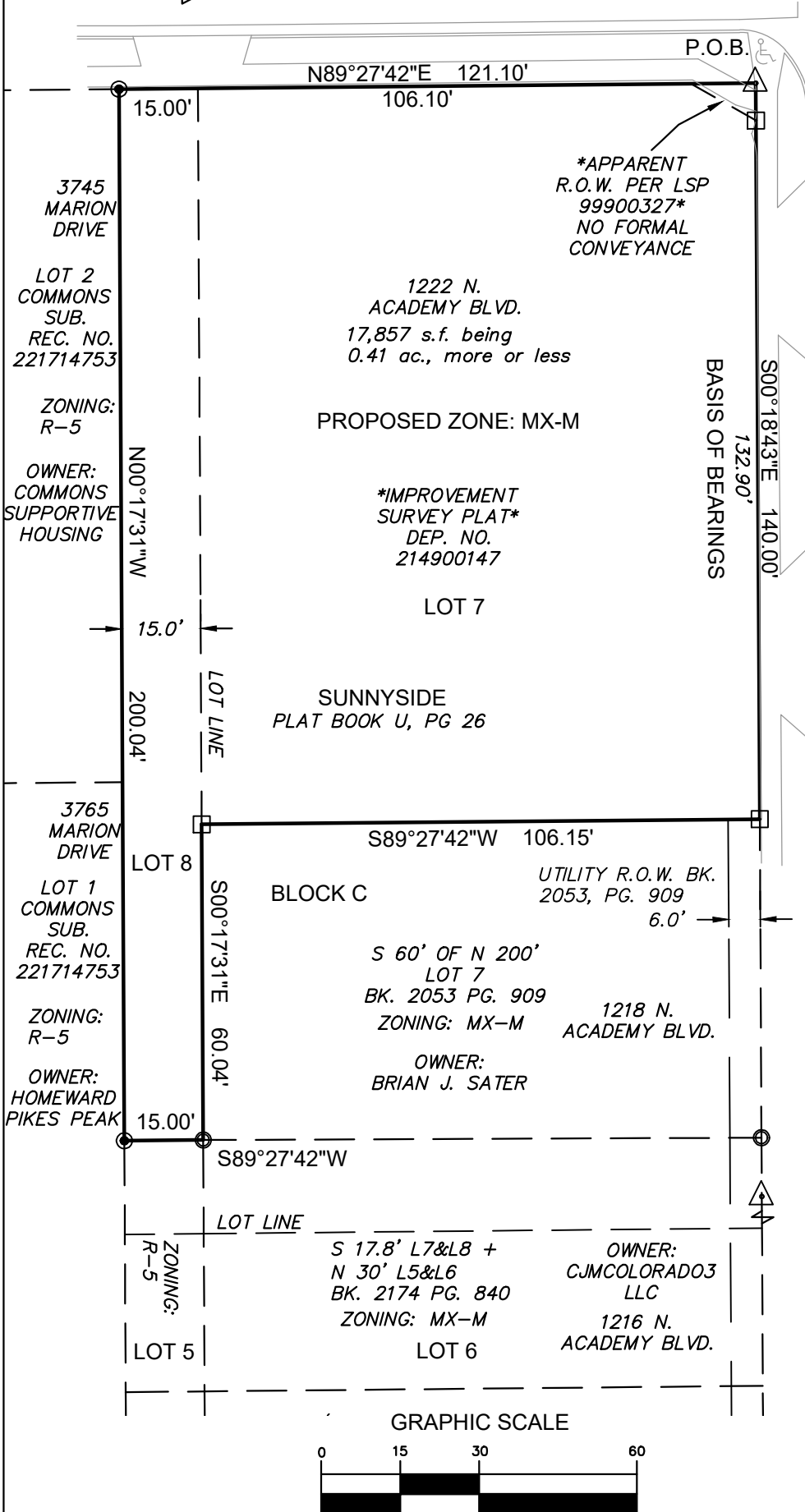
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF NORTH 140 FEET LOT 7, BLOCK C, S00°18'43"E-140.00 FEET. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY BERGE-BREWER, DEPOSIT NUMBER 99900327 AND THE LINE IS MONUMENTED BY A REBAR AND CAP LS 13830 ON THE SOUTH AND A REBAR AND CAP "LWA PLS 28658" ON THE NORTH.

LOTS 5&6, BLOCK F OWNER: 1230 N. ZONING:
SUNNYSIDE ADD. NO. 2 PIPER HILLS, LLC ACADEMY BLVD. MX-M



MARION DRIVE
60' PUBLIC R.O.W.
36' ASPHALT MAT
PUBLIC COLLECTOR STREET

PROPOSED ZONE:
MX-M
EXISTING ZONE:
MX-M AND R-5
PROPOSED USE: MX-M



ACADEMY BOULEVARD
PUBLIC R.O.W.
WIDTH VARIES
92'±(17' MEDIAN) ASPHALT MAT
PUBLIC PRINCIPAL ARTERIAL

NOTES:

- FOUND A 1/2" DIAMETER REBAR OR AS NOTED
- FOUND A REBAR AND CAP LS 13830 (BREWER)
- FOUND A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
- △ FOUND A PK NAIL AND 1-1/2" DIAMETER STAINLESS STEEL WASHER "LWA PLS 28658"

MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. RND55120160. THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF NORTH 140 FEET LOT 7, BLOCK C, S00°18'43"E-140.00 FEET. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY BERGE-BREWER, DEPOSIT NUMBER 99900327 AND THE LINE IS MONUMENTED AS SHOWN.

UNITS OF MEASURE ARE U.S.

CITY FILE NO: ZONE-25-0001

ZONING EXHIBIT B
1222 N. ACADEMY BLVD.
SUNNYSIDE AA LLC
SUNNYSIDE - COLORADO SPRINGS

DWG: 1222
SCALE: 1"=30'
DATE: 1/6/25
DRAWN: KMO
CHECKED: THK
PROJECT: 24075

LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, CO 80907
TELEPHONE (719) 636-5179

REVISIONS:
CITY COMMENTS 2-10-25

SHEET 2 OF 2