

ZONE CHANGE LEGAL DESCRIPTION
EXHIBIT A

PROPERTY DESCRIPTION:
LOT 6, BLOCK 2, CHAPEL HILLS TECHNOLOGICAL CENTER, IN THE CITY OF COLORADO SPRINGS,
EL PASO COUNTY, COLORADO, ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN
PLAT BOOK P-2 AT PAGE 76 OF THE EL PASO COUNTY RECORDS.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE
GUARANTEE COMPANY, ORDER NO. SC55089951, EFFECTIVE DATE OCTOBER 19, 2020.

THE PROPERTY IS SUBJECT TO THE COVENANTS RECORDED IN BOOK 2550 AT PAGE 32 AND ANY
AMENDMENTS THERETO INCLUDING AT RECEPTION NO. 213150520.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF LOT 6, N00°42'58"W - 250.74'.
THE DIRECTION IS BASED ON THE RECORDED PLAT AND THE LINE IS MONUMENTED BY A 5/8"
DIAMETER REBAR ON EACH END.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. DIMENSIONS SHOWN IN
PARENTHESES ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.

FOUND A 5/8" DIAMETER REBAR. MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED
OTHERWISE.

THE PURPORTED STREET ADDRESS IS 1230 KELLY JOHNSON BOULEVARD.

THE PROPERTY IS LOCATED IN ZONE X, AREAS OUTSIDE A 0.2% ANNUAL CHANCE FLOODPLAIN
PER THE FEMA F.I.R.M. 08041C0508G, DATED 12/7/18.

THE PROPERTY CONTAINS 70,052 SQUARE FEET, BEING 1.608 ACRES, MORE OR LESS, AS
MEASURED.

CONTOUR INTERVAL IS ONE FOOT.

VERTICAL DATUM IS NAVD 88 WITH THE SITE BENCHMARK SHOWN.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY
ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE OWNER OR ITS REPRESENTATIVE
SHOULD DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING
WORK.

THE UTILITY MAPPING FOR THE SANITARY SEWER PROVIDED BY COLORADO SPRINGS UTILITIES
DOES NOT APPEAR ACCURATE BASED ON FIELD LOCATION OF EXISTING MANHOLES.
COORDINATION WITH CSU RECOMMENDED.

THERE IS A PLANNED UTILITY PROJECT FOR KELLY JOHNSON BOULEVARD FOR 2021.

