

ARROWSWEST APARTMENTS
Project No. 21043
May 22, 2024
Sheet 1 of 2

EXHIBIT "A"

LEGAL DESCRIPTION: ZONE CHANGE TO "MX-M" (MIXED USE MEDIUM SCALE)

A tract of land being portions of the Southeast Quarter of Section 22 and the Northeast Quarter of Section 27, all in Township 13 South, Range 67 West of the 6th P.M., also being Lots 5, 6 and 8 and a portion of Lot 7, SHOPS AT ARROWSWEST FILING NO. 1 (Reception No. 202175409, El Paso County, Colorado records), situate in the City of Colorado Springs, El Paso County, Colorado more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 5 (all bearings in this description are relative to those platted in said FILING) (the following seven (7) courses are along the lines of said FILING); 1) Southeasterly on a curve to the left and along the Southwesterly right-of-way line of Arrowswest Drive (60' public r.o.w.) as platted within ARROWSWEST FILING NO. 3 (Plat Book B-4, Page 52, said El Paso County records), said curve having a central angle of 53°11'39", a radius of 180.00 feet, an arc length of 167.12 feet (the chord to said curve bears S19°08'09"E, a distance of 161.18 feet); 2) S45°43'59"E along said Arrowswest Drive's Southwesterly right-of-way line, 136.70 feet; 3) S66°47'22"W, 546.28 feet; 4) N17°14'10"W, 143.41 feet; 5) N60°13'42"W, 315.69 feet; 6) N07°33'55"E, 231.59 feet to a point on the Southeasterly right-of-way line of N. 30th Street (public r.o.w. width varies) as described by document (Book 3497, Page 370, said records); 7) N42°00'25"E along said N. 30th Street's Southeasterly right-of-way line, 106.51 feet to the most Northerly Northwesterly corner of said Lot 8; thence S89°25'40"E along the Northerly line of said Lot 8, said line also being common to the Northerly line of said Lot 7, 309.87 feet (the following four (4) courses are along the lines of that tract described by document (Ordinance No. 05-117 published August 23, 2005, City of Colorado Springs File No. CPC ZC 05-00014); 1) Southwesterly on a non-tangent curve to the left, said curve having a central angle of 06°00'14", a radius of 272.50 feet, an arc length of 28.55 feet (the chord to said curve bears S09°17'43"W, a distance of 28.54 feet); 2) Southeasterly on a non-tangent curve to the right and along a coincident portion of the Southwesterly line of Lot 4, said FILING, said curve having a central angle of 31°17'02", a radius of 300.00 feet, an arc length of 163.80 feet (the chord to said curve bears S66°44'26"E, a distance of 161.78 feet); 3) on a reverse curve to the left and along said Lot 4's coincident Southwesterly line, said curve having a central angle of 31°26'18", a radius of 200.00 feet, an arc length of 109.74 feet (the chord to said curve bears S66°49'04"E, a distance of 108.37 feet); 4) S82°32'12"E along said coincident Southwesterly line, 12.70 feet to the Point of Beginning and the terminus point of this description;

Containing 6.870 acres (299,268 square feet), more or less

SURVEYOR'S STATEMENT: I, David V. Hostetler, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION and EXHIBIT were prepared under my direct responsibility, supervision, and checking, and on the basis of my knowledge, information and belief, are correct.

David V. Hostetler, Professional Land Surveyor
Colorado P.L.S. No. 20681
For and on behalf of LDC, Inc.

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DVH/dh



CITY FILE NO. ZONE-24-0004