

EXHIBIT A

Record Legal Description-35 E. Ramona Ave per Reception Number 224102915:

That portion of Lots 4 and 5 in Block 7 in ADDITION NO. 1 TO IVYWILD, described as follows:

Beginning at a point on the North line of said Lot 4 a distance of 35 feet Westerly from the Northeast corner of said Lot 4; thence Easterly along the North lines of said Lots 4 and 5 in Block 7 a distance of 78 feet to a point; thence angle right 86 degrees 27 minutes Southeasterly 150 feet, more or less, to a point in the South line of said Lot 5; thence angle right 60 degrees 48 minutes Southwesterly on the South lines of said Lots 5 and 4 a distance of 85.75 feet to a point; thence angle right 119 degrees 12 minutes Northwesterly 196.47 feet to point of beginning, County of El Paso, State of Colorado.

As Surveyed Legal Description:

Those portions of Lots 4 and 5, Block 7, Addition No. 1 to Ivywild, recorded in Plat Book E at Page 23 described as follows:

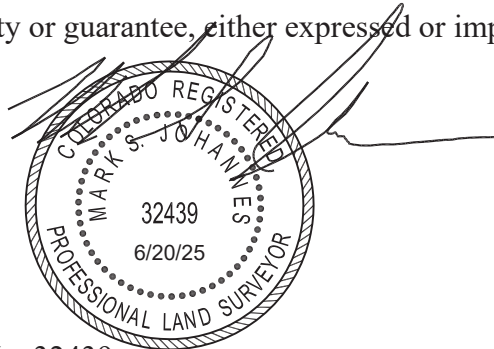
Beginning at a point on the north line of said Lot 4 lying 35.00 feet westerly from the northeast corner of said Lot 4;

- 1) thence along the north line of said Lots 4 and 5 North 89 degrees 51 minutes 41 seconds East 78.03 feet;
- 2) thence South 3 degrees 09 minutes 43 seconds East 152.02 feet to the southerly line of said Lot 5, said point being on the northwesterly line of Metzler's Subdivision;
- 3) thence along said southerly line South 57 degrees 25 minutes 27 seconds West 27.89 feet;
- 4) thence continuing along said southerly line and the southerly line of said Lot 4 South 36 degrees 10 minutes 55 seconds West 83.15 feet;
- 5) thence North 3 degrees 23 minutes 03 seconds West 234.14 feet to the point of beginning.

Containing a calculated area of 14,553 square feet, more or less.

This legal description and exhibit was prepared by me or under my direct supervision and checking and is true and correct to the best of my knowledge, information and belief.

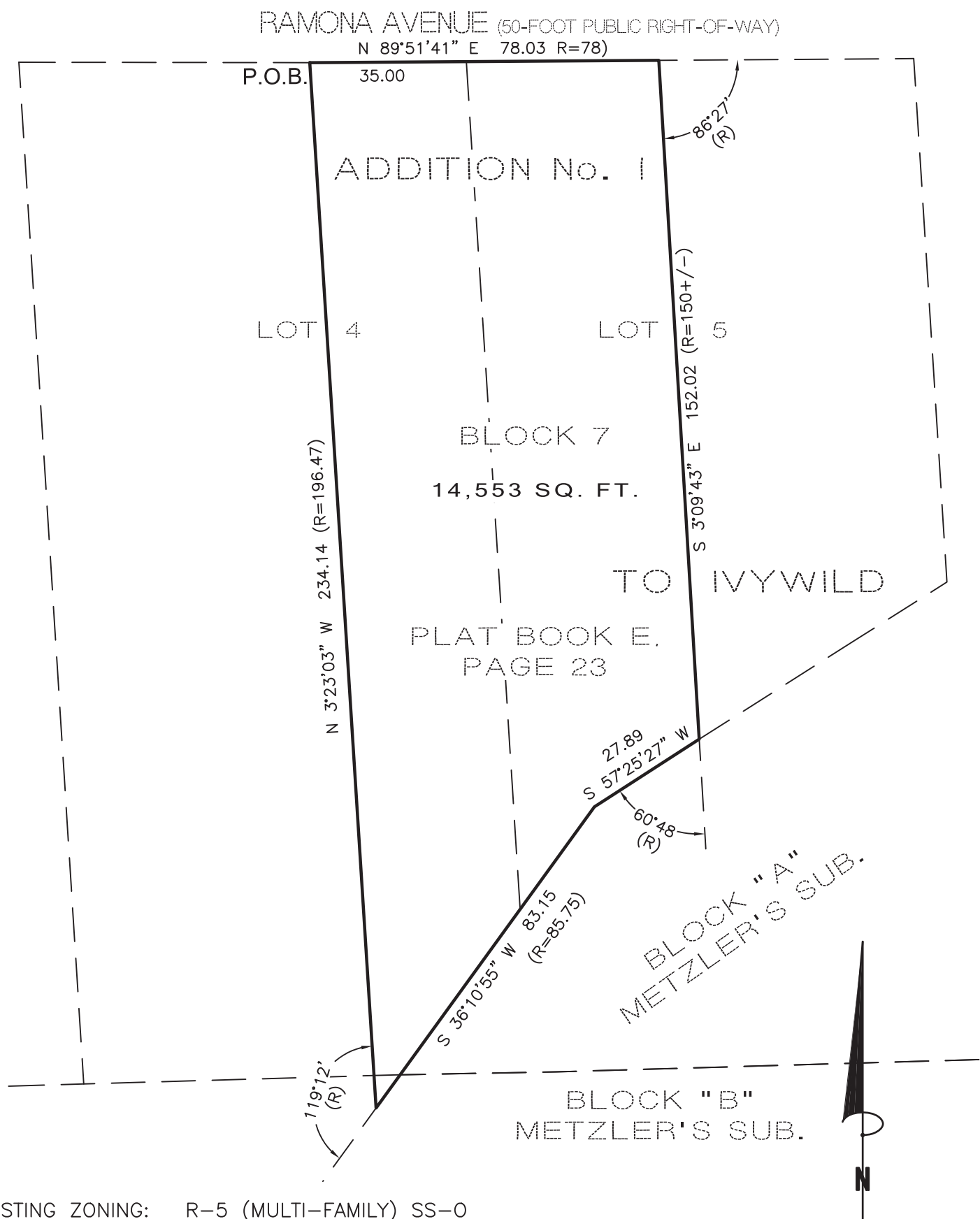
The above statement is neither a warranty or guarantee, either expressed or implied.



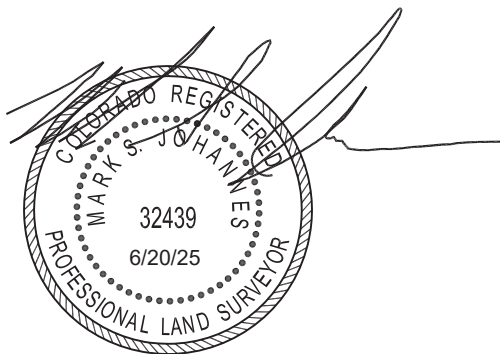
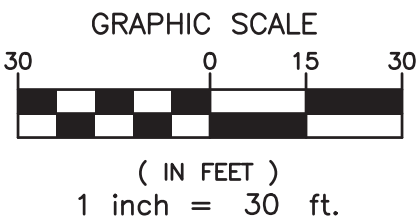
Mark S. Johannes, PLS, CFedS
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying & Mapping, LLC

City File No. ZONE-2025-0012

EXHIBIT B



EXISTING ZONING: R-5 (MULTI-FAMILY) SS-O (STREAMSIDE OVERLAY)
PROPOSED ZONING: MX-M (MIXED -USE MEDIUM SCALE)
SS-O (STREAMSIDE OVERLAY)



NOTE:
This exhibit does not represent a monumented land survey and is only intended to depict the attached legal description.

City File No. ZONE-25-0012

COMPASS SURVEYING & MAPPING, LLC
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COLORADO SPRINGS, CO 80917
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WWW.CSAMLLC.COM

PROJECT No. 22350
DATE: JUNE 20, 2025
DRAWN BY: MSJ
CHECKED BY: MSJ
SHEET: 2 OF 2