

ZONE CHANGE LEGAL DESCRIPTION - EXHIBIT A
LOT 29, HORSESHOE RANCHEROS FILING NO. 1

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 NW 1/4) OF SECTION 8, T13S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING LOT 29, "HORSESHOE RANCHEROS FILING NO 1" AS RECORDED IN PLAT BOOK E-2 AT PAGE 66 OF THE EL PASO COUNTY RECORDS, EXCEPT THAT PART CONVEYED BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 205152281, AND TOGETHER WITH THE EASTERLY HALF OF THE VACATED ADJACENT RIGHT-OF-WAY OF HORSESHOE ROAD VACATED BY ORDINANCE 07-150 RECORDED UNDER RECEPTION NO. 208014995, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE CENTERLINE OF VACATED HORSESHOE ROAD;
THENCE N00°09'37"E ALONG SAID CENTERLINE, 253.82 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 30, "HORSESHOE RANCHEROS FILING NO 1" AT ITS INTERSECTION WITH SAID CENTERLINE;
THENCE N89°20'16"E ALONG THE SOUTH LINE THEREOF, 573.38 FEET TO THE NORTHWEST CORNER OF THAT PARCEL CONVEYED BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 205152281;
THENCE ALONG THE WESTERLY AND NORTHERLY LINES THEREOF THE FOLLOWING THREE (3) COURSE:
1) THENCE S00°20'14"E A DISTANCE OF 241.46 FEET;
2) THENCE S46°07'34"W A DISTANCE OF 79.90 FEET;
3) THENCE N87°26'11"W A DISTANCE OF 486.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF VACATED HORSESHOE ROAD;
THENCE N00°46'19"W ALONG SAID LINE, 14.92 FEET;
THENCE S89°25'15"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 160,429 SQUARE FEET (3.683 ACRES, MORE OR LESS).

BASIS OF BEARINGS:

A PORTION OF THE CENTERLINE OF VACATED HORSESHOE ROAD, BEING MONUMENTED AT SOUTH END WITH A NAIL AND WASHER STAMPED "PLS 25966" AND AT THE NORTH END OF SAID PORTION WITH A NAIL AND WASHER STAMPED "LS 25966", SAID LINE BEARS N00°09'37"W A DISTANCE OF 253.82 FEET.

TOTAL AREA ~ 3.68 ACRES.

LAND USE REVIEW FILE NO: CPC PUZ 21-00017



HRGreen.com



EXHIBIT A

SHEET
1 OF 2

SCALE: N/A
DATE: 04/07/2021



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 Colorado Springs, CO 80901
 719.955.5485

**LOT 29, HORSESHOE RANCHEROS FILING NO. 1
 LEGAL DESCRIPTION (REZONE)**

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PREPARED BY:



 VERNON P. TAYLOR, COLORADO PLS NO. 25966 DATE 4/23/21
 FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC

