



Date: November 3rd, 2020
To: City Of Colorado Springs
Planning & Community Development Department
Attn: Tasha Brackin, AICP
Senior Planner / South Team
Project: Vue Des Monts Apartments
Location: 1110, 1124, 1138, 1152, 1166, 1180 Lower Gold Camp Road
Colorado Springs, CO 80905

RE: Vue Des Monts Apartments - ZONE CHANGE REQUEST

SUBJECT PROPERTY LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 13 AND THE SOUTHEAST ONE-QUARTER OF SECTION 14, ALL IN TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF CROWN HILL MESA SUBDIVISION FILING NO. 4 (RECEPTION NO 202104477, EL PASO COUNTY, COLORADO RECORDS), SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF LOWER GOLD CAMP ROAD (80' R.O.W.) AS PLATTED IN CROWN HILL MESA SUBDIVISION FILING NO.1 (RECEPTION NO. 99015212, SAID EL PASO COUNTY RECORDS);

THE FOLLOWING FOUR COURSES ARE ALONG THE SOUTHERLY BOUNDARY OF FILING NO.4;
1) N 55 DEGREES 37 MINUTES 36 SECONDS E, 307.46 FEET;
2) N 47 DEGREES 45 MINUTES 17 SECONDS E, 202.57 FEET;
3) S 72 DEGREES 34 MINUTES 29 SECONDS E, 52.07 FEET;
4) S 15 DEGREES 57 MINUTES 10 SECONDS E, 276.25 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MORENO STREET (70' R.O.W.) AS DESCRIBED BY DOCUMENT (BOOK 3963 AT PAGE 847, SAID RECORDS);

THENCE SOUTHWESTERLY ON NON-TANGENT CURVE TO THE LEFT AND ALONG SAID MORENO STREETS NORTHERLY RIGHT OF WAY LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 38 DEGREES 04 MINUTES 24 SECONDS, A RADIUS OF 376.25 FEET, AN ARC LENGTH OF 250.02 FEET (THE CHORD OF SAID CURVE BEARS S 20 DEGREES 30 MINUTES 40 SECONDS W, A DISTANCE OF 245.44 FEET) TO A POINT ON SAID LOWER GOLD CAMP ROAD'S NORTHERLY RIGHT OF WAY LINE; THENCE WESTERLY ON A NON-TANGENT CURVE TO THE RIGHT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 43 DEGREES 17 MINUTES 29 SECONDS, A RADIUS OF 660.00 FEET, AN ARC LENGTH OF 498.68 FEET (THE CHORD OF SAID CURVE BEARS N 65 DEGREES 34 MINUTES 41 SECONDS W, A DISTANCE OF 486.90 FEET) TO THE POINT OF BEGINNING.

PLAT CONTAINS 149,412 SQ. FT. OR 3.430 ACRES OF LAND MORE OR LESS.