

SUNRISE AT SHILOH MESA

ZONE CHANGE LEGAL DESCRIPTION - EXHIBIT A

That portion of that tract described by document (Reception No. 209004808, El Paso County, Colorado records), also being a portion of the Southwest Quarter of Section 4, Township 13 South, Range 65 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Beginning at the most Northerly Northwesterly corner of Lot 1, THE CENTER FOR STRATEGIC MINISTRY FILING NO. 1 (Reception No. 220714504, said El Paso County records) (all bearings in this description are relative to those platted in said FILING); thence $S00^{\circ}00'13''E$ along a Westerly line of said Lot 1, 328.81 feet to an angle point thereof; thence $S89^{\circ}58'53''W$ along a Northerly line of said Lot 1, 44.76 feet to an angle point thereof, said point also being the most Easterly Northeasterly corner of Shiloh Mesa Drive (57' public r.o.w.) as platted within ENCLAVE AT SHILOH MESA (Reception No. 220714528, said records) (the following four (4) courses are along the Northerly right-of-way line of said Shiloh Mesa Drive and the Easterly right-of-way line of Mulberry Wood Drive (57' public r.o.w.) respectively, as platted within said ENCLAVE); 1) $S89^{\circ}55'38''W$, 3.85 feet; 2) on a curve to the right, said curve having a central angle of $89^{\circ}20'09''$, a radius of 87.50 feet, an arc length of 136.43 feet (the chord to said curve bears $N45^{\circ}24'18''W$, a distance of 123.02 feet); 3) $N00^{\circ}45'21''W$, 31.24 feet; 4) on a curve to the left, said curve having a central angle of $01^{\circ}39'04''$, a radius of 1028.50 feet, an arc length of 29.64 feet (the chord to said curve bears $N03^{\circ}12'50''W$, a distance of 29.64 feet) to an angle point thereof, said point also being the most Southerly Southeasterly corner of said Mulberry Wood Drive as platted within SHILOH MESA FILING NO. 5 (Reception No. 217714041, said records); thence $N02^{\circ}23'18''W$ along said Mulberry Wood Drive's Easterly right-of-way line, 175.70 feet to an angle point of said FILING NO. 5; thence $N87^{\circ}36'42''E$ along a Southerly line of said FILING NO. 5, 145.72 feet to the Point of Beginning and the terminus point of this description;

Containing 1.006 acres (43,807 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.



NOTE: FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0533 G, effective date December 7, 2018, indicates this parcel of land to be Zone X "white" (area determined to be out of the 500 year flood plain).

CITY FILE NO. PDZZ-24-0002

File: 21040 SMA ZC Lgl.doc
DVH/dh

LOT 46
 OWNER: ADAMO BUILDING COMPANY LLC
 ZONE: PDZ AP-0
 USE: SINGLE FAMILY ATTACHED

LOT 47
 OWNER: ADAMO BUILDING COMPANY LLC
 ZONE: PDZ AP-0
 USE: SINGLE FAMILY ATTACHED

LOT 48
 OWNER: ADAMO BUILDING COMPANY LLC
 ZONE: PDZ AP-0
 USE: SINGLE FAMILY ATTACHED

LOT 49
 OWNER: ADAMO BUILDING COMPANY LLC
 ZONE: PDZ AP-0
 USE: SINGLE FAMILY ATTACHED

LOT 50
 OWNER: BACH H., RANELL B. NGUYEN
 ZONE: PDZ AP-0
 USE: SINGLE FAMILY ATTACHED

LOT 51
 OWNER: ADAMO BUILDING COMPANY LLC
 ZONE: PDZ AP-0
 USE: SINGLE FAMILY ATTACHED

LOT 52
 OWNER: ADAMO BUILDING COMPANY LLC
 ZONE: PDZ AP-0
 USE: SINGLE FAMILY ATTACHED

LOT 53
 OWNER: CHARLES W., JULIE D. HICKMOTT
 ZONE: PDZ AP-0
 USE: SINGLE FAMILY ATTACHED

LOT 54
 OWNER: ANTHONY W. PEREZ
 ZONE: PDZ AP-0
 USE: SINGLE FAMILY ATTACHED

LOT 55
 OWNER: ADAMO BUILDING COMPANY LLC
 ZONE: PDZ AP-0
 USE: SINGLE FAMILY ATTACHED

LOT 56
 OWNER: ADAMO BUILDING COMPANY LLC
 ZONE: PDZ AP-0
 USE: SINGLE FAMILY ATTACHED

LOT 27
 OWNERS: TOMMY NGUYEN, TIFFANI LE
 ZONE: PDZ AP-0
 USE: SINGLE FAMILY DETACHED

LOT 26
 OWNERS: LEONARD KORIR, MARGARET NDIWA
 ZONE: PDZ AP-0
 USE: SINGLE FAMILY DETACHED

LOT 25
 OWNERS: MORGAN, ROBERT JR. DUTTON
 ZONE: PDZ AP-0
 USE: SINGLE FAMILY DETACHED

LOT 24
 OWNER: TYLER N. AYERS
 ZONE: PDZ AP-0
 USE: SINGLE FAMILY DETACHED

UNPLATTED
 Owner: CENTER FOR STRATEGIC MINISTRY
 EXISTING ZONE: PDZ, AP-0 PER ORDINANCE 08-220
 PROPOSED ZONE: PDZ, AP-0
 EXISTING USE: MINOR PUBLIC ASSEMBLY
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL
 43807 SQ. FT. 1.006 ACRES

LOT 1
 THE CENTER STRATEGIC MINISTRY FILING NO. 1
 OWNER: WOODMEN VALLEY CHAPEL
 ZONE: PDZ AP-0
 USE: MINOR PUBLIC ASSEMBLY

ENCLAVE AT SHILOH MESA

MULBERRY WOOD DR
 (RESIDENTIAL ROAD)

SHILOH MESA DR
 (RESIDENTIAL ROAD)

N02°23'18"W 175.70'

N00°45'21"W 31.24'
 $\Delta = 0139.04"$
 $R = 1028.50'$
 $L = 29.64'$

$\Delta = 8920.09"$ R=87.50' L=136.43'

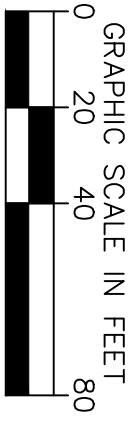
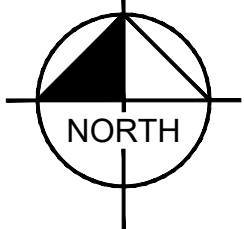
N87°36'42"E 145.72'

S00°00'13"E 328.81'

S89°55'38"W 3.85'
 S89°58'53"W 44.76'

POINT OF BEGINNING

SUNRISE AT SHILOH MESA
 EXHIBIT B - ZONE USE CHANGE



SHEET 2 OF 2

CITY FILE NO. PDZZ-24-0002

