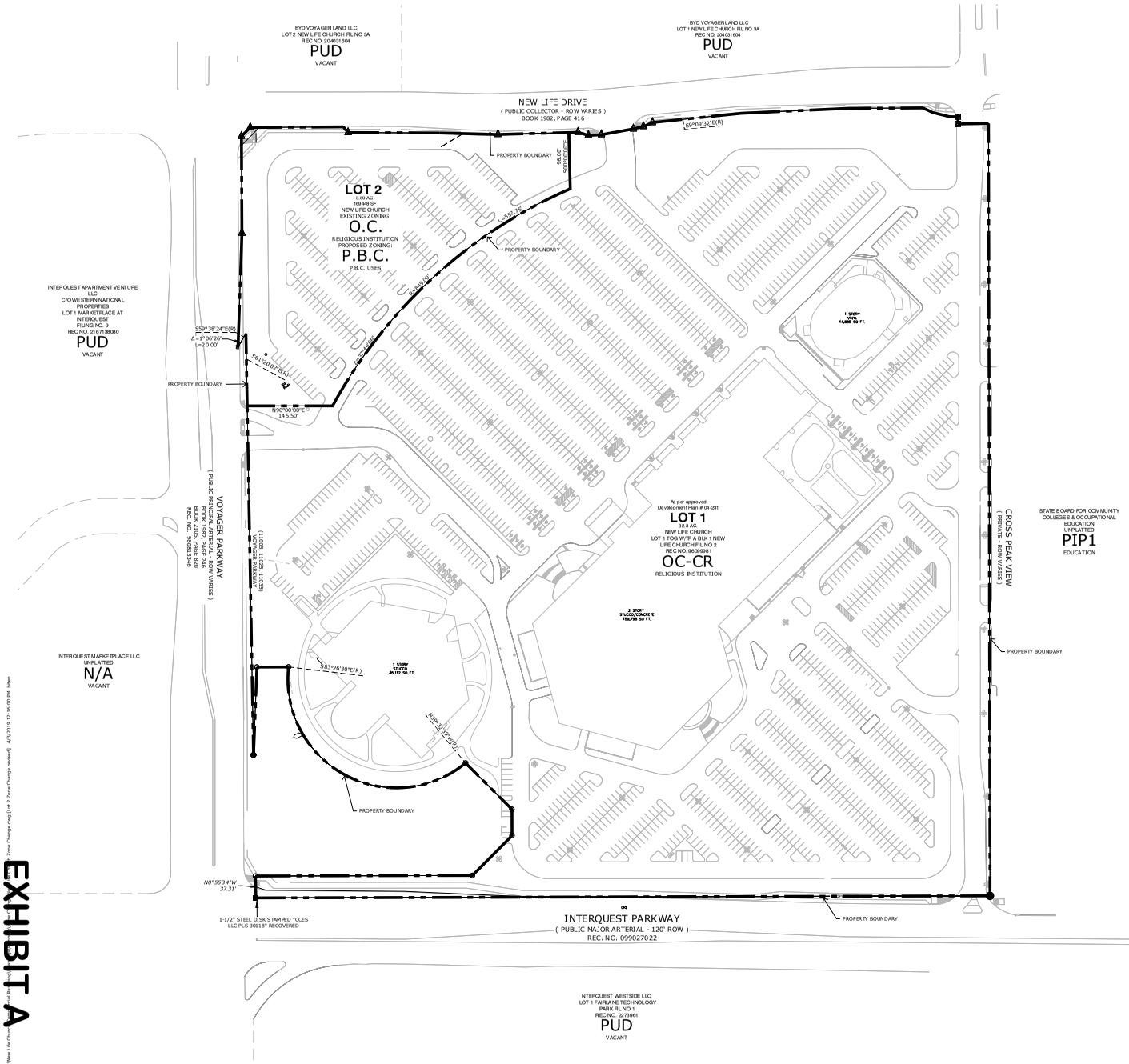

LEGAL DESCRIPTION: LOT 2

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, NEW LIFE CHURCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 098099981, RECORDS OF EL PASO COUNTY, COLORADO, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY BOUNDARY LINE OF LOT 1, BLOCK 1 AS PLATTED IN NEW LIFE CHURCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 098099981, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES S LLC PLS 30118" IS ASSUMED TO BEAR S00°06'39"E, A DISTANCE OF 139.51 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1 AS PLATTED IN NEW LIFE CHURCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 098099981, RECORDS OF EL PASO COUNTY, COLORADO

THENCE S 88°45'16"W, A DISTANCE OF 714.09 FEET TO THE POINT OF BEGINNING;

THENCE S 01°01'05"E, A DISTANCE OF 84.35 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S23°34'04"E, HAVING A DELTA OF 37°41'06", A RADIUS OF 845.00 FEET AND A DISTANCE OF 667.75 FEET TO A POINT ON CURVE;
THENCE N00°00'00"W, A DISTANCE OF 145.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VOYAGER PARKWAY;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID VOYAGER PARKWAY, THE FOLLOWING (4) FOUR COURSES:

1. N01°32'09"W, A DISTANCE OF 53.51 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S55°11'04"E, HAVING A DELTA OF 07°25'08", A RADIUS OF 1035.00 FEET AND A DISTANCE OF 26.83 FEET TO A POINT ON CURVE;
3. N01°58'12"E, A DISTANCE OF 194.26 FEET;
4. N00°16'54"W, A DISTANCE OF 165.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NEW LIFE DRIVE;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID NEW LIFE DRIVE, THE FOLLOWING (6) SIX COURSES:

1. N44°40'07"E, A DISTANCE OF 21.24 FEET;
2. N89°39'16"E, A DISTANCE OF 158.79 FEET;
3. S39°23'18"E, A DISTANCE OF 12.56 FEET;
4. S89°44'16"E, A DISTANCE OF 135.39 FEET;
5. S88°32'08"E, A DISTANCE OF 99.55 FEET;
6. N89°39'31"E, A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 3.850 ACRES

NORTH
0 40 80 160
SCALE: 1" = 80'

EXHIBIT A

P:\New Life Church\Drawings\Exhibits\Zone Change.dwg [Lot 2 Zone Change.mxtset] 4/2/2019 11:16:00 PM bfein

Land Planning
Landscape Architecture
Urban Design
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EXPIRES 9/30/2020

NEW LIFE CHURCH

ZONE CHANGE
11005 VOYAGER PARKWAY
COLORADO SPRINGS, CO

DATE: 08.20.18
PROJECT MGR: A. BARLOW
PREPARED BY: B.ITEN

DATE	BY	DESCRIPTION
02.12.19	B.I.	SECOND SUBMITTAL
10.11.19	B.I.	THIRD SUBMITTAL

LOT #2

SHEET NUMBER
1
1 OF 1

CPC ZC 18-00142