

Coering, Wurth & Associates
Consulting Civil Engineers
Professional Land Surveyors

1046 Elkton Drive · Colorado Springs, Colorado · 80907 · Phone 719-531-6200 Fax 719-531-6266

LEGAL DESCRIPTION
"P & P SUBDIVISION FILING NO. 1"
ZONE CHANGE

A tract of land lying within the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 7, Township 13 South, Range 66 West, of the 6th P.M. in the City of Colorado Springs, El Paso County, Colorado more particularly described as follows: Commencing at the Northwest corner of "Wendt's Pine Creek Commons" as recorded under Reception No. 327684 of the Records of El Paso County, Colorado; thence S 22°03'00" W (Basis of Bearing), along the Westerly line thereof, 151.97 feet to an angle point therein; thence S 30°59'00" E, along said Westerly line, 50.92 feet; thence S 72°12'52" W, 77.16 feet to the point of beginning; thence Southwesterly on a curve to the right, having a radius of 176.50 feet and a central angle of 42°38'22", an arc distance of 131.36 feet (the chord of which curve bears S 31°53'31" W, 128.34 feet); thence N 38°34'26" W, 180.68 feet; thence N 63°50'26" E, 148.48 feet; thence S 58°25'11"E, 54.93 feet; thence Southeasterly on a curve to the left, having a radius of 223.50 feet and a central angle of 02°21'09", an arc distance of 9.18 feet (the chord of which curve bears S 07°57'28" E, 9.18 feet) to a point of compound curve; thence Southwesterly on a curve to the right, having a radius of 176.50 feet and a central angle of 19°32'32", an arc distance of 60.19 feet (the chord of which curve bears S 00°48'09" W, 59.90 feet) to the point of beginning. Containing 21,777 square feet (0.50 acres), more or less.

PROJECT NO. 14013
DATE: September 2, 2014

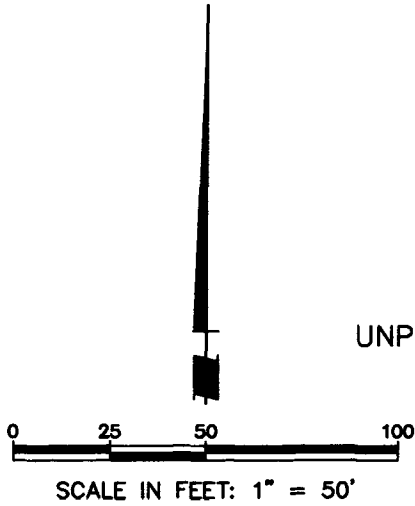


**LEGAL DESCRIPTION SKETCH
 ZONE CHANGE
 P & P SUBDIVISION FILING NO. 1**

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"PINE CREEK
 ESTATES"
 (BK. D-2, PG. 12)
 (REC. NO. 225574)



(A) R = 223.50'
 L = 9.18'
 $\Delta = 02^{\circ}21'09''$
 CH = S 07^{\circ}57'28" E
 9.18'

(B) R = 176.50'
 L = 60.19'
 $\Delta = 19^{\circ}32'32''$
 CH = S 00^{\circ}48'09" W
 59.90'

LOT 1
 21,777 S.F.
 (0.50 AC.)

R = 176.50'
 L = 131.36'
 $\Delta = 42^{\circ}38'22''$
 CH = S 31^{\circ}53'31" W
 128.34'

