

ZONE CHANGE LEGAL DESCRIPTION

PARCEL 1:

LOT 1 BLOCK 1, MOUNTAIN SHADOWS FILING NO. 1, ACCORDING TO THE PLAT RECORDED OCTOBER 10, 1980 AT RECEPTION NO. 710415, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 61.26 ACRES

PARCEL 2:

A TRACT OF LAND LOCATED IN SECTION 22, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF MOUNTAIN SHADOWS FILING NO. 20 AS RECORDED MAY 22, 1989 AT RECEPTION NO. 1823236 IN PLAT BOOK D4 AT PAGE 168 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 183.59 FEET;
THENCE NORTH 25°30'01" WEST, A DISTANCE OF 324.30 FEET;
THENCE NORTH 04°22'04" WEST, A DISTANCE OF 233.19 FEET TO A POINT ON THE WEST LINE OF LOT 37, OF SAID MOUNTAIN SHADOWS FILING NO. 20;
THENCE SOUTH 59°30'27" EAST ALONG THE WEST LINE OF SAID MOUNTAIN SHADOWS FILING NO. 20, A DISTANCE OF 464.20 FEET;
THENCE CONTINUE ON SAID WEST LINE SOUTH 11°35'33" WEST, A DISTANCE OF 295.45 FEET TO THE POINT OF BEGINNING.
COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 2.91 ACRES

PARCEL 3:

A TRACT OF LAND LOCATED IN SECTION 22, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, THENCE WESTERLY ALONG THE SOUTH LINE OF SECTION 22 NORTH 89°43'16" WEST A DISTANCE OF 2443.43 FEET TO A POINT BEING THE TRUE POINT OF BEGINNING;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 22 NORTH 89°43'16" WEST A DISTANCE OF 611.54 FEET;
THENCE NORTHERLY NORTH 6°26'42" WEST A DISTANCE OF 372.68 FEET;
THENCE NORTHERLY NORTH 00°33'02" WEST A DISTANCE OF 837.02 FEET;
THENCE NORTHEASTERLY NORTH 27°14'14" EAST A DISTANCE OF 299.90 FEET;
THENCE NORTHERLY NORTH 00°45'05" WEST A DISTANCE OF 681.90 FEET;
THENCE NORTHWESTERLY NORTH 16°46'16" WEST A DISTANCE OF 314.47 FEET;
THENCE NORTHWESTERLY NORTH 28°15'26" WEST A DISTANCE OF 243.49 FEET;
THENCE NORTHEASTERLY NORTH 77°43'41" EAST A DISTANCE OF 622.11 FEET TO THE SOUTHWEST CORNER OF LOT 37, OF MOUNTAIN SHADOWS FILING NO. 20, AS RECORDED MAY 22, 1989 AT RECEPTION NO. 1823236 IN PLAT BOOK D4 AT PAGE 168 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT IS ALSO THE WESTERLY LINE OF A VACATION PLAT OF TRACT "C" OF MOUNTAIN SHADOWS FILING NO. 3 AS RECORDED APRIL 25, 1989 AT RECEPTION NO. 1815072 IN PLAT BOOK D4 AT PAGE 160 OF THE RECORDS OF EL PASO COUNTY;
THENCE SOUTHERLY ALONG SAID VACATION PLAT SOUTH 4°23'51" EAST A DISTANCE OF 233.22 FEET;
THENCE SOUTHEASTERLY ALONG SAID VACATION PLAT SOUTH 25°30'38" EAST A DISTANCE OF 324.22 FEET TO THE NORTHWEST CORNER OF MOUNTAIN SHADOWS FILING NO. 1 AS RECORDED OCTOBER 10, 1980 AT RECEPTION NO. 710415 IN PLAT BOOK M3 AT PAGE 47 OF THE RECORDS OF SAID EL PASO COUNTY;
THENCE SOUTHERLY SOUTH 2°35'05" EAST A DISTANCE OF 1,210.16 FEET TO THE SOUTHWEST CORNER OF SAID MOUNTAIN SHADOWS FILING NO. 1;
THENCE SOUTHERLY SOUTH 2°35'00" EAST A DISTANCE OF 59.98 FEET;
THENCE SOUTHWESTERLY SOUTH 11°23'56" WEST A DISTANCE OF 210.78 FEET;
THENCE SOUTHWESTERLY SOUTH 35°57'55" WEST A DISTANCE OF 153.09 FEET;
THENCE SOUTHERLY SOUTH 1°05'44" EAST A DISTANCE OF 248.08 FEET;
THENCE SOUTHEASTERLY SOUTH 38°07'59" EAST A DISTANCE OF 76.21 FEET;
THENCE SOUTHERLY SOUTH 0°34'58" WEST A DISTANCE OF 374.09 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.
COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 39.29 ACRES

PARCEL 4:

A TRACT OF LAND IN SECTION 22, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 22 NORTH 89°43'16" WEST A DISTANCE OF 154.64 FEET TO A POINT ON THE WEST RIGHT OF WAY BOUNDARY OF 30TH STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 22 NORTH 89°43'16" WEST A DISTANCE OF 900.79 FEET;
THENCE NORTHERLY NORTH 0°34'58" EAST A DISTANCE OF 374.09 FEET;
THENCE NORTHWESTERLY NORTH 38°07'59" WEST A DISTANCE OF 76.21 FEET;
THENCE NORTHERLY NORTH 1°05'44" WEST A DISTANCE OF 248.08 FEET;
THENCE NORTHEASTERLY NORTH 35°57'55" EAST A DISTANCE OF 153.09 FEET;
THENCE NORTHEASTERLY NORTH 11°23'56" EAST A DISTANCE OF 210.78 FEET;
THENCE NORTHERLY NORTH 2°35'00" WEST A DISTANCE OF 59.98 FEET TO THE SOUTHWEST CORNER OF MOUNTAIN SHADOWS FILING NO. 1 AS RECORDED OCTOBER 10, 1980 AT RECEPTION NO. 710415 IN PLAT BOOK M3 AT PAGE 47 OF THE RECORDS OF SAID EL PASO COUNTY;
THE NEXT THREE COURSES FOLLOW THE SOUTHERLY BOUNDARY OF SAID MOUNTAIN SHADOWS FILING NO. 1;
THENCE SOUTHEASTERLY SOUTH 49°22'06" EAST A DISTANCE OF 492.06 FEET;
THENCE EASTERLY SOUTH 89°43'18" EAST A DISTANCE OF 628.17 FEET;
THENCE SOUTHEASTERLY SOUTH 47°58'13" EAST A DISTANCE OF 368.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY BOUNDARY OF 30TH STREET;
THENCE SOUTHWESTERLY ALONG THE WEST RIGHT-OF-WAY BOUNDARY OF 30TH STREET SOUTH 41°59'19" WEST A DISTANCE OF 681.27 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.
COUNTY OF EL PASO, STATE OF COLORADO

CONTAINING A CALCULATED AREA OF 21.88 ACRES

FOR A TOTAL AREA OF 125.34 ACRES FOR THE ENTIRE PROPERTY

2424 GARDEN OF THE GODS RD ZONE CHANGE LEGAL DESCRIPTION - EXHIBIT A

DATE: 12/16/2022

DRAWN BY: JBS

PLAN FILE#: PUDZ-22-0005



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MOUNTAIN SHADOWS
 FILING NO. 2
 REC. NO. 946432

UNPLATTED
 MOUNTAIN SHADOWS
 FILING NO. 20
 REC. NO. 1823236

PARCEL 2
 REC. NO. 218070997
 2.91 ACRES

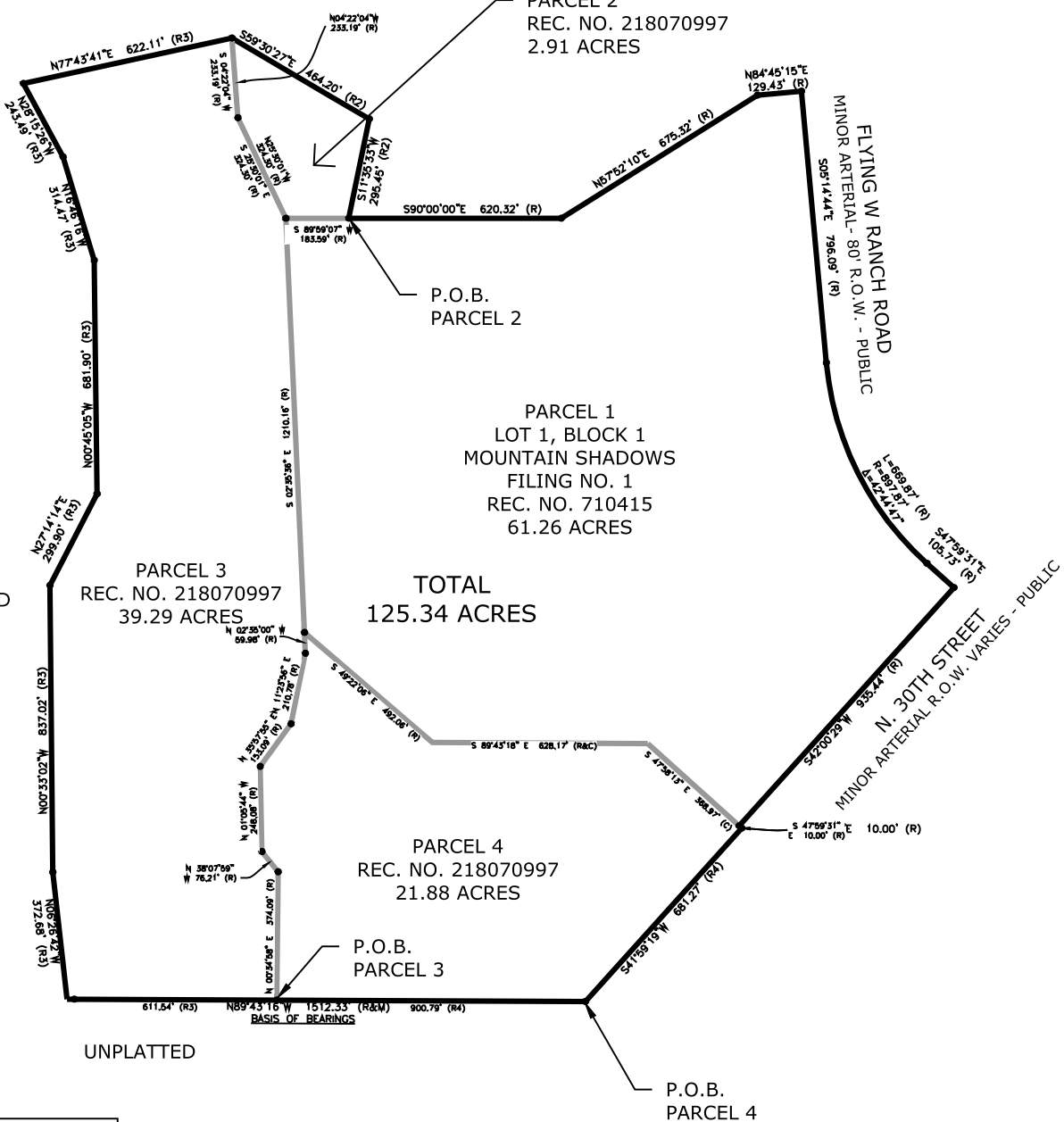
PARCEL 1
 LOT 1, BLOCK 1
 MOUNTAIN SHADOWS
 FILING NO. 1
 REC. NO. 710415
 61.26 ACRES

UNPLATTED
 PARCEL 3
 REC. NO. 218070997
 39.29 ACRES

TOTAL
 125.34 ACRES

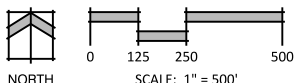
PARCEL 4
 REC. NO. 218070997
 21.88 ACRES

EXISTING ZONING:
 PIP 1/PUD/A/HS
 PROPOSED ZONING:
 PUD HS



2424 GARDEN OF THE GODS RD ZONE CHANGE DEPICTION - EXHIBIT B

DATE: 12/16/2022
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