

ZONE CHANGE EXHIBIT A

That portion of the Northwest Quarter of Section 13 and the Northeast Quarter of Section 14, Township 14 South, Range 67 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

Bearings are based on the East line of 21st Street, monumented at the Northwest corner of Gold Hill Mesa Filing No. 3, also being the Northeast corner of 21st Street and Gold Hill Mesa Drive, recorded at Reception No. 212713224, record of El Paso County, with a No. 5 rebar and blue plastic cap, stamped "PLS 32820, and at the Southeast corner of Broadway Street and 21st Street as recorded in that Warranty Deed recorded at Reception No. 218000953 of said records, with a No. 4 rebar and is assumed to bear N 00°02'05" E.

COMMENCING at said Northeast corner of 21st Street and Gold Hill Mesa Drive;
thence N 00°02'05" E, along the East line of said 21st Street, a distance of 654.57 feet;
thence S 89°57'55" E, a distance of 748.52 feet to the POINT OF BEGINNING;
thence N 17°53'40" E, a distance of 87.14 feet;
thence 132.28 feet along the arc of a 306.00 foot radius non-tangent curve to the left, having a central angle of 24°46'05", with a chord that bears S 80°51'23" E, 131.25 feet;
thence N 86°45'34" E, a distance of 347.01 feet;
thence 191.94 feet along the arc of a 74.00 foot radius non-tangent curve to the right, having a central angle of 148°36'50", with a chord that bears S 72°27'01" E, 142.48 feet;
thence N 83°27'13" E, a distance of 14.84 feet;
thence S 06°40'03" E, a distance of 23.05 feet;
thence S 14°23'15" E, a distance of 224.97 feet to a point on the most northerly North line of Gold Hill Mesa Filing No 10, recorded at Reception No 220714607, El Paso County Records;
thence S 75°37'03" W, along said North line and its westerly extension, a distance of 96.74 feet;
thence S 75°36'48" W, a distance of 72.84 feet;
thence S 14°23'01" E, a distance of 87.60 feet;
thence 75.02 feet along the arc of a 163.00 foot radius non-tangent curve to the right, having a central angle of 26°22'13", with a chord that bears N 83°41'16" W, 74.36 feet;
thence N 70°30'09" W, a distance of 210.37 feet;
thence N 19°29'51" E, a distance of 86.24 feet;
thence N 37°28'28" W, a distance of 183.83 feet;
thence S 86°45'34" W, a distance of 46.80 feet;
thence 170.58 feet along the arc of a 394.13 foot radius non-tangent curve to the right, having a central angle of 24°47'53", with a chord that bears N 81°41'45" W, 169.26 feet to the POINT OF BEGINNING;

Containing a total calculated area of 163,574 square feet (3.755 acres) of land, more or less.



Spencer J. Barron
State of Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

CPC ZC 21-00051

BARRON  **LAND**

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DATE: 03/29/2021

REV. DATE: 05/25/2021

PROJECT No.: 17-220

SHEET 2 OF 2

EXHIBIT C