

Zone Change Legal Description - Exhibit A
Cedar Heights Tank No. 1 - 3150 N. 30th St.

A tract of land situated in Section 27, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, referenced in Warranty Deed at Bk. 3413 Pg. 736 of the records of said County, described as follows:

Basis of Bearings: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983/86. The basis of bearing is the line between the Southwest Corner of Section 27, Township 13 South, Range 67 West, of the 6th P.M. (recovered one-inch pipe and ties as described in the Colorado Land Survey Monument Record of 5-31-88) and the West One-Quarter Corner of said Section 27 (3.5 in aluminum cap, LS 17665 - 1988). That bearing being N 01° 14' 07" W.

Commencing at the Southwest Corner of said Section 27,
thence N 01° 14' 07" W, a distance of 3021.35 feet,
thence N 88° 45' 56" E, a distance of 310.07 feet, to the **Point of Beginning**,
thence S 31° 43' 39" W, a distance of 120.00 feet,
thence N 58° 16' 30" W, a distance of 100.00 feet,
thence N 31° 08' 52" E, a distance of 157.98 feet,
thence S 60° 33' 46" E, a distance of 100.00 feet,
thence S 29° 26' 14" W, a distance of 42.00 feet, to the **Point of Beginning**, containing approximately 0.370 acres.

Surveyor's Certification:

I, Gary S. Rust, a Professional Land Surveyor in the State of Colorado, do hereby state that the attached legal description was created by me in accordance with applicable standards of practice and based on my knowledge, information, and belief are correct.



Gary S. Rust, Professional Land Surveyor
Colorado P.L.S. No. 38319
For and on behalf of Colorado Springs Utilities

September 11, 2020

Colorado Springs Utilities – Advanced Geomatics
1521 Hancock Expressway - Colorado Springs, CO 80947 - (719) 668-8753

Please note that Exhibits A and B are the last pages of the Ordinance. **City File No. CPC ZC 20-00114**