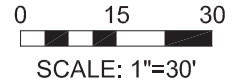


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EXHIBIT "B"



COLORADO AVENUE

EXISTING ROW

RIDGE ROAD

POINT OF BEGINNING  
FOUND A RED PLASTIC  
CAP - ILLEGIBLE

SW 1/4 SECTION 3  
T14S, R67S, 6TH PM

BLOCK 1  
PLAT OF EAST MANITOU  
BOOK B PAGE 14

PARCEL 48

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

PARCEL 48  
CITY OF COLORADO SPRINGS  
30 SOUTH NEVADA AVENUE, SUITE 502  
COLORADO SPRINGS, CO 80903  
15,274 SQ FT (0.351 ACRES)  
REC. NO. 222062806

NOTE: THIS EXHIBIT DOES NOT REPRESENT A  
MONUMENTED LAND SURVEY. IT IS ONLY  
INTENDED TO DEPICT THE ATTACHED  
PROPERTY DESCRIPTION

CPC ZC 22-00131

FOUND 1" IRON PIPE

S67°47'44"E 76.32

S19°38'42"W 183.92

S19°20'17"W 180.48  
BASIS OF BEARINGS

S70°22'46"E 77.21

25'

25'

25'



**Farnsworth**  
GROUP  
4755 FORGE ROAD, SUITE 150  
COLORADO SPRINGS, CO. 80907  
(719) 590-9194 / (719) 590-9111 Fax

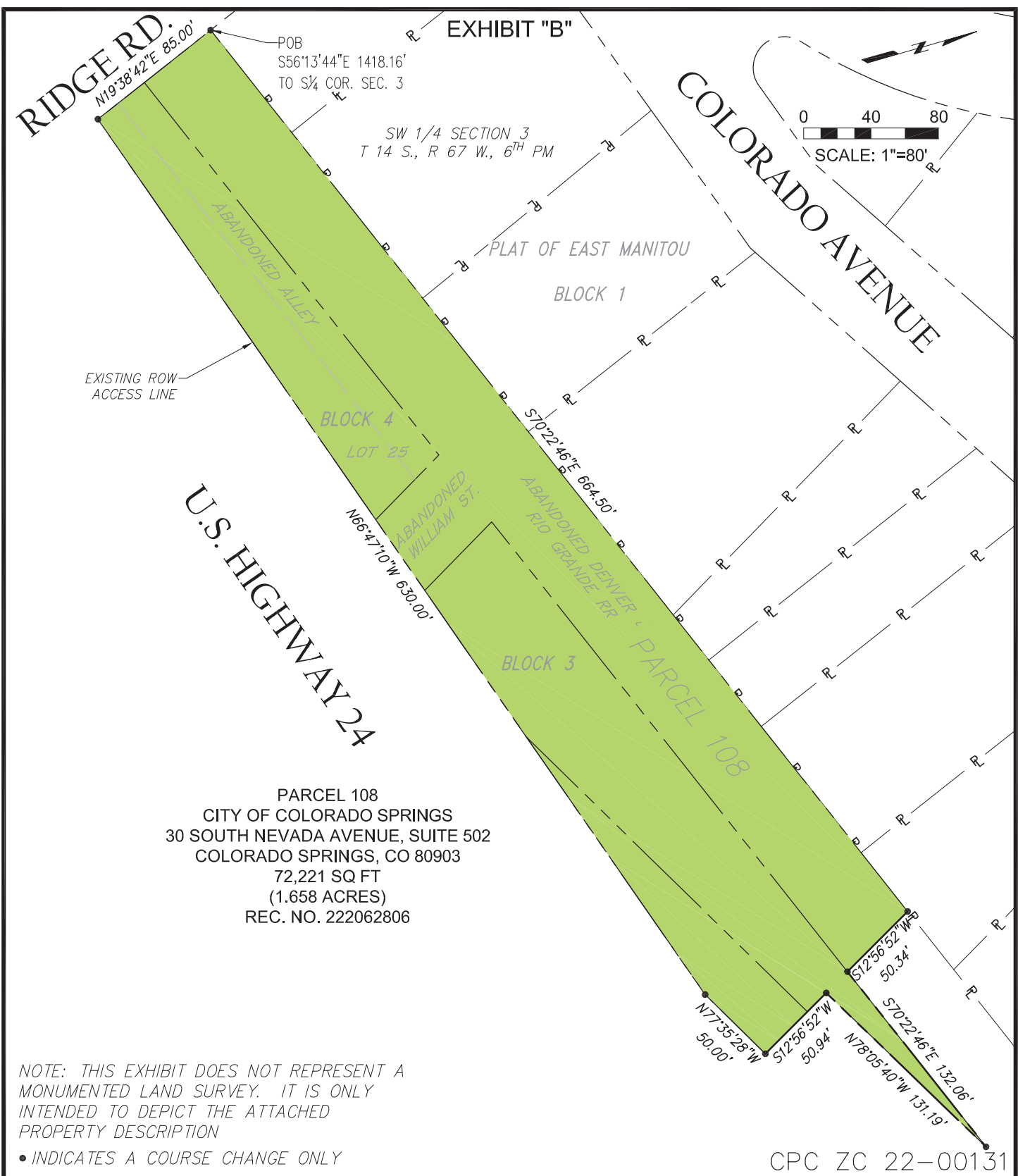
COLORADO AVENUE  
PARCEL 48 ZONE CHANGE

C-2 (COMMERCIAL)  
TO P-F (PUBLIC FACILITY)

Project No: 0191797.05  
Date: 09/06/2022  
2 OF 4

EXHIBIT B

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PARCEL 108  
CITY OF COLORADO SPRINGS  
30 SOUTH NEVADA AVENUE, SUITE 502  
COLORADO SPRINGS, CO 80903  
72,221 SQ FT  
(1.658 ACRES)  
REC. NO. 222062806

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY INTENDED TO DEPICT THE ATTACHED PROPERTY DESCRIPTION

• INDICATES A COURSE CHANGE ONLY

CPC ZC 22-00131



**Farnsworth**  
GROUP  
4755 FORGE ROAD, SUITE 150  
COLORADO SPRINGS, CO. 80907  
(719) 590-9194 / (719) 590-9111 Fax

|   |                        |
|---|------------------------|
| COLORADO AVENUE<br>PARCEL 108 ZONE CHANGE |                        |
| C-5 (INTERMEDIATE BUSINESS)               | Project No: 0191797.05 |
| TO P-F (PUBLIC FACILITY)                  | Date: 09/06/2022       |
| 4 OF 4                                    |                        |

**EXHIBIT B**