

# ZONE CHANGE LEGAL DESCRIPTION - EXHIBIT A

## LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF MONTEREY ROAD, DEDICATED TO THE PUBLIC IN BROADMOOR VIEW AT SPRING CREEK FILING NO. 1 AS RECORDED AT RECEPTION NO. 209713010 OF THE RECORDS OF SAID EL PASO COUNTY, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF UNION BOULEVARD, DEDICATED TO THE PUBLIC IN SPRING CREEK FILING NO. 4 AS RECORDED IN PLAT BOOK E-4 AT PAGE 45 OF THE RECORDS OF SAID EL PASO COUNTY, THE FOLLOWING SIX (6) COURSES ARE ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE: 1) S22°32'04"E A DISTANCE OF 1.51 FEET; 2) S51°55'36"E A DISTANCE OF 23.91 FEET; 3) S14°34'38"E A DISTANCE OF 106.02 FEET; 4) S10°26'47"E A DISTANCE OF 180.47 FEET; 5) S14°34'38"E A DISTANCE OF 251.06 FEET; 6) S22°46'20"W A DISTANCE OF 23.82 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HANCOCK EXPRESSWAY, DEDICATED TO THE PUBLIC IN SAID SPRING CREEK FILING NO. 4, THE FOLLOWING TWO (2) COURSES ARE ON THE NORTHERLY AND NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HANCOCK EXPRESSWAY; THENCE: 1) S75°24'36"W, A DISTANCE OF 37.14 FEET TO A POINT OF CURVE; 2) ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°34'24", A RADIUS OF 666.20 FEET FOR AN ARC DISTANCE OF 262.47 FEET, WHOSE CHORD BEARS S86°41'48"W TO THE SOUTHEAST CORNER OF THE TRACT OF LAND RECORDED AT RECEPTION NO. 208136780 OF THE RECORDS OF SAID EL PASO COUNTY, THE FOLLOWING TWO (2) COURSES ARE ON THE EASTERLY LINE OF SAID TRACT OF LAND; THENCE: 1) N14°10'57"E A DISTANCE OF 165.07 FEET TO A POINT OF CURVE; 2) ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28°46'33", A RADIUS OF 232.00 FEET FOR AN ARC DISTANCE OF 116.52 FEET, WHOSE CHORD BEARS N00°12'19"W;

THENCE N 14°35'36" W, A DISTANCE OF 269.09 FEET TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MONTEREY ROAD;

THENCE N75°24'24"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE AND ITS SOUTHWESTERLY EXTENSION, A DISTANCE OF 175.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.975 ACRES OR 129,578 SQUARE FEET OF LAND, MORE OR LESS.

TO BE PLATTED AS "OVERLOOK AT SPRING CREEK"

LAND USE REVIEW FILE NO: CPC PUZ 21-00081



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SHEET  
1 OF 2

SCALE: N/A  
DATE: 03/01/2022

**EXHIBIT A**