

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 2403658 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARINGS: THE SOUTHERLY LINE OF THE MEDICAL OFFICE PLAZA RECORDED UNDER RECEPTION NO. 211713161 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID LINE BEARING S66°55'00"W A DISTANCE OF 429.88 AS SHOWN ON SAID PLAT.

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE MEDICAL OFFICE PLAZA RECORDED UNDER RECEPTION NO. 211713161 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY LINE OF SAID MEDICAL OFFICE PLAZA, N66°55'00"E A DISTANCE OF 429.88 FEET, TO AN ANGLE POINT;

THENCE CONTINUING ON SAID SOUTHERLY LINE, S23°05'00"E A DISTANCE OF 23.31 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. S21°55'00"W A DISTANCE OF 66.03 FEET;
2. S66°55'00"W A DISTANCE OF 404.91 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MELISSA DRIVE RECORDED IN PLAT BOOK W-5 AT PAGE 142;

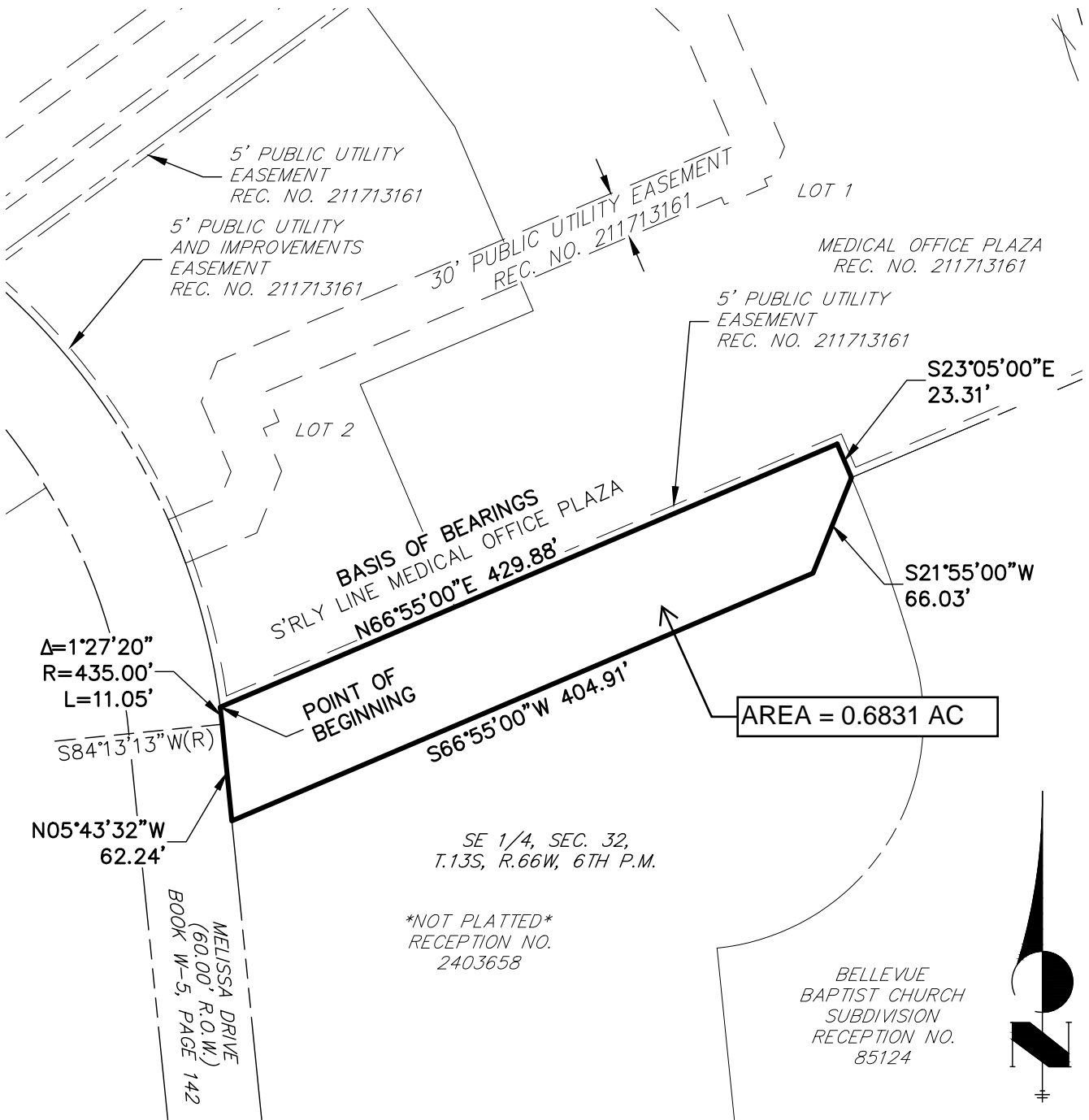
THENCE ON SAID WESTERLY LINE, THE FOLLOWING TWO (2) COURSES:

N05°43'32"W A DISTANCE OF 62.24 FEET, TO A POINT OF NON-TANGENT CURVE;

ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S84°13'13"W, HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 01°27'20" AND AN ARC LENGTH OF 11.05 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 29,757 SQUARE FEET OR 0.6831 ACRES.

EXHIBIT B Zone Change Exhibit



100 50 0 100

ORIGINAL SCALE: 1" = 100'

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

70' STRIP
PINNACLE EYE CENTER
PROJECT NO.: 25200.00
DATE: 12/22/20

A Westrian Company

CPC ZC 20-00179
SHEET: 2 OF 2



J-R ENGINEERING

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