

PROSPECT VILLAGE ZONE CHANGE LEGAL DESCRIPTION - EXHIBIT A

That tract described by document (Reception No. 224032176, El Paso County, Colorado records) being a portion of the Southwest Quarter of the Northwest Quarter of Section 32, Township 13 South, Range 66 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Tract F FLANAGAN'S SUBDIVISION (Plat Book J, Page 46, said El Paso County records) of part of the Southwest Quarter in the Northwest Quarter of Section 32, Township 13 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado, EXCEPT the East 150 feet of the North One-Half thereof; and the Southerly 2 feet of Lots 1, 2 and the West 3 feet of Lot 3, Block 3, VIRGINIA HOMES SUBDIVISION NO. 6 (Plat Book A-2, Page 28, said records), more particularly described as follows:

Beginning at the Northwesterly corner of said Tract F (all bearings in this description are relative to the Westerly line of said Tract F, which bears N00°00'05"E "assumed"); thence N89°40'17"E along the Northerly line of said Tract F, 10.00 feet (the following three (3) courses are along the lines of said Lots 1, 2 and 3's Southerly two (2) foot EXCEPTIONS); 1) N00°00'00"W, 2.00 feet; 2) N89°40'17"E, 130.50 feet; 3) S00°00'00"E, 2.00 feet to a point on said Tract F's Northerly line; thence N89°40'17"E along said Northerly line, 44.74 feet to the Northwesterly corner of that tract described by document (Reception No. 221010970, said records); thence S00°00'00"E along the Westerly line of said tract, 65.00 feet to an angle point thereof; thence N89°40'17"E along the Southerly line of said Tract, 150.00 feet to a point on the Easterly line of said Tract F, said line also being coincident with the Westerly right-of-way line of N. Arcadia Street (public r.o.w. width varies) as platted within said FLANAGAN'S SUBDIVISION (the following three (3) courses are along the lines of said Tract F); 1) S00°00'17"W along said coincident lines, 65.00 feet; 2) S89°40'17"W, 335.23 feet to a point on the Easterly right-of-way line of N. Prospect Street (public r.o.w. width varies) as platted within said FLANAGAN'S SUBDIVISION; 3) N00°00'05"E along said N. Prospect Street's Easterly right-of-way line, 129.87 feet to the Point of Beginning and the terminus point of this description;

Containing 0.782 acres (34,048 square feet), more or less.

To be platted as Lot 1. Prospect Village

NOTE: FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0518 F, effective date March 17, 1997, indicates this parcel of land to be Zone X "white" (area determined to be out of the 500 year flood plain).

CITY FILE NO. ZONE-24-0017

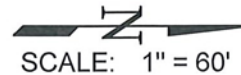
PROSPECT VILLAGE ZONE CHANGE - EXHIBIT B

A portion of Lots 1 and 2
HEMENWAY'S SUBDIVISION
(Plat Book J, Page 39)
(63322-17-013)
R5

ALLEY
(20' PUBLIC R.O.W.)

A portion of Tract G
FLANAGAN'S SUBDIVISION
(Plat Book J, Page 46)
(63322-17-042)
R5

"FLANAGAN PARK"
A portion of Tracts K, L and N
FLANAGAN'S SUBDIVISION
(Plat Book J, Page 46)
(63322-17-035)
PK C5



SCALE: 1" = 60'

N. PROSPECT ST.
(PUBLIC R.O.W. WIDTH VARIES)
(Plat Book J, Page 46)

"BEARING BASIS"
N00°00'05"E 129.87'

N89°40'17"E
10.00'

N00°00'00"W
2.00'

(3103) - Indicates Current Street Address

A portion of Tract E
FLANAGAN'S SUBDIVISION
(Plat Book J, Page 46)
(63322-16-024)
R5

* A portion of Tract F
FLANAGAN'S SUBDIVISION
(Plat Book J, Page 46)

34,048 Square Feet
0.782 Acres
(63322-16-038)
R5

S89°40'17"W

335.23'

N 70' of the E 150' of Tract E
FLANAGAN'S SUBDIVISION
(Plat Book J, Page 46)
(63322-16-023)
R5

Portion of Lot 1
67.5'
Portion of Lot 2
60'
Portion of Lot 3
44.74'

Portion of Lot 1
(63322-16-036)
R5

Portions of
Lot 2 and Lot 3
(63322-16-037)
R5

Portion of Lot 3
(63322-16-019)
R5

Lot 4 and portion
of Lot 5
(63322-16-018)
R5

Portion of Lot 5
(63322-16-017)
R5

VIRGINIA HOMES SUBDIVISION NO. 6
(Plat Book A-2, Page 28)
R5

65.00'
S00°00'00"E

N89°40'17"E 150.00'

EXCEPTION
A portion of Tract F
FLANAGAN'S SUBDIVISION
(Plat Book J, Page 46)
(63322-16-034) ... R5
(Reception No. 221010970)

12' EASEMENT
(Plat Book A-2, Page 28)

SITE DATA:

EXISTING ZONING: CITY "R5"

PROPOSED ZONING: "R-FLEX HIGH"

AREA = 0.782 ACRES

65.00'
N. ARCADIA ST. S00°00'17"W
(PUBLIC R.O.W. WIDTH VARIES)
(Plat Book J, Page 46)

E. SECOND ST.
(60' PUBLIC R.O.W.)

Sheet 2 of 2

CITY FILE NO. ZONE-24-0017



PLANNING • SURVEYING

www ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-6848

3898 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909

REVISED 11/13/24