

10 SOUTH 23rd STREET  
ZONE CHANGE DESCRIPTION:

THE SOUTH 36 FEET OF LOTS 15 AND 16, BLOCK 161,  
NOW PART OF THE CITY OF COLORADO SPRINGS, EL  
PASO COUNTY, COLORADO ACCORDING TO THE  
SUBDIVISION PLAT THEREOF RECORDED IN PLAT  
BOOK A AT PAGE 5 OF THE EL PASO COUNTY  
RECORDS.

ALSO DESCRIBED AS; COMMENCING AT THE MOST  
SOUTHERLY CORNER OF LOT 16 OF BLOCK  
161; THENCE N52°19'10"W ON THE SOUTH LINE OF LOTS  
16 AND 15 OF BLOCK 161 A DISTANCE OF 60.10 FEET  
TO THE MOST WESTERLY CORNER OF LOT 15; THENCE  
N37°45'32"E ON THE WEST LINE OF LOT 15 A DISTANCE  
OF 36.00 FEET; THENCE S52°19'10"E A DISTANCE OF  
60.09 FEET TO A POINT ON THE EAST LINE OF SAID  
LOT 16; THENCE S37°44'29"W ON SAID EAST LINE A  
DISTANCE OF 36.00 FEET TO THE POINT OF  
BEGINNING.

CONTAINING 2,163 SQUARE FEET, MORE OR LESS.

File No.: Zone 25-0004

ZONING EXHIBIT A  
10 SOUTH 23rd STREET  
RODNEY BEERS  
BLOCK 161 - COLORADO CITY

DWG: BEERS  
SCALE: 1"=20'  
DATE: 3-19-25  
DRAWN BY: KMO  
CHECKED BY: THK  
PROJECT: 25010  
SHEET 1 OF 2

LWA LAND SURVEYING, INC.  
953 E. FILLMORE ST.  
COLORADO SPRINGS, CO 80907  
TELEPHONE (719) 636-5179

REVISIONS:

