



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790

**EXHIBIT "A"**  
DREAM CENTER COMMONS  
ZONING PARCEL  
JOB NO. 2385.20-02  
MAY 29, 2024  
PAGE 1 OF 3

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21 TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WESTERLY BOUNDARY LINE OF A PARCEL OF LAND DEPICTED ON THAT CERTAIN IMPROVEMENT SURVEY PLAT DEPOSITED FOR RECORD ON APRIL 8, 2005 IN THE RECORDS OF EL PASO COUNTY UNDER RECEPTION NUMBER 205900058, SAID LINE MONUMENTED AT THE NORTH END BY A 5/8 INCH REBAR WITH 1.5 INCH ALUMINUM CAP STAMPED "FLATIRONS SURVEY PLS 28283" FOUND 1 INCH BELOW GRADE AND MONUMENTED AT THE SOUTH END BY A 5/8 INCH REBAR WITH 1.5 INCH ALUMINUM CAP ILLEGIBLY STAMPED FOUND 3 INCHES BELOW GRADE, DETERMINED BY GPS OBSERVATION TO BEAR NORTH 00°08'28" WEST, A DISTANCE OF 299.96 FEET;

**BEGINNING** AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND DEPICTED ON SAID IMPROVEMENT SURVEY PLAT, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EASTLAKE BOULEVARD AS DEDICATED ON THE PLAT OF EASTLAKE SUBDIVISION FILING NO. 1 RECORDED DECEMBER 14, 1953 IN PLAT BOOK "V" PAGE 6 OF SAID EL PASO COUNTY RECORDS;

THENCE SOUTH 89°51'32" WEST, ON SAID NORTHERLY RIGHT-OF-WAY OF EASTLAKE BOULEVARD, A DISTANCE OF 124.05 FEET TO THE SOUTHWEST CORNER OF I.O.O.F SUBDIVISION FILING NO. 1 RECORDED NOVEMBER 19, 1982 IN PLAT BOOK S-3 PAGE 6 UNDER RECEPTION NUMBER 919944, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF UNION BOULEVARD AS DEDICATED ON SAID PLAT OF EASTLAKE SUBDIVISION FILING NO. 1;

THENCE NORTH 00°16'29" WEST, ON SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 531.28 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A QUIT CLAIM DEED TO THE CITY OF COLORADO SPRINGS RECORDED AUGUST 12, 1957 IN BOOK 1642 PAGE 119 OF SAID EL PASO COUNTY RECORDS;

THENCE NORTH 88°55'33" EAST, ON SAID SOUTHERLY LINE, A DISTANCE OF 606.44 FEET TO THE EXTERIOR OF TOWERS PLAZA FILING NO.1 RECORDED SEPTEMBER 20, 1968 IN PLAT BOOK K-2 PAGE 60 UNDER RECEPTION NUMBER 624748 OF SAID EL PASO COUNTY RECORDS;

THENCE SOUTH 01°04'27" EAST, ON SAID PLAT EXTERIOR, A DISTANCE OF 133.71 FEET TO THE EXTERIOR OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED SEPTEMBER 8, 1966 IN BOOK 2147 PAGE 432;

THENCE ON THE EXTERIOR OF SAID PARCEL THE FOLLOWING (2) TWO COURSES;

1. THENCE SOUTH 88°55'33" WEST, A DISTANCE OF 283.38 FEET;
2. THENCE SOUTH 00°08'36" EAST, A DISTANCE OF 379.96 FEET TO THE PREVIOUSLY CITED NORTHERLY RIGHT-OF-WAY OF EASTLAKE BOULEVARD AS DEDICATED ON THE PLAT OF EASTLAKE SUBDIVISION FILING NO. 1, ALSO BEING A POINT ON A NON-TANGENT CURVE, HAVING A RADIUS OF 299.97 FEET, WHOSE CENTER BEARS NORTH 22°40'05" WEST;



THENCE WESTERLY, ON THE SAID NORTHERLY RIGHT-OF -WAY THE FOLLOWING (2) TWO COURSES;

1. THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF  $22^{\circ}31'49''$ , AN ARC DISTANCE OF 117.96 FEET;
2. THENCE SOUTH  $89^{\circ}51'32''$  WEST, A DISTANCE OF 84.98 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 210,186 SQUARE FEET (4.82522 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



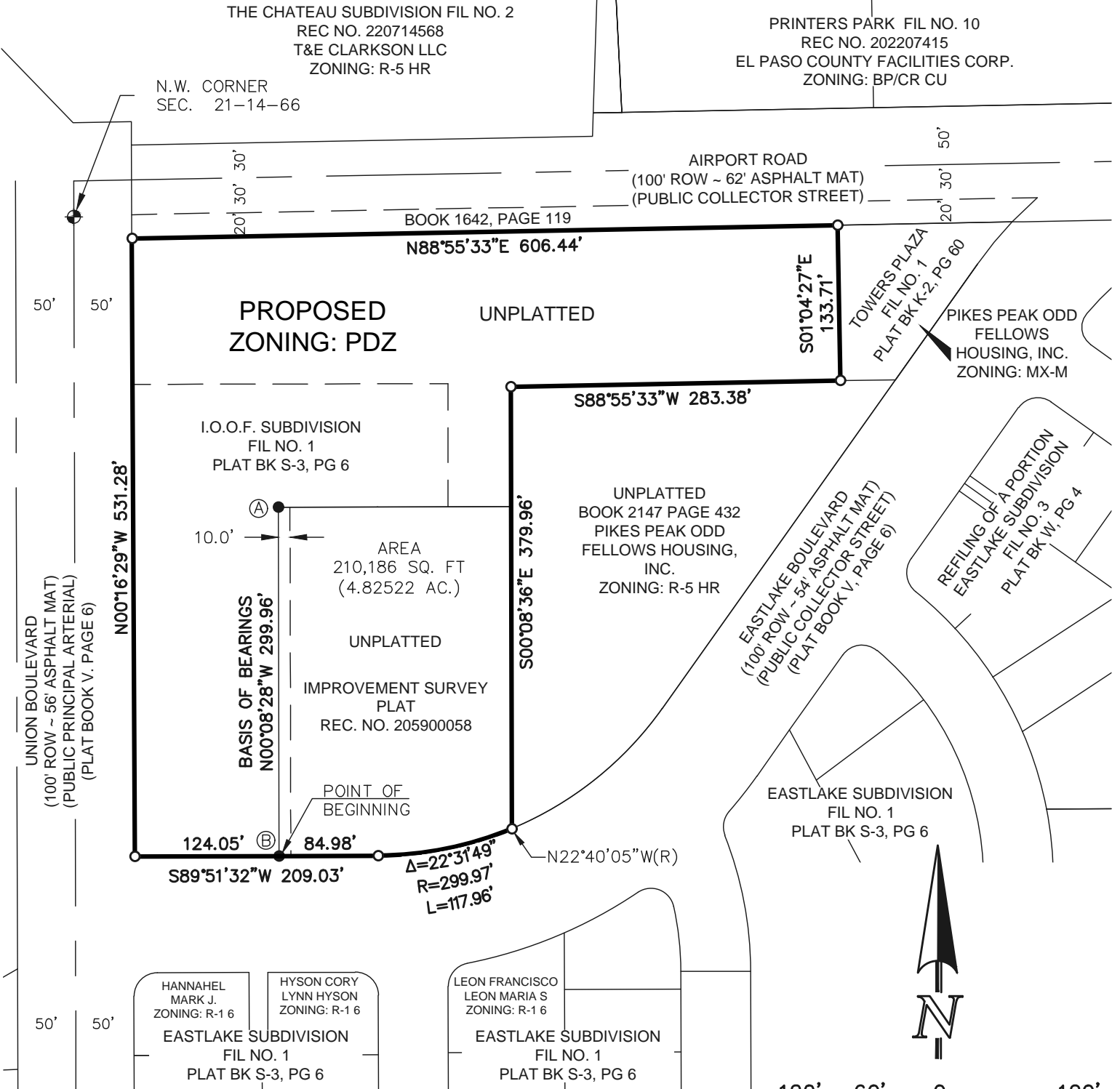
ROBERT L. MEADOWS JR., PLS 34977  
PREPARED FOR AND ON BEHALF OF  
CLASSIC CONSULTING ENGINEERS AND SURVEYORS



PROPOSED ZONE: PDZ  
 EXISTING ZONE: MX-M-R-5 HR CU  
 PROPOSED USES: MIXED USE (PER APPROVED LAND USE PLAN)  
 MAX BUILDING HEIGHT: 62 FEET  
 AREA = 210,186 SQUARE FEET (4.82522 ACRES)

**EXHIBIT "B"**  
**DREAM CENTER COMMONS**  
**ZONING PARCEL**  
**JOB NO. 2385.20-02**  
**DATE MAY 30, 2024**  
**SHEET 3 OF 3**

619 North Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903  
 (719)785-0790



- Ⓐ INDICATES REFERENCE TO A 5/8 INCH REBAR WITH 1.5 INCH ALUMINUM CAP STAMPED "FLATIRONS SURVEY PLS 28283"
- Ⓑ INDICATES REFERENCE TO A 5/8 INCH REBAR WITH 1.5 INCH ALUMINUM CAP ILLEGIBLY STAMPED.