

EXHIBIT "A"

EXISTING ZONING "MX-N"

PROPOSED ZONING "MX-M"

Legal Description:

Lot 1, Block 1, Citadel Office Complex Subdivision No. 4, situated in the SE 1/4 of Section 10, Township 14 South, Range 66 West of the 6th Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado, more particularly described as follows:

Beginning at the Northeast Corner of said Lot 1;

Thence contiguous with the exterior boundary of said Lot 1 the following five (5) courses:

1. Thence S00°17'02"E a distance of 320.51 feet;
2. Thence S89°40'04"W a distance of 150.01 feet to a point of a tangent curve;
3. Thence along said curve to the right having a central angle of 90°04'18", a radius of 15.00 feet, an arc length of 23.58 feet, a chord bearing N45°17'47"W with a chord distance of 21.23 feet;
4. Thence N00°15'38"W a distance of 305.58 feet;
5. Thence N89°41'59"E a distance of 164.90 feet to the **Point of Beginning**.

Parcel Contains (52,831 square feet) 1.21283 acres, more or less.

All lineal distances are represented in U.S. Survey Feet.

Bearings are based on the East Line of Lot 1, Block 1, Citadel Office Complex Subdivision No. 4, situated in the SE 1/4 of Section 10, Township 14 South, Range 66 West of the 6th Principal Meridian with an assumed bearing of S00°17'02"E and bounded by a found 1-1/4" yellow plastic cap on a #5 rebar at both ends.

Date Prepared: September 01, 2023

Date of Last Revision:

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For and on behalf of
Engineering Service Company