

MILLER DOWNS
ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT A

THAT PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT THE NORTH END WITH A #6 REBAR & 3.25" ALUMINUM CAP STAMPED "BARRON LAND PLS 38141" AND MONUMENTED AT THE SOUTH END WITH A #6 REBAR & 3.25" ALUMINUM CAP STAMPED "WATTS PLS 9853", AND IS ASSUMED TO BEAR S 00°06'23" W, A FIELD MEASURED DISTANCE OF 1,329.76 FEET.

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

THENCE S 00°06'23" W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1329.76 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

THENCE N 89°06'33" E ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 500.15 FEET TO INTERSECT THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE RUTH K. ADAMS TRACT AS RECORDED UNDER BOOK 2088 AT PAGE 738 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE;

THENCE N 00°01'48" W ALONG SAID SOUTHERLY EXTENSION OF SAID WEST LINE, A DISTANCE OF 897.10 FEET TO THE NORTHWEST CORNER OF SAID RUTH K. ADAMS TRACT, SAID CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED UNDER THE QUITCLAIM DEED AS RECORDED UNDER RECEPTION NO. 225004905; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WEST AND NORTH LINES OF SAID PARCEL:

- 1) N 00°41'29" W, A DISTANCE OF 432.17 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 8;
- 2) N 00°41'29" W, A DISTANCE OF 38.00 FEET;
- 3) N 89°09'21" E, PARALLEL TO SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, A DISTANCE OF 205.51 FEET;

THENCE N 00°10'20" E, A DISTANCE OF 336.96 FEET TO THE SOUTH LINE OF THE LOIS SLOCUM TRACT AS RECORDED UNDER BOOK 1537 AT PAGE 546 OF SAID RECORDS, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL OF LAND AS DESCRIBED UNDER THE QUITCLAIM DEED AS RECORDED UNDER RECEPTION NO. 225004903;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EAST, NORTH AND WEST LINES OF SAID PARCEL:

- 1) N 00°10'20" E, A DISTANCE OF 18.50 FEET;
- 2) S 89°49'06" W, A DISTANCE OF 697.41 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;
- 3) S 00°05'23" W, ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 18.50 FEET TO THE SOUTHWEST CORNER OF SAID LOIS SLOCUM TRACT;

THENCE CONTINUING S 00°05'23" W ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 383.02 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 930,986 SQUARE FEET (21.372 ACRES) OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT: I, Spencer J. Barron, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached Legal Description and Exhibit were prepared under his/her responsible charge, and is correct to the best of his/her knowledge and belief.



WINDWALKER VENTURES LLC
USE: MANUFACTURED HOUSING
ZONING: RR-5 CAD-O

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ZONING: RR-5 CAD-O

CITY OF COLORADO SPRINGS
INDIGO RANCH NORTH AT STETSON
RIDGE FIL. NO. 8
USE: OPEN SPACE
ZONING: PDZ AO SS
RECEPTION NO. 213713296

CIBOROWSKI PHILIP B REV TRUST
USE: SINGLE FAMILY RESIDENTIAL
ZONING: RR-5 CAD-O

OWNER: ROGER A HAYWOOD
USE: SINGLE FAMILY RESIDENTIAL
ZONING: RR-5 CAD-O

OWNER: BRAZEN SPRUCE CHAPMAN
USE: MANUFACTURED HOUSING
ZONING: RR-5 CAD-O

OWNER: RENEE SWARD
USE: VACANT LAND
ZONING: RR-5 CAD-O
RECEPTION NO. 216079709

OWNER: ONEA JEWEL MILLER
MICHELLE MARIE MILLER
ADDRESS: 7020 WYOMING LANE
EX. ZONING: RR-5 CAD-O
PR. ZONING: R-FLEX MEDIUM / SS-O / AP-O
DENSITY 5-16 DU/AC
+/- 21.372 AC
TSN: 5308000160

CITY OF COLORADO SPRINGS
INDIGO RANCH NORTH AT STETSON
RIDGE FIL. NO. 8
USE: OPEN SPACE
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QUAIL BRUSH CREEK FIL. NO. 2
USE: DETACHED SINGLE FAMILY RESIDENTIAL
ZONING: PDZ AO
RECEPTION NO. 215713674

QUAIL BRUSH CREEK FIL. NO. 3
USE: DETACHED SINGLE FAMILY RESIDENTIAL
ZONING: PDZ AO
REC. NO. 217713977

QUAIL BRUSH CREEK FIL. NO. 4
USE: DETACHED SINGLE FAMILY RESIDENTIAL
ZONING: PDZ AO
REC. NO. 217713915

CITY OF COLORADO SPRINGS
INDIGO RANCH NORTH AT STETSON
RIDGE FIL. NO. 8
USE: DETACHED SINGLE FAMILY RESIDENTIAL
ZONING: PDZ AO SS
RECEPTION NO. 213713296

Tract E
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Tract A
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16

Center 1/4 Corner (Northwest 1/4 of Section 8)
North Line of Section 8
East 1/4 Corner (Section 8)
West 1/4 Corner (Section 8)
Point of Beginning

Bearings and Distances:
N 00°10'20" E 336.96'
N 00°10'20" E 18.50'
S 89°43'06" W 697.41'
S 00°05'23" W 18.50'
N 00°41'29" W 38.00'
N 00°41'29" W 38.00'
N 00°05'23" W 383.02'
S 00°06'23" W 1329.76'
N 00°41'29" W 432.17'
N 00°01'48" W 897.10'
N 89°06'33" E 500.15'

