



JOB NO. 2470.10-04R
NORTH FORK WEST
MAY 3, 2023
REV. JULY 19, 2023
REV. AUG 29, 2023
PAGE 1 OF 2
CITY FILE NO.: ZONE-23-0014

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LEGAL DESCRIPTION : ZONE CHANGE - EXHIBIT A

A TRACT OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 21 AND A PORTION OF THE WEST HALF OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 3 1/4" ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD LS 10377" BEING ASSUMED TO BEAR S89°23'40"E, A DISTANCE OF 2582.94 FEET.

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SAID SECTION 22; THENCE S24°29'25"W, A DISTANCE OF 1486.41 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING ON THE WESTERLY "A" LINE RIGHT-OF-WAY OF POWERS BOULEVARD, AS SHOWN ON THE COLORADO DEPARTMENT OF TRANSPORTATION PLANS (BY URS);

THENCE ON SAID "A" LINE RIGHT-OF-WAY, THE FOLLOWING (7) SEVEN COURSES:

1. THENCE S37°01'46"E, A DISTANCE OF 355.84 FEET TO A POINT ON CURVE;
2. THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N53°39'05"E, HAVING A DELTA OF 06°52'26", A RADIUS OF 9,569.52 FEET, AND A DISTANCE OF 1,148.07 FEET TO A POINT ON CURVE;
3. THENCE S41°33'30"E, A DISTANCE OF 191.91 FEET;
4. THENCE S29°06'09"E, A DISTANCE OF 101.55 FEET;
5. THENCE S44°44'55"E, A DISTANCE OF 873.40 FEET;
6. THENCE S49°43'21"E, A DISTANCE OF 744.67 FEET;
7. THENCE S49°43'27"E, A DISTANCE OF 161.12 FEET TO A POINT ON THE NORTHERLY LINE OF THAT TRACT DESCRIBED IN BOOK 5301 AT PAGE 824, ALSO BEING THE NORTHERLY BOUNDARY OF BISON RIDGE AT KETTLE CREEK FILING NO. 1 RECORDED UNDER RECEPTION NO. 204068973;

THENCE S89°06'30"W, ON THE NORTHERLY BOUNDARY OF SAID BISON RIDGE AT KETTLE CREEK FILING NO. 1, THE NORTHERLY BOUNDARY OF BISON RIDGE AT KETTLE CREEK FILING NO. 2 RECORDED UNDER RECEPTION NO. 204210396 AND THE NORTHERLY BOUNDARY OF BISON RIDGE AT KETTLE CREEK FILING NO. 6A RECORDED UNDER RECEPTION NO. 219714388, A DISTANCE OF 1540.74 TO A POINT ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NUMBER 203137721;

THENCE ON SAID WESTERLY BOUNDARY THE FOLLOWING (7) SEVEN COURSES:

1. THENCE N13°01'15"W, A DISTANCE OF 680.00 FEET;
2. THENCE N69°21'22"W, A DISTANCE OF 976.90 FEET;
3. THENCE N13°34'04"W, A DISTANCE OF 841.34 FEET;
4. THENCE N26°57'20"E, A DISTANCE OF 512.77 FEET;
5. THENCE N54°37'12"E, A DISTANCE OF 297.96 FEET;
6. THENCE N33°13'25"W, A DISTANCE OF 184.63 FEET;
7. THENCE N14°19'38"W, A DISTANCE OF 19.71 FEET TO A POINT ON SAID WESTERLY "A" LINE RIGHT-OF-WAY;

THENCE N89°30'20"E, ON SAID "A" LINE RIGHT-OF-WAY, A DISTANCE OF 4.82 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 60.280 ACRES.



ROBERT L. MEADOWS JR., P.L.S. NO. 34977
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC