WHITE BEAR ANKELE TANAKA & WALDRON
ATTORNEYS AT LAW

Erin K. Stutz
Attorney

303-858-1800
estutz@wbapc.com

February 20, 2025

VIA E-MAIL

Kevin Walker
Land Use Review (LUR) Division
City of Colorado Springs
30. S. Nevada Avenue
Colorado Springs, CO
Kevin.walker@coloradosprings.gov

Re: Gold Hill North Business Improvement District - Request for Corrected Exclusion Ordinance No. 24-92

Dear Mr. Walker:

Our firm serves as general counsel to the Gold Hill North Business Improvement District (the "**District**"), which is located wholly within the limits of the City of Colorado Springs (the "**City**"). Pursuant Exclusion Ordinance No. 24-92, dated October 25, 2024 (the "**Ordinance**"), the City excluded certain properties from the boundaries of the District. It has come to our attention that the District's legal description attached as Exhibit A to the Petition for Exclusion, which is incorporated into the Ordinance, contains a scrivener's error. The property was platted after that legal description was created, and approximately 1788 square feet (.05 acre) of additional property should have been excluded from the District's boundaries.

Enclosed with this letter is the corrected legal description labeled Exhibit A to the Petition for Exclusion. The District requests the City for a recorded ordinance correcting the scrivener's error.

Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON

Erin K. Stutz
Attorney

Enclosure: Corrected Exhibit A to Petition for Exclusion

EXHIBIT A
(The Property)

Lots 156, 157, and 158, Gold Hill Mesa Filing No. 13 as recorded under Reception No. 224715431, City of Colorado Springs, County of El Paso, State of Colorado.

AND THE FOLLOWING LEGAL DESCRIPTIONS:

EXHIBIT A

A portion of Lot 158, Gold Hill Mesa Filing No. 13, as recorded under Reception No. 224715431, City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

BEGINNING at the Northeast corner of said Lot 158, said corner also being the Southeast corner of Wheeler Avenue;
thence S 23°00'53" E along the East line of said Lot 158, a distance of 1.99 feet;
thence S 66°58'16" W, a distance of 10.58 feet;
thence N 23°01'43" W, a distance of 1.99 feet to the North line of said Lot 158;
thence N 66°58'17" E along said North line, a distance of 10.58 feet to the POINT OF BEGINNING.

Containing a total calculated area of 21 square feet of land, more or less.

Kirk P. Bode
Colorado Professional Land Surveyor No. 38254
For and on behalf of Barron Land, LLC

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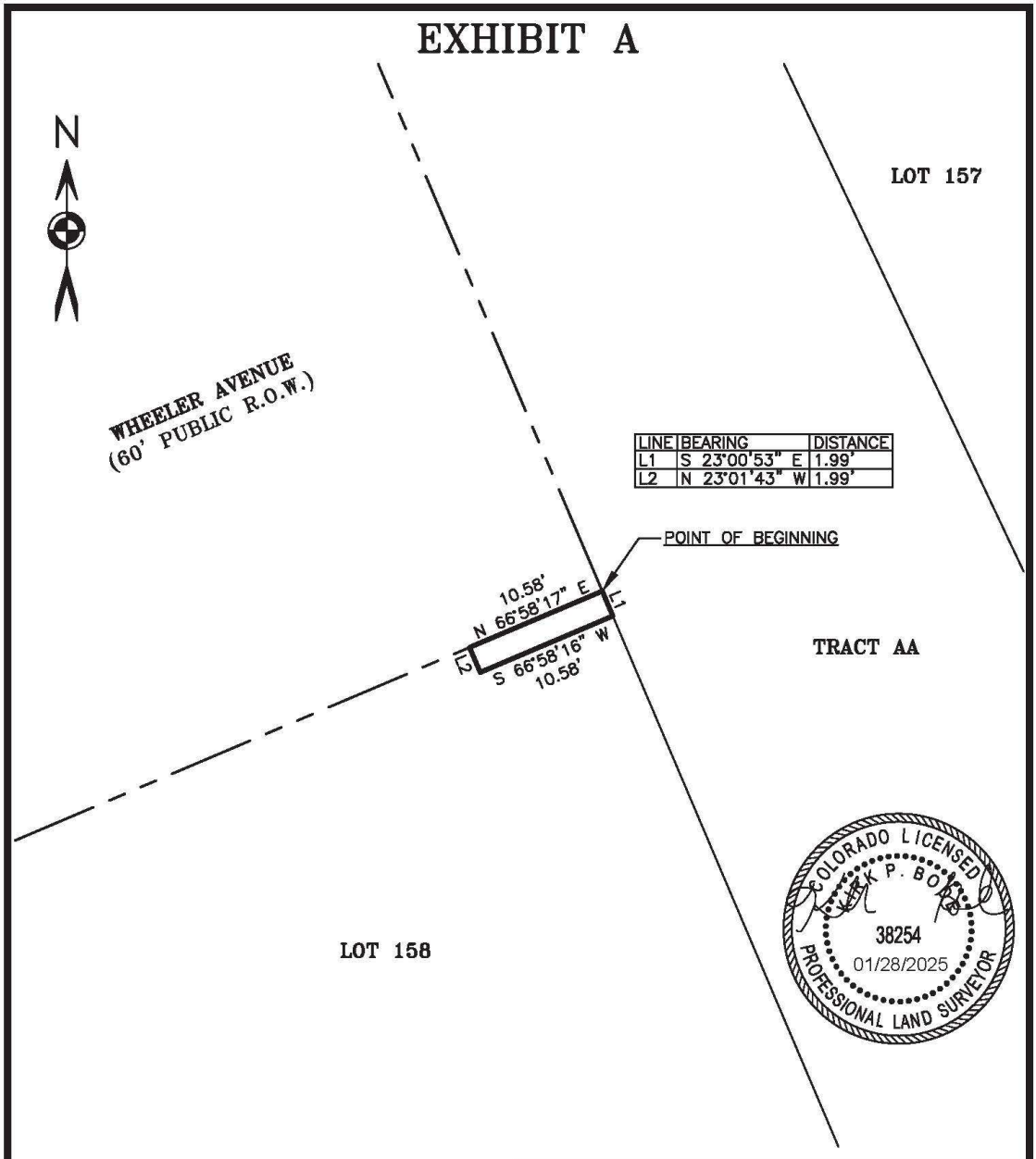
DATE: 01/28/2025 REV. DATE: PROJECT No.: 22-062 SHEET 1 OF 2

EXHIBIT A



LINE	BEARING	DISTANCE
L1	S 23°00'53" E	1.99'
L2	N 23°01'43" W	1.99'

1" = 10'

10 0 10 20

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PROJECT No.: 22-062 SHEET 2 OF 2

EXHIBIT A

A portion of Lot 157, Gold Hill Mesa Filing No. 13, as recorded under Reception No. 224715431, City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

BEGINNING at the most Northerly corner of said Lot 157;
thence the following two (2) courses along the Northerly and Easterly lines of said Lot 157:
1) S 67°22'03" E, a distance of 620.85 feet;
2) S 22°37'57" W, a distance of 2.85 feet;
thence N 67°22'03" W, a distance of 620.85 feet to the Westerly line of said Lot 157;
thence N 22°37'41" E along said Westerly line, a distance of 2.85 feet to the POINT OF BEGINNING.

Containing a total calculated area of 1,767 square feet (0.041 acres) of land, more or less.

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Colorado Professional Land Surveyor No. 38254
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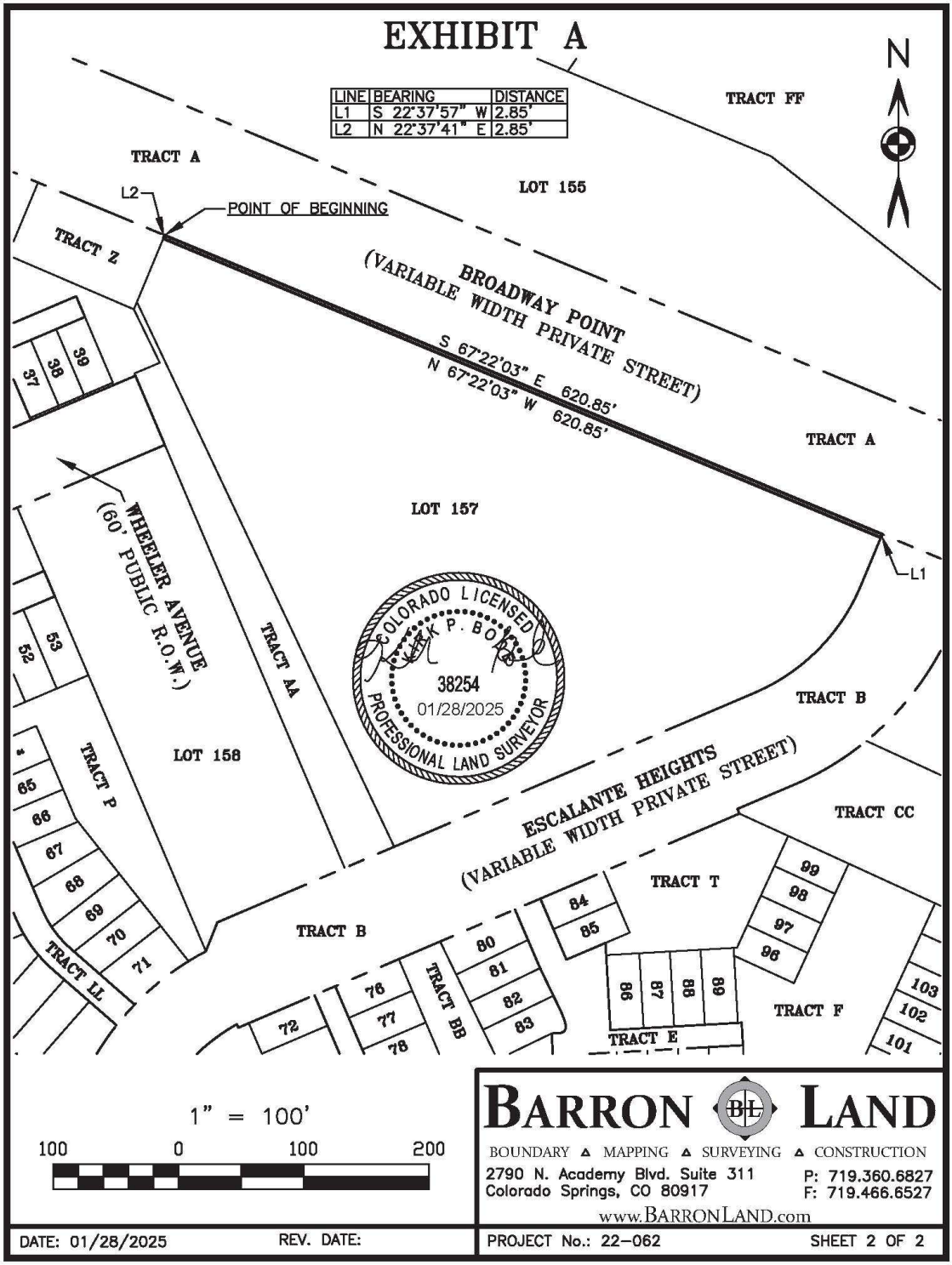

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EXHIBIT A

A portion of Lot 157, Gold Hill Mesa Filing No. 13, as recorded under Reception No. 224715431, City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

BEGINNING at the Southwest corner of said Lot 157;
thence N 25°15'44" W along the West line of said Lot 157, a distance of 7.08 feet;
thence S 25°50'17" E, a distance of 7.08 feet to the South line of said Lot 157;
thence S 66°50'52" W along said South line, a distance of 0.07 feet to the POINT OF BEGINNING.

Containing a total calculated area of 0.25 square feet of land, more or less.

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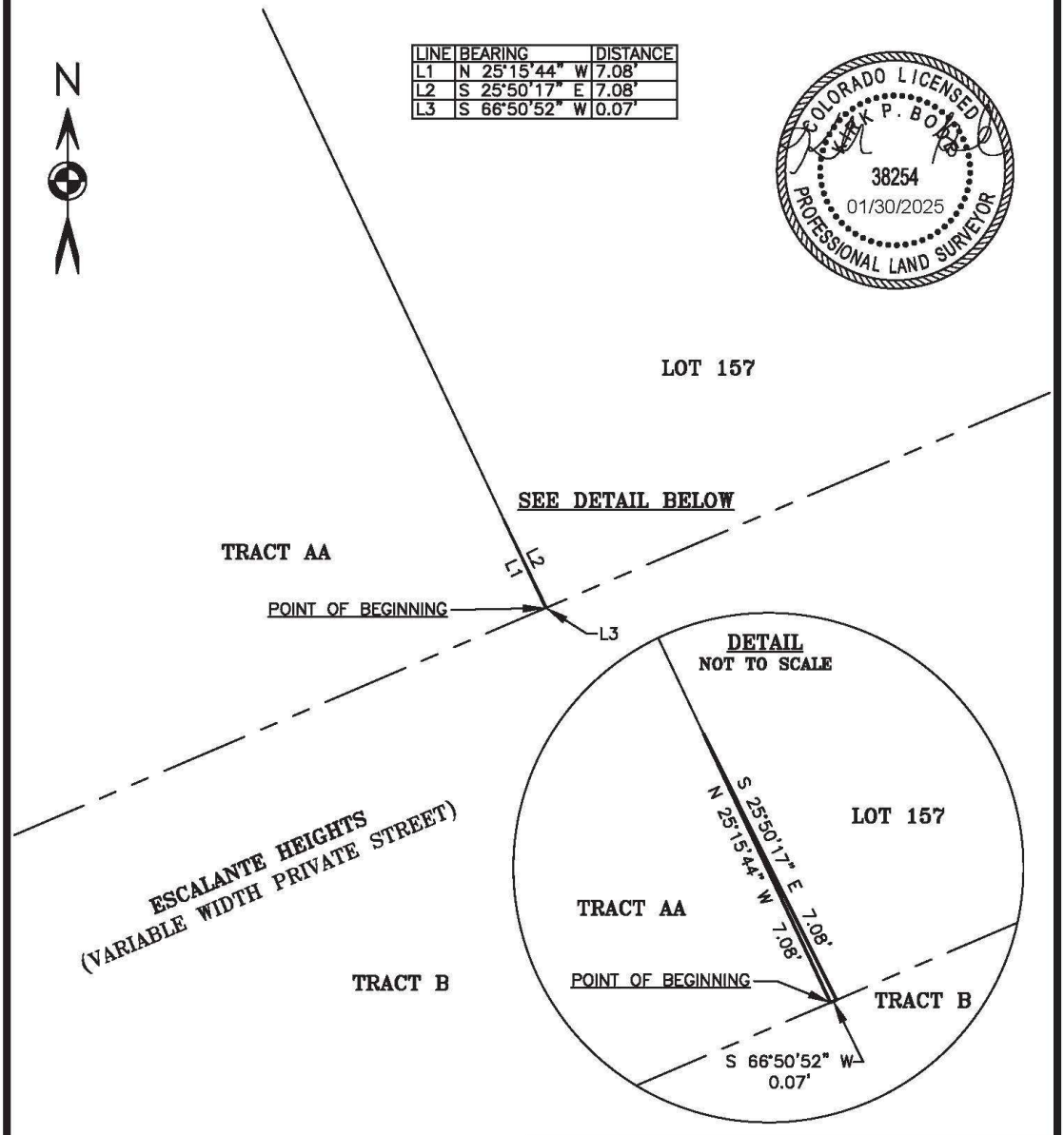
EXHIBIT A

LINE	BEARING	DISTANCE
L1	N 25°15'44" W	7.08'
L2	S 25°50'17" E	7.08'
L3	S 66°50'52" W	0.07'



1" = 10'

10 0 10 20

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DATE: 01/30/2025 REV. DATE:

PROJECT No.: 22-062 SHEET 2 OF 2

EXHIBIT A

A portion of the Northeast Quarter of Section 14, Township 14 South, Range 67 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

Bearings are based upon the East line of 21st Street, monumented at the Southwest corner of Gold Hill Mesa Filing No. 12, as recorded under Reception No. 224715281, records of El Paso County, with a No. 5 rebar and orange plastic cap stamped "PLS 38141", and at the Southeast corner of 21st Street and Broadway Avenue, also being the Southwest corner of Moore's Subdivision, as recorded under Reception No. 109842 of said records, with a No. 4 rebar, and is assumed to bear N 00°02'05" E, a distance of 1326.38 feet.

COMMENCING at the Southwest corner of said Gold Hill Mesa Filing No. 12, said corner being on the East line of said 21st Street;
thence N 00°02'05" E along said East line of 21st Street, a distance of 254.05 feet;
thence S 89°57'55" E, a distance of 1423.06 feet to a point on the West line of the Gold Hill North Metropolitan District No. 2 (East parcel), as recorded under Reception No. 221222560, and the POINT OF BEGINNING;
thence N 65°19'10" W, a distance of 5.73 feet;
thence N 24°40'50" E, a distance of 3.26 feet to the West line of said Gold Hill North Metropolitan District No. 2;
thence 6.59 feet along the West line of said Gold Hill North Metropolitan District No. 2, along the arc of a 116.85 foot radius curve to the right, having a central angle of 03°13'57" and a chord that bears S 35°39'27" E, 6.59 feet to the POINT OF BEGINNING.

Containing a total calculated area of 10 square feet of land, more or less.

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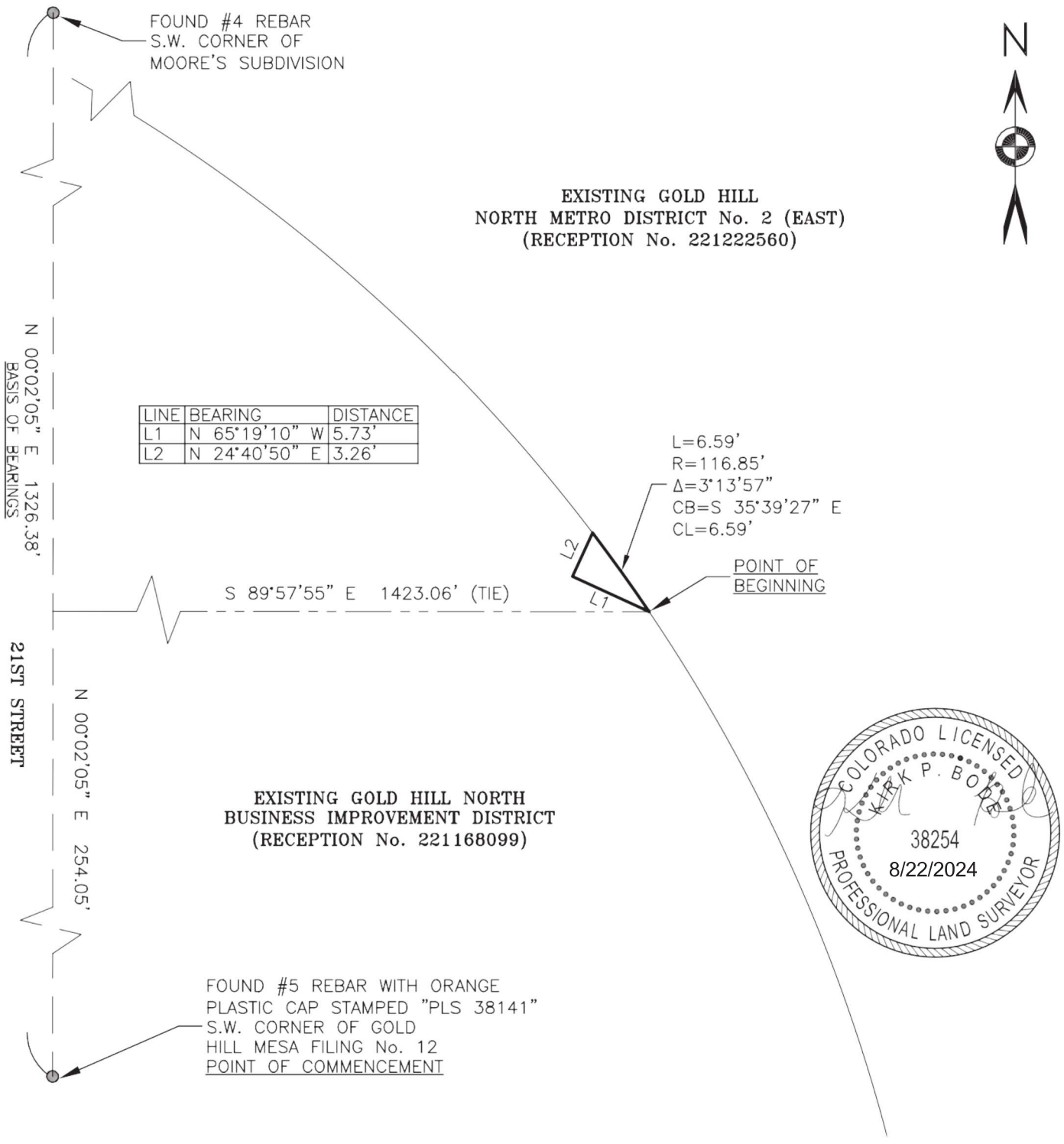

1" = 10'

10 0 10 20

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DATE: 08/22/2024 REV. DATE:

PROJECT No.: 22-062 SHEET 2 OF 2

EXHIBIT A

A portion Gold Hill Mesa Filing No. 12, as recorded under Reception No. 224715281, records of El Paso County, lying within the Northeast Quarter of Section 14, Township 14 South, Range 67 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

Bearings are based upon the East line of 21st Street, monumented at the Southwest corner of said Gold Hill Mesa Filing No. 12, with a No. 5 rebar and orange plastic cap stamped "PLS 38141", and at the Southeast corner of 21st Street and Broadway Avenue, also being the Southwest corner of Moore's Subdivision, as recorded under Reception No. 109842 of said records, with a No. 4 rebar, and is assumed to bear N 00°02'05" E, a distance of 1326.38 feet.

COMMENCING at the Southwest corner of said Gold Hill Mesa Filing No. 12, said corner being on the East line of said 21st Street;
thence N 00°02'05" E along said East line of 21st Street, a distance of 41.14 feet;
thence S 89°57'55" E, a distance of 1045.94 feet to the intersection of the East line of said Gold Hill Mesa Filing No. 12 and the South line of the Gold Hill North Business Improvement District, as recorded under Reception No. 221168099, and the POINT OF BEGINNING;
thence the following seven (7) courses along the South and West lines of said Gold Hill North Business Improvement District:
1) N 70°30'09" W, a distance of 16.92 feet;
2) N 19°29'51" E, a distance of 79.00 feet;
3) N 70°30'09" W, a distance of 467.09 feet;
4) 52.40 feet along the arc of a 83.94 foot radius curve to the right, having a central angle of 35°46'03" and a chord that bears N 52°37'30" W, 51.55 feet;
5) N 55°14'36" E, a distance of 19.64 feet;
6) 69.05 feet along the arc of a 89.00 foot radius curve to the left, having a central angle of 44°27'06" and a chord that bears N 71°32'38" E, 67.33 feet;
7) 106.83 feet along the arc of a 393.00 foot radius curve to the left, having a central angle of 15°34'29" and a chord that bears S 61°29'25" E, 106.50 feet;
thence S 17°52'50" W, a distance of 9.81 feet;
thence S 70°30'09" E, a distance of 302.37 feet to the East line of said Gold Hill Mesa Filing No. 12;
thence the following two (2) courses along the East line of said Gold Hill Mesa Filing No. 12:
1) S 37°28'28" E, a distance of 72.37 feet;
2) S 19°29'51" W, a distance of 86.24 feet to the POINT OF BEGINNING.

Containing a total calculated area of 26,178 square feet (0.601 acres) of land, more or less.

Kirk P. Bode
Colorado Professional Land Surveyor No. 38254
For and on behalf of Barron Land, LLC

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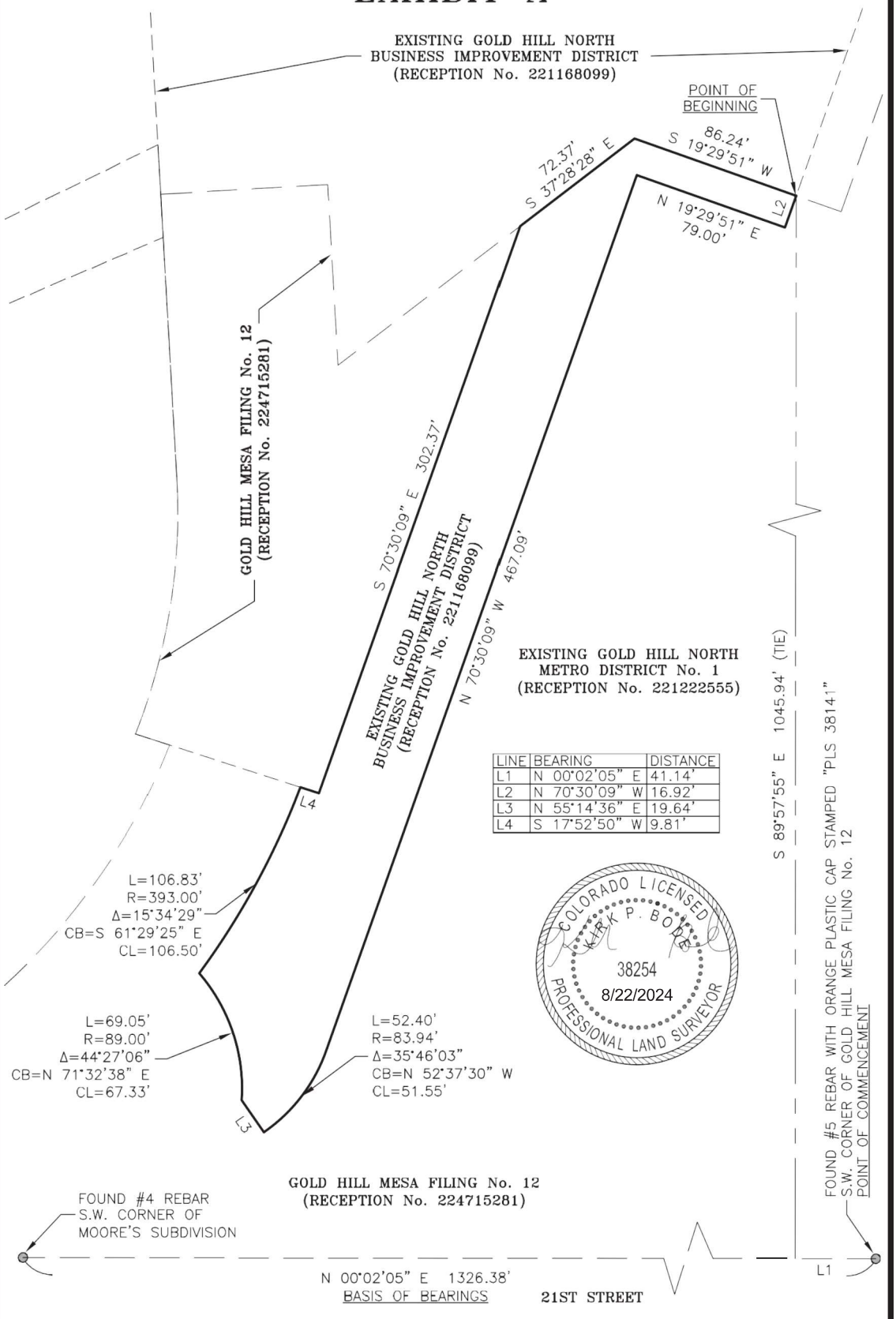

LINE	BEARING	DISTANCE
L1	N 00°02'05" E	41.14'
L2	N 70°30'09" W	16.92'
L3	N 55°14'36" E	19.64'
L4	S 17°52'50" W	9.81'

N

1" = 60'

60 0 60 120

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COMMENCING at the Southwest corner of said Gold Hill Mesa Filing No. 12, said corner being on the East line of said 21st Street;
thence N 00°02'05" E along said East line of 21st Street, a distance of 656.64 feet;
thence S 89°57'55" E, a distance of 1368.62 feet to a point on the East line of the Gold Hill North Metropolitan District No. 2 (East parcel), as recorded under Reception No. 221222560, and the POINT OF BEGINNING;
thence the following two (2) courses along said East line of the Gold Hill North Metropolitan District No. 2 (East parcel):
1) N 22°37'57" E, a distance of 155.61 feet;
2) N 67°22'30" W, a distance of 3.00 feet;
thence N 22°37'57" E, a distance of 13.63 feet;
thence 39.90 feet along the arc of a 54.06 foot radius curve to the left, having a central angle of 42°16'51" and a chord that bears N 43°46'22" E, 39.00 feet;
thence N 22°37'57" E, a distance of 105.87 feet;
thence S 57°19'21" E, a distance of 547.17 feet;
thence S 15°46'44" W, a distance of 160.01 feet;
thence N 85°13'12" W, a distance of 138.72 feet;
thence N 65°21'15" W, a distance of 315.37 feet;
thence S 24°38'41" W, a distance of 30.00 feet;
thence N 65°21'15" W, a distance of 120.74 feet to the POINT OF BEGINNING.

Containing a total calculated area of 135,930 square feet (3.121 acres) of land, more or less.

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For and on behalf of Barron Land, LLC

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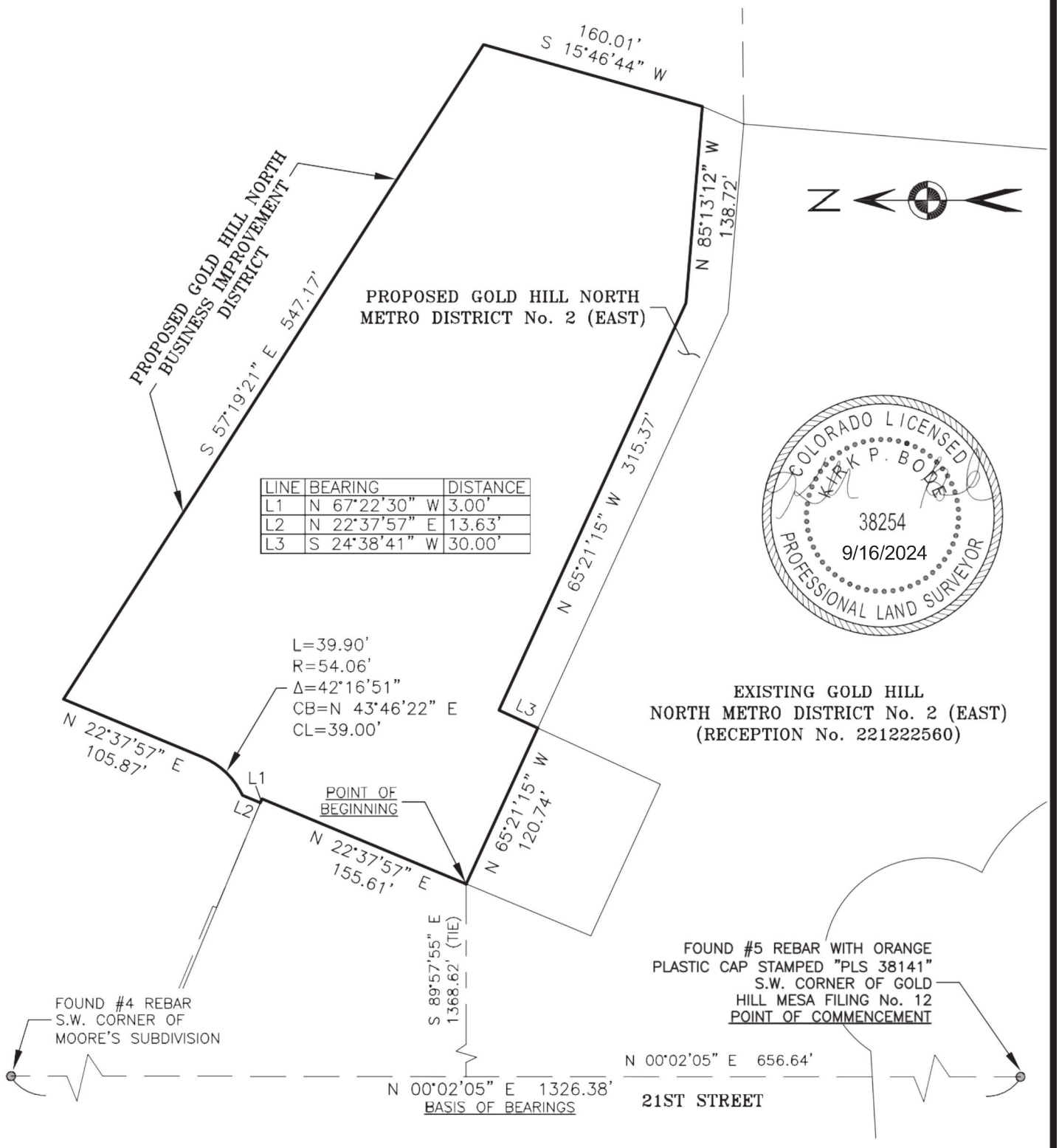

LINE	BEARING	DISTANCE
L1	N 67°22'30" W	3.00'
L2	N 22°37'57" E	13.63'
L3	S 24°38'41" W	30.00'

COLORADO LICENSED
KIRK P. BODE
38254
9/16/2024
PROFESSIONAL LAND SURVEYOR

1" = 100'

100 0 100 200

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