

COMPASS SURVEYING & MAPPING, LLC  
BOUNDARY, MAPPING, ALTA/NSPS SURVEYS

**EXHIBIT A - ZONE CHANGE LEGAL DESCRIPTION**

**PARCEL TO BE REZONED**

Lot 20, EXCEPT the South 30 feet thereof, in Block B, in Amended Filing of Spring Crest, El Paso County, Colorado, according to the plat thereof recorded December 7, 1959, in Plat Book B-2 at Page 20.

Containing a calculated area of 335,392 square feet (7.69954 acres), more or less.

The attached Exhibit B was prepared by me and is true and correct relative to the legal description above to the best of my knowledge, information and belief.

The above statement is neither a warranty or guarantee, either expressed or implied.



Mark S. Johannes, PLS, CFedS  
Colorado Professional Land Surveyor No. 32439  
For and on behalf of Compass Surveying & Mapping, LLC

City File No. ZONE-24-0012

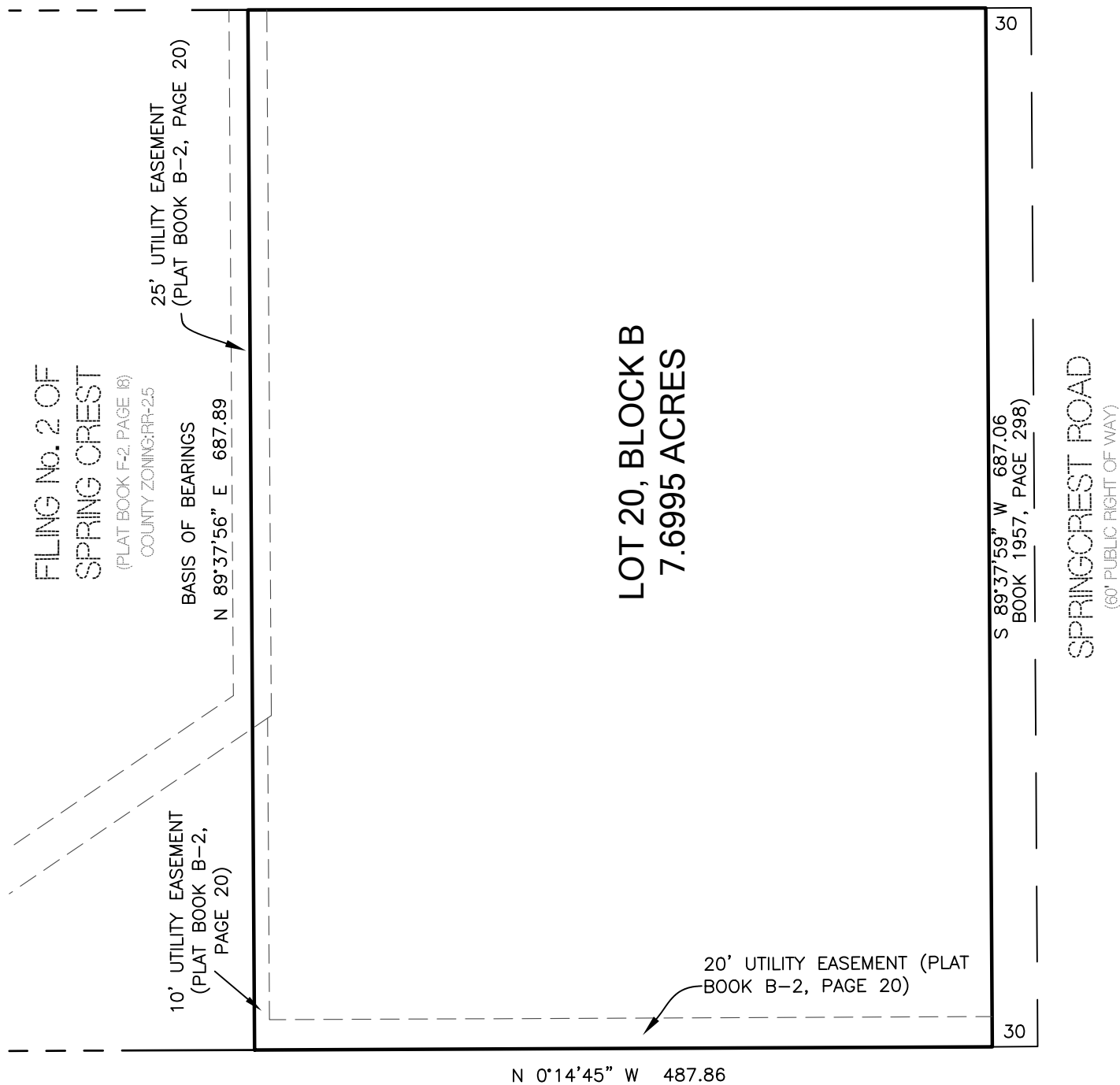
ZONE CHANGE - EXHIBIT B  
EXISTING ZONING: A (AF-O)  
PROPOSED ZONING: MX-M (AF-O)

PARCEL SIZE: 7.69954 ACRES

OTERO AVENUE

(60' PUBLIC RIGHT OF WAY)  
(PLAT BOOK B-2, PAGE 20)

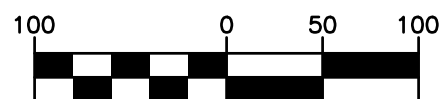
S 0°08'52" E 487.87



STATE HIGHWAY No. 83  
(PUBLIC RIGHT OF WAY VARIES)



GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.

NOTE:

NOTE:  
This exhibit does not represent a monumented land survey  
and is only intended to depict the attached legal description.

City File No. ZONE-24-0012

COMPASS SURVEYING & MAPPING, LLC  
3253 WEST CAREFREE CIRCLE  
COLORADO SPRINGS, CO 80917  
719-354-4120  
WWW.CSAMLLC.COM

PROJECT NO. 24027  
DATE: AUGUST 25, 2025  
DRAWN BY: JMJ  
CHECKED BY: MSJ  
SHEET: 2 OF 2