

619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903

JOB NO. 2570.03-06R4  
JUNE 25, 2020  
REV. JULY 2, 2020  
REV. AUGUST 12, 2020  
REV. JULY 8, 2022  
REV. MARCH 21, 2023  
REV. MAY 10, 2023  
REV. APRIL 30, 2026  
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### **ZONE CHANGE LEGAL DESCRIPTION, COMMERCIAL EXHIBIT A**

A PARCEL OF LAND BEING A PORTION OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513, RECORDS OF EL PASO COUNTY, COLORADO, A PORTION OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 40 RECORDED UNDER RECEPTION NO. 221714732, A PORTION OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777 AND A PORTION OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3, ALL LYING IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2647.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 0-2 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE N88°48'21"E, A DISTANCE OF 3246.40 FEET TO THE POINT OF BEGINNING;

THENCE N00°00'39"W, A DISTANCE OF 58.52 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 205087777, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513;

THENCE N00°00'39"W, A DISTANCE OF 104.32 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 05°59'57", A RADIUS OF 1408.00 FEET AND A DISTANCE OF 147.43 FEET TO A POINT ON CURVE;  
THENCE S89°57'43"E, A DISTANCE OF 631.61 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 205064513, SAID POINT BEING ALSO ON THE WESTERLY BOUNDARY OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 40 RECORDED UNDER RECEPTION NO. 221714732;  
THENCE CONTINUING S89°57'43"E, A DISTANCE OF 654.65 FEET;  
THENCE S00°00'39"E, A DISTANCE OF 301.00 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT E, SAID POINT BEING ALSO THE NORTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 3;  
THENCE CONTINUING S00°00'39"E, A DISTANCE OF 9.00 FEET;  
THENCE N89°57'43"W, A DISTANCE OF 100.62 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 3 SAID POINT BEING ALSO ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1;  
THENCE CONTINUING N89°57'43"W, A DISTANCE OF 1193.35 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 9.200 ACRES.

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**LEGAL DESCRIPTION STATEMENT:**

I, JOHN L. BAILEY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

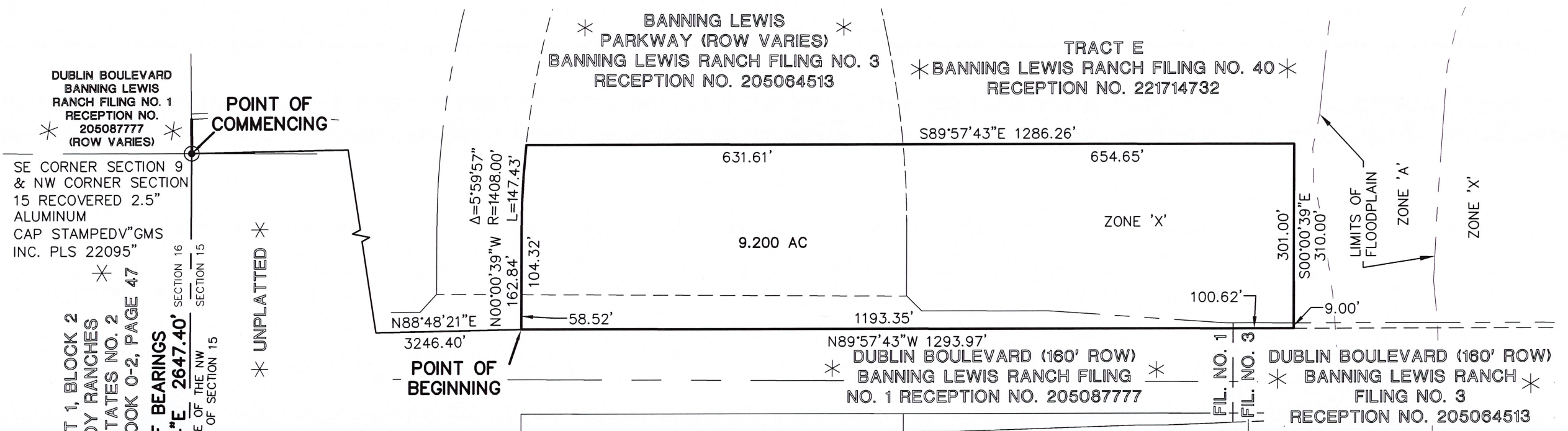


*John L. Bailey*

JOHN L. BAILEY, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 19586  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

*4/30/26*

DATE



THIS SITE LIES WITHIN ZONE 'X' DESIGNATED F.E.M.A. FLOODPLAIN, DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0545G HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018

**ZONE CHANGE—EXHIBIT B**  
**COMMERCIAL PARCEL NORTH**  
**JOB NO. 2570.03-06R4**  
**JUNE 25, 2020**  
**REV. JULY 2, 2020; REV. AUGUST 12, 2020**  
**REV. JULY 8, 2022; REV. MARCH 21, 2023**  
**REV. MAY 10, 2023, OCTOBER 10, 2023,**  
**REV. APRIL 30, 2026**  
**SHEET 3 OF 3**

EXISTING ZONING: PDZ/R-5 or/AP-0/SS-0  
 (PLANNED DEVELOPMENT ZONE DISTRICT AND MULTI-FAMILY HIGH WITH CONDITIONS OF RECORD AND AIRPORT AND STREAMSIDE OVERLAYS)

PROPOSE ZONING: MX-M/AP-0/SS-0  
 (MIXED-USE MEDIUM WITH AIRPORT AND STREAMSIDE OVERLAYS)

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.



SCALE: 1" = 200'  
 U.S. SURVEY FOOT



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ZONE-23-0008