

EXHIBIT "A"
LEGAL DESCRIPTION

A tract or parcel of land being a portion of Lots 10 and 11, Block 4, Plat of East Manitou, and a portion of the former right of way of the Midland Terminal Railway, in the City of Colorado Springs, County of El Paso, situated in the Southwest quarter of Section 3, Township 14 South, Range 67 West, of the 6th Principle Meridian, also being the property conveyed in Reception Number 216094155, recorded in the office of the clerk and recorder in the County of El Paso, State of Colorado, said tract or parcel of land being more particularly described as follows:

That portion of the Southwest quarter of the Southwest quarter of Section 3, in Township 14 South, Range 67 West of the 6th P.M., El Paso County, Colorado, being a portion of the former right of way of the Midland Terminal Railway, and that portion of Lot 10 and of the Westerly 40 feet of Lot 11, in Block 4, in East Manitou, all described as follows:

1. Beginning at a found CDOT monument in concrete at the southwesterly corner of Parcel 36, as described in the document recorded at reception no. 216094155 in the El Paso County Clerk and Recorder's Office;
2. Thence North 11°34'59" East, a distance of 242.22 feet along the westerly line of said Parcel 36 to a northwesterly corner of said Parcel 36;
3. Thence along the northerly line of said Parcel 36 and the southerly right-of-way line of W. Colorado Avenue, South 85°52'59" East, a distance of 68.61 feet to an angle point on said northerly line of said Parcel 36;
4. Thence South 46°50'03" East, a distance of 17.3 feet to an angle point on said northerly line of said Parcel 36;
5. Thence continuing along said northerly line of said Parcel 36; South 64°12'59" East, a distance of 9.2 feet to an angle point on said northerly line of said Parcel 36;
6. Thence North 11°32'24" East, a distance of 14.4' feet along a westerly line of said Parcel 36 to a point on the northerly line of said Parcel 36;
7. Thence South 86°13'10" East, a distance of 10.09 feet to the northeasterly corner of said Parcel 36;
8. Thence South 11°32'24" West, a distance of 265.17 feet along an easterly line of said Parcel 36 to the southeasterly corner of said Parcel 36;
9. Thence North 89°20'30" West, a distance of 102.1 feet along the southerly line of said Parcel 36 to the southeasterly corner of said Parcel 36 and the point of beginning.

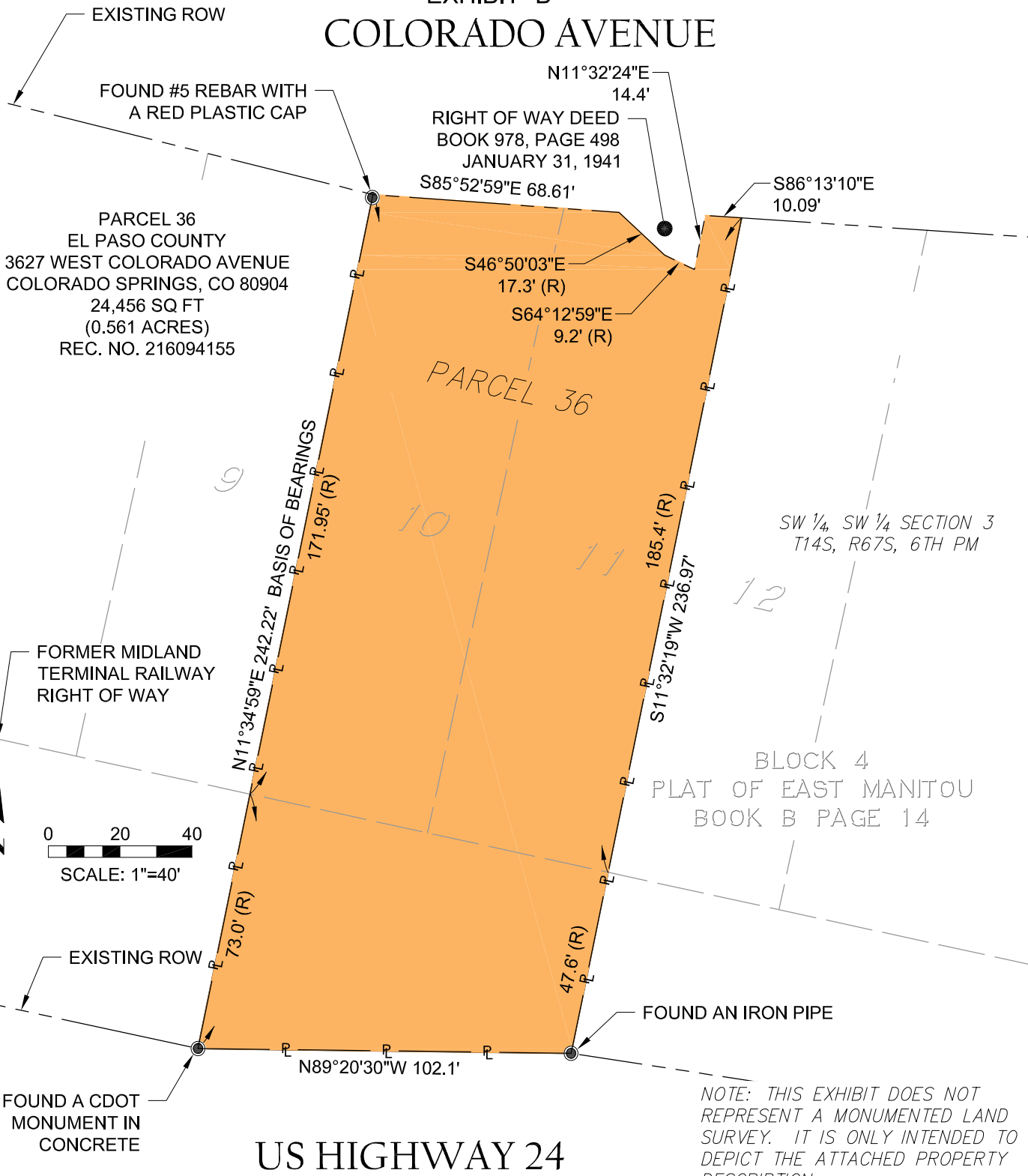
The intent of this legal description is to include all the property described in said Reception Number 216094155. The above description contains all of the land conveyed to The City of Colorado Springs by deed dated July 05, 2016 and recorded August 19, 2016 at Reception Number 216094155 of the records in the Clerk and Recorder's office in El Paso County, Colorado. The above described tract or parcel of land contains 24,456 square feet (0.561 acres).

Basis of Bearings: Bearings are based on the west line of the real property described in Reception Number 216094155, being S11°34'59"W between the Northwest corner, a #5 rebar with an illegible red plastic cap, and the Southwest corner, a CDOT monument.

Prepared for and on behalf of the City of Colorado Springs
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EXHIBIT "B" COLORADO AVENUE



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COLORADO AVENUE PARCEL 36 ZONE CHANGE		Project No: 0191797.05
C-5 (INTERMEDIATE BUSINESS)		Date: 05/25/2022
TO P-F (PUBLIC FACILITY)		3 OF 3