

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract or parcel of land being all of the property conveyed in Reception Number 218072176, 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:

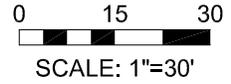
The easterly 1 foot of Lot 18 and Lots 19, 20, 21 and all of Lot 22, except the east 24 feet as measured along the northerly line, all in Block 1 in East Manitou, County of El Paso, State of Colorado.

The above description contains all of the land conveyed by deed dated February 13, 2018 and recorded June 22, 2018 at Reception Number 218072176 of the records in the Clerk and Recorder's office in El Paso County, Colorado. The above described tract or parcel of land contains 15,274 square feet (0.351 acres), as per El Paso County Assessor records.

Prepared for and on behalf of the City of Colorado Springs  
Lorelei A. Ward, PLS #34982  
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Colorado Springs, Co 80919

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EXHIBIT "B"



COLORADO AVENUE

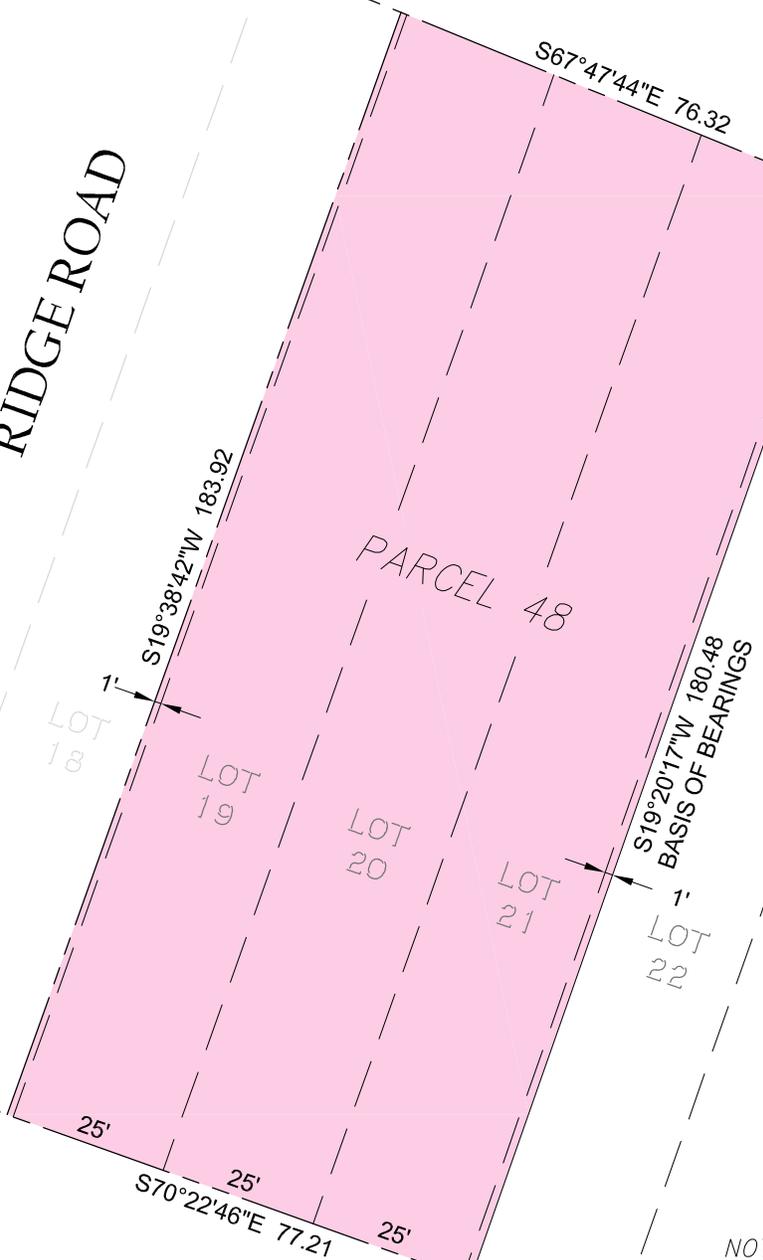
EXISTING ROW

RIDGE ROAD

POINT OF BEGINNING  
FOUND A RED PLASTIC  
CAP - ILLEGIBLE

SW 1/4 SECTION 3  
T14S, R67S, 6TH PM

BLOCK 1  
PLAT OF EAST MANITOU  
BOOK B PAGE 14



PARCEL 48  
BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY  
3517/3521 WEST COLORADO AVE.  
COLORADO SPRINGS, CO 80904  
15,274 SQ FT (0.351 ACRES)  
REC. NO. 218072176

NOTE: THIS EXHIBIT DOES NOT REPRESENT A  
MONUMENTED LAND SURVEY. IT IS ONLY  
INTENDED TO DEPICT THE ATTACHED  
PROPERTY DESCRIPTION

FOUND 1" IRON PIPE



**Farnsworth**  
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COLORADO AVENUE  
PARCEL 48 ZONE CHANGE

C-2 (COMMERCIAL)  
TO P-F (PUBLIC FACILITY)

Project No: 0191797.05  
Date: 05/25/2022  
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