REZONE MAP: PBC "PLANNED BUSINESS CENTER" PIP1 "PLANNED INDUSTRIAL PARK" SS APZ1 RPZ AO TO PBC "PLANNED BUSINESS CENTER" SS APZ1 RPZ AO ZONE

PROPERTY DESCRIPTION: A tract of land being a portion of the Southeast Quarter of Section 13, Township 14 South, Range 66 West of the 6th P.M., situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Beginning at the most Northerly corner of that tract described by document (Reception No. 210026728, El Paso County, Colorado records) (all bearings in this description are relative to the Northwesterly line of said tract, which bears S79°43'34"W "assumed"); thence S79°43'34"W along said tract's Northwesterly line, 150.79 feet to a point on the Southeasterly right-of-way line of Troy Hill Road (r.o.w. width varies) as described by document (Book 6266, Page 904, said El Paso County records) (the following three courses are along said Troy Hill Road's Southeasterly right-of-way line); 1) N41°21'14"E, 121.49 feet; 2) N28°32'17"E, 130.03 feet; 3) N07°02'39"E, 620.00 feet to a point on the Southerly line of the Sand Creek Center Tributary Channel described by document (Book 6266, Page 919, said records); thence N82°19'35"E along said Channel's Southerly line, 584.53 feet to a point on the Northwesterly right-of-way line of S. Powers Boulevard (r.o.w. width varies) as described by document (Reception No. 209027408, said records) (the following three (3) courses are along said S. Powers Boulevard's Northwesterly right-of-way line); 1) S30°58'41"W, 303.33 feet; 2) S34°36'13"W, 669.34 feet; 3) S61°41'47"W, 128.46 feet to the Point of Beginning and the terminus point of this description;

Containing 6.505 acres (283,355 square feet) of land, more or less.

SURVEYOR'S STATEMENT: I, William C. Sanchez, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION and EXHIBIT were prepared under my direct responsibility, supervision and checking, and on the basis of my knowledge, information and belief, are correct.

William C. Sanchez, Professional Land Surveyor
Colorado P.L.S. No. 37936
For and on behalf of LDC, Inc.



SHEET 1 OF 2

Land Development Consultants, Inc.
PLANNING • SURVEYING
www.ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-6848
3698 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909

DWN BY: WCS	DATE: 05/17/18
CK'D BY: DVH	REF. NO.: 04022REZ

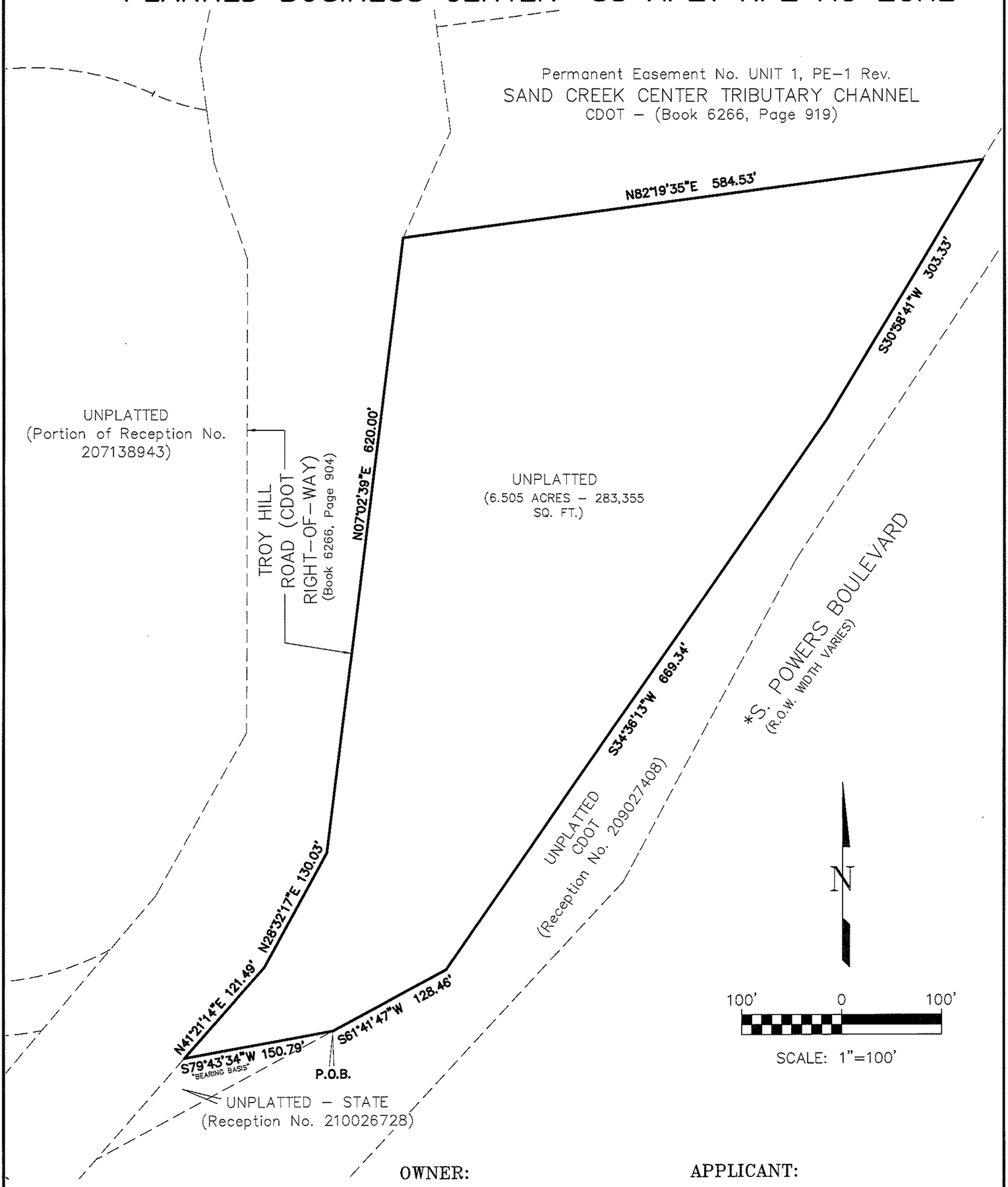
REVISIONS

NO.	DESCRIPTION	DATE	BY
1	CITY COMMENTS	08/13/18	DVH
2	CITY COMMENTS	10/31/18	DVH
2	DATA CORRECTION	11/17/26	WCS

PROJECT NUMBER
04022

LDCNAS\LDC Company\LDC Data\04000\04022 - List Property\SURVEYING\Land_Plats\04022 Rezone Legal Exh 10-31-18.dwg

REZONE MAP: PBC "PLANNED BUSINESS CENTER" PIP1 "PLANNED INDUSTRIAL PARK" SS APZ1 RPZ AO TO PBC "PLANNED BUSINESS CENTER" SS APZ1 RPZ AO ZONE



OWNER:

POWERS AND AIRPORT LLC
ATTN: ALAN COHEN
9891 IRVINE CENTER DRIVE, SUITE 200
IRVINE, CA 92618
(949) 398-8209

APPLICANT:

YOW ARCHITECTS, PC
ATTN: BRAD NICHOLS
115 S. WEBER STREET, SUITE 200
COLORADO SPRINGS, CO 80903
(719) 475-8133

SHEET 2 OF 2

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