
EXHIBIT A
LEGAL DESCRIPTION

November 3, 2023

A portion of Sections 3, 4, and 5, Township 15 South, Range 65 West, and Sections 32, 33, and 34, Township 14 South, Range 64 West, all of the Sixth Principal Meridian, County of El Paso, Colorado, being more particularly described as follows:

BEGINNING at the North 1/4 Corner of said Section 32; thence along the north line of the Northeast Quarter of said Section 32, S89°38'17"E (Basis of Bearings is the north line of the Northeast Quarter of Section 32, Township 14 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 2-1/2" aluminum cap, properly marked, stamped PLS 22095, flush with grade and at the Northwest Corner of Section 33, Township 14 South, Range 65 West of the Sixth Principal Meridian, by a 3-1/4" aluminum cap, properly marked, stamped PLS 27270, flush with grade and measured to bear S89°38'17"E, a distance of 2597.62 feet), a distance of 2597.62 feet, to the Northwest Corner of said Section 33; thence along the North line of said Section 33, N89°31'16"E, a distance of 1299.28 feet, to the West 1/16th corner shared between Section 28, Township 14 South, Range 64 West and said Section 33; thence along the West 1/16th line, S02°35'00"E, a distance of 1318.96 feet, to the North-West 1/16th Corner of said Section 33; thence along the North 1/16th line of said Section 33, N89°30'42"E, a distance of 1305.00 feet, to the Center-North 1/16th Corner of said Section 33; thence along the North-South Center line of said Section 33, N02°50'16"W, a distance of 1318.97 feet, to the North 1/4 Corner of said Section 33; thence along the North line of said Section 33, N89°32'00"E, a distance of 2598.45 feet, to the Northeast Corner of said Section 33; thence along the East line of said Section 33, S03°02'26"E, a distance of 2623.99 feet, to the East 1/4 Corner of Said Section 33; thence along the East-West Center line of said Section 34, N89°23'24"E, a distance of 1326.61 feet, to the Center-West 1/16th Corner of said Section 34; thence along the west line of Parcel 19 as described in Application 96/176 recorded as Reception Number 98152755, S02°47'42"E, a distance of 2422.85 feet, to the northwest corner of Parcel 17 as described in said Application; thence along the west line of said Parcel 17, the following three (3) courses;

1. along the arc of a curve to the right, having a radius of 1920.00 feet, a central angle of 41°28'18", a distance of 1389.73 feet;
2. S38°40'43"W, a distance of 690.00 feet;
3. along the arc of a curve to the left, having a radius of 2080.00 feet, a central angle of 26°50'23", a distance of 974.36 feet, to the north corner of Parcel 14 as described in said Application;

thence along the west line of said Parcel 14, the following three (3) courses;

1. along the arc of a curve to the left, having a radius of 2080.00 feet, a central angle of 12°50'19", a distance of 466.08 feet;
2. S00°59'58"E, a distance of 1,378.90 feet;
3. along the arc of a curve to the right, having a radius of 938.94 feet, a central angle of 90°50'07", a distance of 1488.57 feet to the southwest corner of said Parcel 14;

thence along the north line of Drennan Road as described in Reception Number 099131064, the following two (2) courses;

1. S89°50'09"W, a distance of 4,240.68 feet;
2. S89°51'16"W, a distance of 1,264.61 feet;

thence leaving said north line, N01°14'08"W, a distance of 2598.21 feet, to a point on the East-West Center line of said Section 5; thence along said Center line, N89°49'10"E, a distance of 1267.44 feet, to the West 1/4 Corner of said Section 4; thence leaving said West 1/4 Corner along the East-West Center

line of said Section 4, N89°31'07"E, a distance of 1127.65 feet; thence along the following four (4) courses:

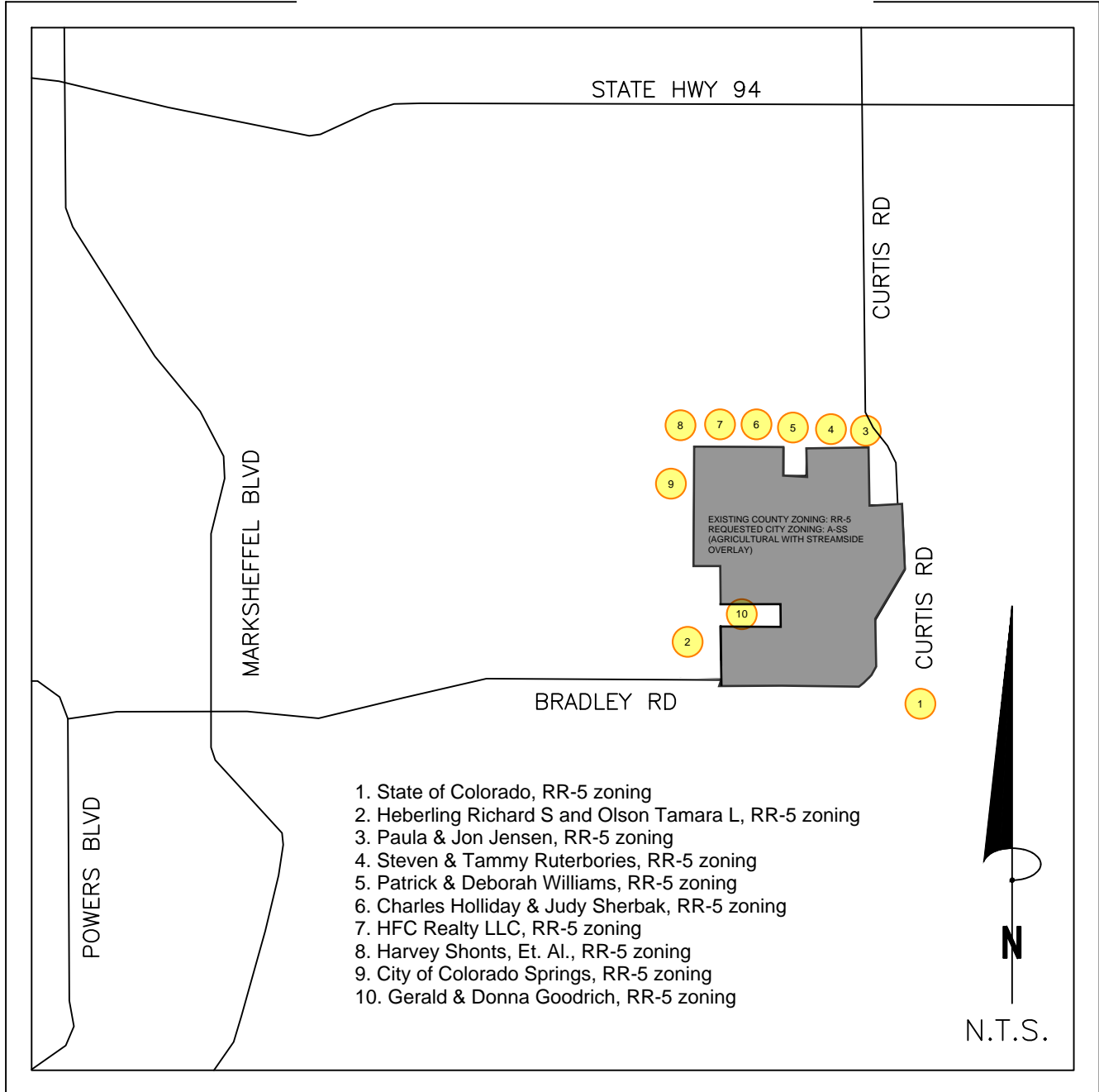
1. N01°10'22"W, a distance of 890.06 feet;
2. S89°31'07"W, a distance of 1114.58 feet;
3. S89°49'10"W, a distance of 1333.11 feet;
4. S01°10'22"E, a distance of 890.13 feet, to a point on the East-West Center line of said Section 5;

thence along said Center line, S89°49'10"W, a distance of 4.65 feet, to the Center-East 1/16th Corner of said Section 5; thence along the East 1/16th line of said Section 5, N01°14'08"W, a distance of 2651.22 feet, to the East 1/16th Corner shared between said Section 5 and said Section 32; thence along the South line of said Section 32, N89°13'19"W, a distance of 1328.25 feet, to the South 1/4 Corner of said Section 32; thence along the North-South Center line of said Section 32, N01°43'12"W, a distance of 2615.20 feet, to the Center 1/4 Corner of said Section 32; thence continuing along said Center line, N01°41'21"W, a distance of 2638.43 feet, to the **POINT OF BEGINNING**.

Containing 76,697,657 Sq. Ft., 1,760.736 acres, more or less.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245

EXHIBIT B KARMAN LINE ZONING MAP



NOTE: The numbers depicted on the plan correspond with the attached list of adjacent property ownership, zoning.
NOTE: This exhibit does not represent a monumented land survey, and is only intended to depict the attached Legal Description.

Basis of Bearings is the north line of the Northeast Quarter of Section 32, Township 14 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 2-1/2" aluminum cap, properly marked, stamped PLS 22095, flush with grade and at the Northwest Corner of Section 33, Township 14 South, Range 65 West of the Sixth Principal Meridian, by a 3-1/4" aluminum cap, properly marked, stamped PLS 27270, flush with grade and measured to bear S89°38'17"E, a distance of 2597.62 feet

DEPICTION OF LEGAL DESCRIPTION

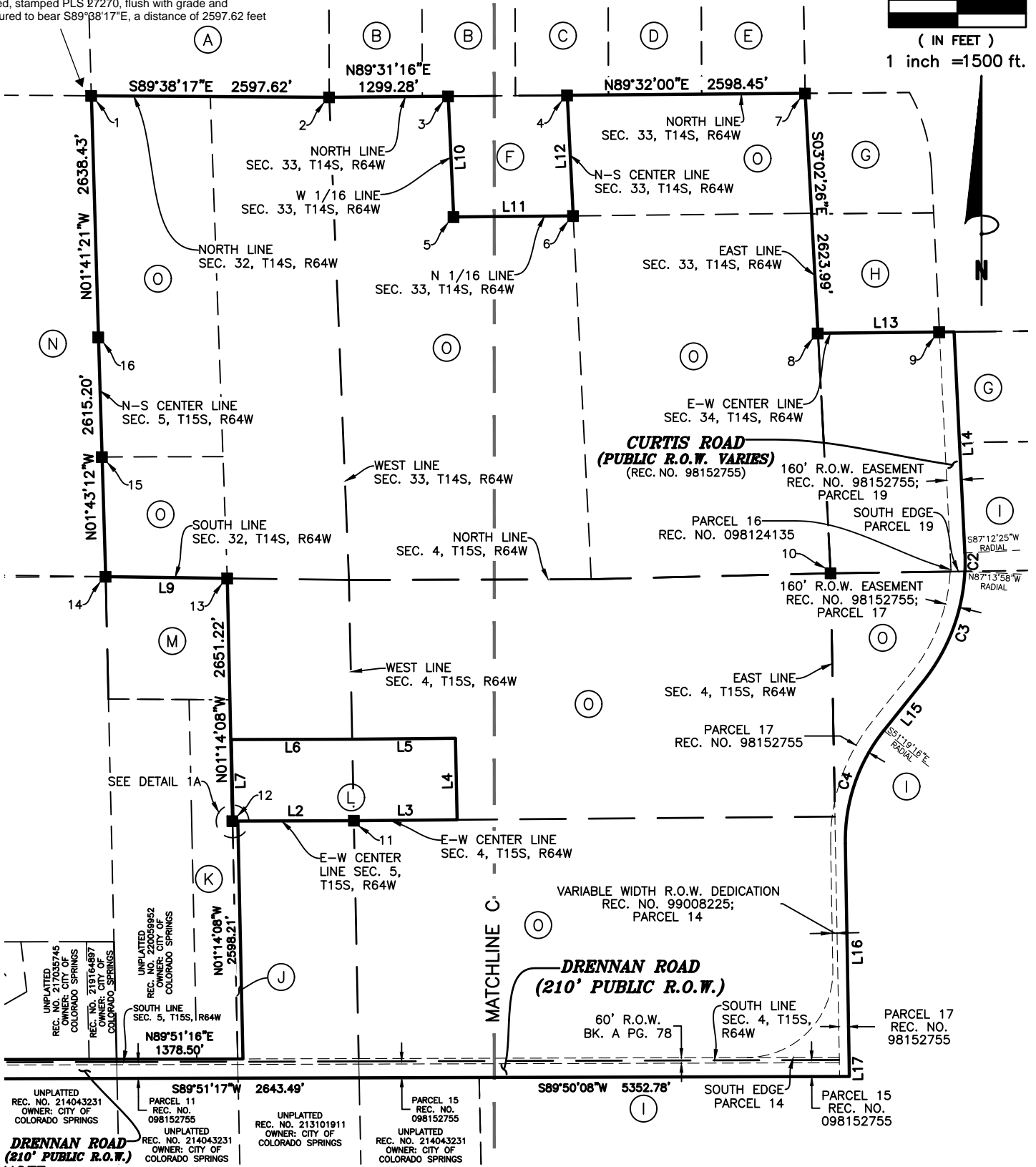
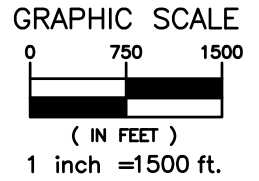


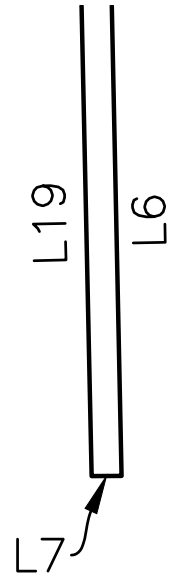
EXHIBIT A

DEPICTION OF LEGAL DESCRIPTION

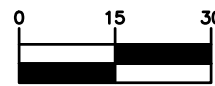
DETAIL 1A

NO.	MONUMENT TABLE
1	N1/4 CORNER, SEC. 32, T14S, R64W, NO. 6 REBAR W/ 2-1/2" ALC, PROPERLY MARKED, PLS 22095, FLUSH
2	NW CORNER, SEC. 33, T14S, R64W, NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PLS 27270, FLUSH
3	W 1/16 CORNER, SEC. 28 & SEC. 33, T14S, R64W, NO. 6 REBAR W/ 2-1/2" ALC, PARTIALLY ILLEGIBLE, PLS 27270, FLUSH
4	N1/4 CORNER, SEC. 33, T14S, R64W, NO. 6 REBAR W/ 2-1/2" ALC, PROPERLY MARKED, PLS 27270, FLUSH
5	N-W 1/16 CORNER, SEC. 33, T14S, R64W, NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PLS 38245, FLUSH
6	N-C 1/16 CORNER, SEC. 33, T14S, R64W, NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PLS 38245, FLUSH
7	NE CORNER, SEC. 33, T14S, R64W, NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PLS 27270, FLUSH
8	E 1/4 CORNER, SEC. 33, T14S, R 64W, NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PLS 38245, FLUSH
9	C-W 1/16 CORNER, SEC. 34, T14S, R64W, NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PLS 38245, FLUSH
10	SE CORNER, SEC. 33, T14S, R64W, NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PLS 10376, FLUSH
11	W 1/4 CORNER, SEC. 4, T15S, R64W, NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PLS 38245, FLUSH
12	C-E 1/16 CORNER, SEC. 5, T15S, R64W, NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PLS 38245, FLUSH
13	E 1/16 CORNER, SEC. 5, T15S, R64W, SEC. 32, T14S, R64W, NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PE-LS 9853, FLUSH
14	S 1/4 CORNER, SEC. 32, T14S, R64W, NO. 6 REBAR W/ 2-1/2" ALC, PROPERLY MARKED, PLS 220095, 0.3' ABOVE GRADE
15	S-C 1/16 CORNER, SEC. 32, T14S, R64W, NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PE-LS 9853, FLUSH
16	C 1/4 CORNER, SEC. 32, T14S, R64W, NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PE-LS 9853, FLUSH

NO.	PARCEL OWNERSHIP
A	REC. NO. 220112039 OWNER: HFC REALTY LLC
B	NO RECORDING INFO PER ASSESSOR OWNER: CHARLES HOLLIDAY & JUDY SHERBAK
C	UNPLATTED REC. NO. 215034966 OWNER: PATRIC WILLIAMS & DEBORAH WILLIAMS
D	UNPLATTED REC. NO. 215073977 OWNER: STEVEN RUTERBORIES & TAMMY RUTERBORIES
E	UNPLATTED REC. NO. 221044091 OWNER: PAULA JENSEN & JON JENSEN
F	UNPLATTED REC. NO. 215008657 OWNER: HAWKINS BRADLEY & HAWKINS LIVING TRUST
G	NO RECORDING INFO PER ASSESSOR OWNER: STATE OF COLORADO BOARD OF LAND COMMISSIONERS
H	NO RECORDING INFO PER ASSESSOR OWNER: UNITED STATES OF AMERICA C/O GENERAL SERVICES ADMIN
I	NO RECORDING INFO PER ASSESSOR OWNER: STATE OF COLORADO C/O DIVISION OF PURCHASING
J	UNPLATTED REC. NO. 217000009 OWNER: CITY OF COLORADO SPRINGS
K	UNPLATTED REC. NO. 220059952 OWNER: CITY OF COLORADO SPRINGS
L	UNPLATTED REC. NO. 2236145 OWNER: GERALD GOODRICH & DONNA GOODRICH
M	UNPLATTED REC. NO. 216029036 OWNER: CITY OF COLORADO SPRINGS; COLORADO SPRINGS UTILITIES
N	NO RECORDING INFO PER ASSESSOR OWNER: HARVEY SHONTS, ET AL.
O	UNPLATTED REC. NO. 222134515 OWNER: NORRIS RANCH JOINT VENTURES LLC



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	5105.00'	1217.22'	13°39'41"
C2	2080.00'	201.85'	5°33'37"
C3	2080.00'	1303.69'	35°54'41"
C4	1920.00'	1329.65'	39°40'44"
C5	4895.00'	1167.15'	13°39'41"

LINE	BEARING	DISTANCE
L1 (TIE)	S00°10'13"E	1392.61'
L2	N89°49'10"E	1267.44'
L3	N89°31'07"E	1127.65'
L4	N01°10'22"W	890.06'
L5	S89°31'07"W	1114.58'
L6	S89°49'10"W	1333.11'
L7	S01°10'22"E	890.13'
L8	S89°49'10"W	4.65'
L9	N89°13'19"W	1328.25'
L10	S02°35'00"E	1318.96'
L11	N89°30'42"E	1305.00'
L12	N02°50'16"W	1318.97'
L13	N89°23'24"E	1486.72'
L14	S02°47'42"E	2416.75'
L15	S38°40'43"W	690.00'
L16	S00°59'58"E	2363.98'
L17	S00°59'58"E	180.01'
L18	N00°10'13"W	216.10'
L19	N01°14'08"W	2651.22'

NOTE:

This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.

ZONE-23-009

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Project No: 230709	Drawn: SRC	Date: 9/20/2023
	Check: SLM	Sheet 7 of 7

Clark

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