

ZONE CHANGE LEGAL DESCRIPTION - EXHIBIT A

PARCEL A: A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VOYAGER PARKWAY, AS PLATTED IN NORTHGATE FILING NO. 7, RECORDED UNDER RECEPTION NO. 20095536, RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT THE NORTHWESTERLY END BY A NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD LS 17502" AND AT THE SOUTHEASTERLY END BY A NO. 5 REBAR AND 5 REBAR AND 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD LS 17502", BEARING N48°56'16"W, A DISTANCE OF 980.45 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF VOYAGER PARKWAY AS PLATTED IN NORTHGATE FILING NO. 7, RECORDED UNDER RECEPTION NO. 20095536, RECORDS OF EL PASO COUNTY, COLORADO, THENCE S00°13'45"W, A DISTANCE OF 778.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID VOYAGER PARKWAY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N84°29'22"E, A DISTANCE OF 214.79 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 08°50'05", A RADIUS OF 1000.00 FEET, A DISTANCE OF 154.20 FEET TO A POINT OF TANGENT;
THENCE S86°40'33"E, A DISTANCE OF 496.77 FEET;
THENCE S16°02'38"E, A DISTANCE OF 726.77 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARCEL 701 AS DESCRIBED IN THAT LEGAL DESCRIPTION PREPARED BY WILSON & COMPANY FOR AND ON BEHALF OF THE COLORADO DEPARTMENT OF TRANSPORTATION DATED OCTOBER 4, 2004;
THENCE ON SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES:
1. N76°33'09"W, A DISTANCE OF 443.42 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 31°17'55", A RADIUS OF 500.00 FEET, A DISTANCE OF 273.13 FEET TO A POINT ON CURVE;
3. N69°22'16"W, A DISTANCE OF 254.76 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE;
THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE AND ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N68°31'59"E, HAVING A DELTA OF 15°52'58", A RADIUS OF 1940.00 FEET, A DISTANCE OF 537.78 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THAT PORTION OF SUBJECT PARCEL LYING WITHIN VOYAGER PARKWAY, AS PLATTED IN NORTHGATE FILING NO. 7, RECORDED AUGUST 17, 2008 AT BOOK 100 PAGE 190 UNDER RECEPTION NO. 208095536, RECORDS OF EL PASO COUNTY, COLORADO AND SPECTRUM LOOP AS DEDICATED TO THE CITY BY PLAT OF GREYHAWK AT NORTH GATE FILING NO. 1 RECORDED FEBRUARY 9, 2005, BOOK 106, PAGE 41, UNDER RECEPTION NO. 206712248.

TRACT B: TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS OVER AND ACROSS THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AS SET FORTH AND DESCRIBED IN THE DECLARATION OF EASEMENTS AND CONSTRUCTION AND MAINTENANCE OBLIGATIONS RECORDED DECEMBER 30, 2004 UNDER RECEPTION NO. 204213160, RECORDS OF EL PASO COUNTY, COLORADO

(Per Title Commitment SC55101820-13, with an effective date of 04/27/2022 at 5:00 P.M. as provided by Old Republic National Title Insurance Company.)

TOTAL ACRES: 11.925

SPECTRUM LOOP

DATE: 3.17.2022

ISSUED FOR:

DRAWN BY: TK

DWG. REF.:

SCALE: 1" = x'

DWG. #: CPC PUZ 22-00057

SHEET 1 OF 2



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