

ZONE CHANGE LEGAL DESCRIPTION

EXHIBIT A

PARCEL 215:

A TRACT OR PARCEL OF LAND NO. UNIT 2, PARCEL 215 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. STA-STE-NH(CX) 024-3(41) CONTAINING 309,564 SQ. FT., MORE OR LESS, IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 5811 PAGE 5 OF THE RECORDS FILED IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, FROM WHICH THE NORTHEAST CORNER (3 1/4" ALUMINUM CAP IN RANGE BOX, LS #18235) OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEARS N 13 DEGREES 39 MINUTES 02 SECONDS E, A DISTANCE OF 1339.39 FEET;

1. THENCE N 11 DEGREES 45 MINUTES 53 SECONDS W, A DISTANCE OF 1150.00 FEET;
2. THENCE N 83 DEGREES 52 MINUTES 00 SECONDS W, A DISTANCE OF 288.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT OF LAND;
3. THENCE ALONG SAID WESTERLY LINE N 0 DEGREES 27 MINUTES 13 SECONDS W, A DISTANCE OF 70.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID LINE ALSO BEING THE SOUTHERLY ROW OF US HIGHWAY 24 (PLATTE AVE) AS DESCRIBED IN BOOK 1618, PAGE 91 OF SAID EL PASO COUNTY RECORDS;
4. THENCE ALONG THE SAID NORTHERLY LINE SAID SOUTHERLY ROW LINE ALONG THE ARC OF A NON- TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5860.00 FEET, A DISTANCE OF 53.89 FEET (60.14 FEET DEED) (THE CHORD OF SAID ARC BEARS N 89 DEGREES 50 MINUTES 48 SECONDS E A DISTANCE OF 53.89 FEET);
5. THENCE CONTINUING ALONG SAID NORTHERLY LINE AND SAID SOUTHERLY ROW LINE N 89 DEGREES 34 MINUTES 59 SECONDS E, A DISTANCE OF 124.80 FEET (122.00 FEET DEED);
6. THENCE CONTINUING ALONG SAID NORTHERLY LINE AND SAID SOUTHERLY ROW LINE N 89 DEGREES 39 MINUTES 42 SECONDS E, A DISTANCE OF 326.53 FEET TO A POINT ON THE WESTERLY ROW LINE OF POWERS BOULEVARD AS DESCRIBED IN BOOK 5661, PAGE 1278 OF SAID EL PASO COUNTY RECORDS;
7. THENCE ALONG SAID WESTERLY ROW LINE OF POWERS BOULEVARD ALONG THE ARC OF THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS 100.00 FEET, A DISTANCE OF 148.24 FEET (156.87 FEET DEED) (THE CHORD OF SAID ARC BEARS S 42 DEGREES 50 MINUTES 45 SECONDS E (S 45 DEGREES 19 MINUTES 35 SECONDS E DEED), A DISTANCE OF 135.04 FEET (141.28 FEET DEED));
8. THENCE CONTINUING ALONG SAID WESTERLY ROW LINE OF POWERS BOULEVARD S 0 DEGREES 22 MINUTES 55 SECONDS E (S 0 DEGREES 23 MINUTES 17 SECONDS E DEED), A DISTANCE OF 115.54 FEET (115.54 FEET DEED);
9. THENCE CONTINUING ALONG SAID WESTERLY ROW LINE OF POWERS BOULEVARD S 2 DEGREES 52 MINUTES 47 SECONDS E (S 2 DEGREES 53 MINUTES 09 SECONDS E DEED), A DISTANCE OF 619.59 FEET (619.59 FEET DEED);
10. THENCE CONTINUING ALONG SAID WESTERLY ROW LINE OF POWERS BOULEVARD ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 788.00 FEET, A DISTANCE OF 281.44 FEET (281.44 FEET DEED) (THE CHORD OF SAID ARC BEARS S 10 DEGREES 36 MINUTES 50 SECONDS E (S 10 DEGREES 37 MINUTES 12 SECONDS E DEED), A DISTANCE OF 279.95 FEET (279.95 FEET DEED));
11. THENCE CONTINUING ALONG SAID WESTERLY ROW LINE OF POWERS BOULEVARD S 20 DEGREES 50 MINUTES 45 SECONDS E (S 20 DEGREES 51 MINUTES 07 SECONDS E DEED), A DISTANCE OF 142.06 FEET (142.06 FEET DEED) TO A POINT ON THE SOUTHERLY LINE OF TRACT OF THE LAND DESCRIBED IN BOOK 5811, PAGE 5 OF SAID EL PASO COUNTY RECORDS;
12. THENCE ALONG SAID SOUTHERLY LINE N 86 DEGREES 48 MINUTES 40 SECONDS W, A DISTANCE OF 210.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 215A:

A TRACT OR PARCEL OF LAND NO. UNIT 2, PARCEL 215A OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. STA-STE-NH(CX) 024-3(41) CONTAINING 446,194 SQ. FT., MORE OR LESS, IN THE NE 1/4 OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN EL PASO COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 5811, PAGE 5 OF THE RECORDS FILED IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, FROM WHICH THE NORTHEAST CORNER (3 1/4" ALUMINUM CAP IN RANGE BOX, LS #18235) OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEARS N 13 DEGREES 39 MINUTES 02 SECONDS E, A DISTANCE OF 1339.39 FEET;

1. THENCE N 11 DEGREES 45 MINUTES 53 MINUTES W, A DISTANCE OF 1150.00 FEET;
2. THENCE N 83 DEGREES 52 MINUTES 00 SECONDS W, A DISTANCE OF 288.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT OF LAND;
3. THENCE ALONG SAID WESTERLY LINE S 0 DEGREES 27 MINUTES 13 SECONDS E, A DISTANCE OF 1128.13 FEET TO THE SOUTHWEST CORNER OF SAID TRACT;
4. THENCE ALONG SAID SOUTHERLY LINE S 86 DEGREES 48 MINUTES 40 SECONDS E, A DISTANCE OF 512.69 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: ALL BEARING REFERENCED TO A LINE CONNECTING GLEN EYRIE V.A.B.M. AND U.S.G.S. BENCHMARK PALMER NO. 26 BEARING S 75 DEGREES 43 MINUTES 12 SECONDS E.

City File No. CPC ZC 19-00104

BY ANDERSON & HASTINGS
CONSULTANTS, INC.
10/3/2019