

PUD/AO/SS ZONE – METES AND BOUNDS DESCRIPTION – CPC PUZ 19-00155 – EXHIBIT A

A PORTION OF THAT TRACT DESCRIBED IN SPECIAL WARRANT DEED RECORDED AT RECEPTION NO. 217113469 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE AND SITUATED IN THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF EAST WOODMEN ROAD, MONUMENTED AS SHOWN AND IS CONSIDERED TO BEAR N89°26'16"E.

COMMENCING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST WOODMEN ROAD FOR THE NORTHEAST CORNER OF LEE VANCE DRIVE AS PLATTED BY COOK COMMUNICATIONS SUBDIVISION FILING NO. 3 RECORDED UNDER RECEPTION NO. 216713749 AND ALSO BEING THE NORTHWEST CORNER OF THE WENTWORTH SUBDIVISION RECORDED UNDER RECEPTION NO. 218714190;

THENCE EASTERLY WITH SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID WENTWORTH SUBDIVISION WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.72 FEET, THROUGH A CENTRAL ANGLE OF 05°59'43" AN ARC DISTANCE OF 193.13 FEET, THE LONG CHORD OF WHICH BEARS N86°26'31"E A DISTANCE OF 193.04 FEET;

THENCE N89°26'16"E CONTINUING ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 380.68 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N89°26'16"E ON SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1537.52 FEET TO THE NORTHEAST CORNER OF SAID SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 217113469 AND ALSO BEING THE NORTHWEST CORNER OF A TRACT RECORDED UNDER RECEPTION NO. 98139904 OF SAID EL PASO COUNTY RECORDS;

THENCE S29°39'05"W, WITH THE EAST LINE OF SAID SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 217113469, A DISTANCE OF 256.20 FEET;

THENCE S63°15'24"W, A DISTANCE OF 344.35 FEET;

THENCE S87°42'33"W, A DISTANCE OF 244.17 FEET;

THENCE S66°52'03"W, A DISTANCE OF 92.31 FEET;

THENCE S86°10'50"W, A DISTANCE OF 110.22 FEET;

THENCE S48°54'26"W, A DISTANCE OF 79.40 FEET;

THENCE S31°58'26"W, A DISTANCE OF 82.68 FEET;

THENCE S45°39'51"W, A DISTANCE OF 96.18 FEET;

THENCE N67°13'57"W, A DISTANCE OF 148.77 FEET;

THENCE S50°35'04"W, A DISTANCE OF 154.93 FEET;

THENCE S64°02'25"W, A DISTANCE OF 258.81 FEET TO THE SOUTHEAST CORNER OF SAID WENTWORTH SUBDIVISION;

THENCE WITH THE EAST LINE OF SAID WENTWORTH SUBDIVISION, N00°10'42"W, A DISTANCE OF 759.52 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 682,393 SQUARE FEET OR 15.666 ACRES, MORE OR LESS

EXHIBIT A