

MASTIN ENTERPRISES FILING NO 1 – ZONING CHANGE LEGAL DESCRIPTION

EXHIBIT A

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A PARCEL OF LAND (PARCEL A) LOCATED ON A PORTION OF LOT 1, VICTORIA PARK FILING NO. 2 AS RECORDED AT RECEPTION NUMBER 97150027 AND A PORTION OF "VILLAS AT BEAR CREEK CONDOMINIUMS, PHASE 2" AS RECORDED AT RECEPTION NUMBER 206600757 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BASIS OF BEARINGS: ALL BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO THOSE SHOWN ON SAID PLAT "VICTORIA PARK FILING NO. 2".

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 1, VICTORIA PARK FILING NO. 2, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY OF 21ST STREET;

THENCE N 90°00'00" E, 285.22 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1;

THENCE S00°00'00"E, 42.00 FEET;

THENCE N90°00'00"W, 96.99 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY 94.25 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S45°0'0"W, 84.85 FEET;

THENCE S00°00'00"E, 96.55 FEET;

THENCE S28°14'37"W, 196.49 FEET;

THENCE N90°00'00"W, 43.19 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID 21ST STREET;

THENCE N 01°26'56"E, 314.15 FEET ALONG SAID EASTERLY RIGHT OF WAY OF SAID 21ST/ STREET;

THENCE N00°00'00"E, 57.60 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID 21ST/ STREET TO THE **POINT OF BEGINNING**.

TOTAL AREA = 48,222 SQ.FT. (1.107 ACRES), MORE OR LESS

To be platted as Lot 1 Mastin Enterprises Filing No. 1.