



JOB NO. 2264.50-02R
MAY 23, 2023
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LEGAL DESCRIPTION: EXHIBIT A

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTH-SOUTH CENTERLINE OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHERLY END (CENTER QUARTER OF SECTION 36) BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 28658" AND AT THE SOUTHERLY END BY A 1" YELLOW PLASTIC CAP STAMPED "13225" IS ASSUMED TO BEAR S00°02'01"W, A DISTANCE OF 985.46 FEET.

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY OF MESA SPRINGS ADDITION NO. 3 RECORDED IN PLAT BOOK Z AT PAGE 46, RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°02'01"W, ON THE WESTERLY BOUNDARY OF SAID MESA SPRINGS ADDITION NO. 3, A DISTANCE OF 985.46 FEET;

THENCE S89°15'47"W, A DISTANCE OF 621.72 FEET TO A POINT ON CURVE SAID POINT BEING THE SOUTHEASTERLY CORNER OF CENTENNIAL BOULEVARD AS PLATTED IN COLORADO SPRINGS HEALTH PARTNERS MEDICAL CENTER FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712335;

THENCE ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID CENTENNIAL BOULEVARD THE FOLLOWING (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S59°40'02"W, HAVING A DELTA OF 22°17'39", A RADIUS OF 1094.74 FEET AND A DISTANCE OF 425.97 FEET TO A POINT OF TANGENT;
2. N52°37'37"W, A DISTANCE OF 280.51 FEET TO A POINT ON THE EASTERLY BOUNDARY OF LOT 1 AS PLATTED IN DEPARTMENT OF VETERAN AFFAIRS OUTPATIENT CLINIC FILING NO. 1 RECORDED UNDER RECEPTION NO. 213713314;

THENCE ON THE EASTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING (6) SIX COURSES:

1. N45°26'42"E, A DISTANCE OF 229.43 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 45°26'42", A RADIUS OF 537.47 FEET AND A DISTANCE OF 426.30 FEET TO A POINT OF TANGENT;
3. N00°00'00"E, A DISTANCE OF 142.93 FEET;
4. N71°13'55"W, A DISTANCE OF 12.85 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 62°04'28", A RADIUS OF 215.00 FEET AND A DISTANCE OF 232.93 FEET TO A POINT ON CURVE;
6. N48°21'42"W, A DISTANCE OF 52.54 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FILLMORE STREET AS PLATTED IN SAID COLORADO SPRINGS HEALTH PARTNERS MEDICAL CENTER FILING NO. 1;

THENCE ON THE SOUTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID FILLMORE STREET THE FOLLOWING (2) COURSES:

1. N86°38'18"E, A DISTANCE OF 88.98 FEET;
2. N03°22'14"W, A DISTANCE OF 25.50 FEET TO THE SOUTH RIGHT OF WAY LINE OF FILLMORE STREET AS DESCRIBED IN A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, DATED AUGUST 27, 1970;

THENCE ON SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING (2) TWO COURSES:

1. N86°38'18"E, A DISTANCE OF 690.29 FEET;
2. N86°06'32"E, A DISTANCE OF 220.52 FEET TO THE NORTHWESTERLY CORNER OF SAID MESA SPRINGS ADDITION NO. 3;

THENCE S00°01'54"W, A DISTANCE OF 475.31 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 28.906 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, ROBERT L. MEADOWS, JR., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

ROBERT L. MEADOWS, JR., PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 34977
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

DATE