

**CREEKWALK RESIDENTIAL
REZONE OF PARCELS A-P
EXHIBIT A**

LEGAL DESCRIPTION

AREA TO BE ZONED PDZ (FORMERLY PUD)

BASIS OF BEARINGS: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum of 1983(2011). The bearing of the line between National Geodetic Survey (NGS) stations JOHNSON (PID-DE5606), found stainless steel rod enclosed in a 6-inch PVC pipe with lid) and Y 395 (PID-JK0841), found stainless steel rod enclosed in a 6-inch PVC pipe with lid) is North 38° 37' 41" East a distance of 7,478.00 feet.

Being a tract of land in the northwest one-quarter of Section 30, Township 14 South, Range 66 West of the 6th P.M., City of Colorado Springs, El Paso County, Colorado, more particularly described as follows:

BEGINNING at the northwest corner of Tract A as depicted on the plat titled "Creekwalk Filing 1" recorded at Reception Number 222714933 in the records of the El Paso County Clerk & Recorder's Office from whence said NGS point Y 395 bears North 71° 28' 22" East a distance of 5,181.51 feet and NGS point JOHNSON bears South 03° 20' 19" West a distance of 4,202.62 feet, said point being on the south right-of-way line of East Ramona Avenue as described on the "Plat of Ivywild" recorded on February 1, 1888 in Book A at Page 115, also in the records of said county;

THENCE along the west line of said Tract A the following four (4) courses:

- 1) South 01° 06' 11" East a distance of 171.18 feet;
- 2) South 72° 38' 08" West a distance of 3.00 feet;
- 3) South 88° 53' 48" West a distance of 9.46 feet;
- 4) South 01° 06' 12" East a distance of 296.07 feet to a point on the north right-of-way line of East St. Elmo Avenue as described in said "Plat of Ivywild";

THENCE along the north right-of-way line of said East St. Elmo Avenue South 88° 22' 27" West a distance of 453.71 feet to the southeast corner of Tract B of the plat titled "Ivywild Townhomes" recorded at Reception Number 220714547 in the records of said county;

THENCE continuing along the coincident line of said right-of-way and the south line of Tract B South 88° 22' 27" West a distance of 56.99 feet to the southwest corner thereof, also being the southeast corner of Tract F of "Ivywild Townhomes";

THENCE continuing along the coincident line of said right-of-way and the south line of Tract F South 88° 22' 27" West a distance of 12.50 feet to the southwest corner thereof;

THENCE along the west line of said Tract F the following six (6) courses:

- 1) North 03° 05' 39" West a distance of 115.96 feet;
- 2) North 17° 43' 59" East a distance of 16.85 feet;
- 3) North 13° 20' 05" East a distance of 26.22 feet;
- 4) North 00° 58' 42" East a distance of 24.83 feet;
- 5) North 04° 55' 49" West a distance of 9.67 feet;
- 6) North 30° 10' 35" East a distance of 9.41 feet to the northwest corner thereof;

THENCE along the north line of said Tract F North 88° 26' 40" East a distance of 14.70 feet the northeast corner thereof, also being the northwest corner of said Tract B;

THENCE continuing along the north line of said Tract B North 88° 26' 40" East a distance of 37.40 feet to the northeast corner thereof;

THENCE the following four (4) courses along the west of line of "Metzler's Subdivision" recorded November 5, 1923 in Book P at Page 4 in the records of said county;

- 1) North 00° 44' 47" East a distance of 30.74 feet;
- 2) North 36° 02' 10" East a distance of 28.26 feet;
- 3) North 36° 02' 10" East a distance of 74.48 feet;
- 4) North 57° 57' 36" East a distance of 69.19 feet to the northwest corner of Lot 9, Block A of said "Metzler's Subdivision", also being the southwest corner of the north half of Lot 2, Block 2 of said "Plat of Ivywild";

THENCE the following two (2) courses along the west of line of said "Plat of Ivywild";

- 1) North 58° 03' 37" East a distance of 84.61 feet;
- 2) North 43° 29' 36" East a distance of 117.11 feet to a point on the south right-of-way line of said East Ramona Avenue;

THENCE along the south right-of-way line of said East Ramona Avenue North 89° 33' 14" East a distance of 193.10 feet to the **POINT OF BEGINNING**.

The area described herein contains a total of 198,566 square feet or 4.5584 acres, more or less.

I, Eric R. White, a duly registered Professional Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief.

Eric R. White
Colorado Professional Land Surveyor
License Number 38278
March 15, 2023

Prepared for and on behalf of
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