

**EXHIBIT A**

Legal Description of Initial District Boundaries



619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903

JOB NO. 2505.02-33  
MAY 6, 2024  
PAGE 1 OF 3

#### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTHERLY BOUNDARY OF ANNEXATION PLAT – JACKSON FULLER SUBSTATION RECORDED UNDER RECEPTION NO. 096113301, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A 1- $\frac{1}{2}$ " ALUMINUM SURVEYORS CAP STAMPED "D & B CO LS 17664"; DETERMINED FROM GPS OBSERVATIONS TO BEAR S89°07'50"E, A DISTANCE OF 1120.00 FEET.

**COMMENCING** AT THE SOUTHWESTERLY CORNER OF ANNEXATION PLAT – JACKSON FULLER SUBSTATION RECORDED UNDER RECEPTION NUMBER 096113301, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N42°41'49"W, A DISTANCE OF 2623.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WOODMEN ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN ROAD BOOK A AT PAGE 78, EL PASO COUNTY, COLORADO SAID POINT BEING ALSO ON A THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 6708 AT PAGE 352, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE N89°08'16"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD, A DISTANCE OF 1937.29 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL 212 RECORDED UNDER RECEPTION NO. 203096741;

THENCE ON THE EASTERLY, NORTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL 212 THE FOLLOWING THREE (3) COURSES:

1. N00°45'01"E, A DISTANCE OF 79.71 FEET;
2. N89°08'18"W, A DISTANCE OF 150.40 FEET;
3. S00°45'01"W, A DISTANCE OF 79.70 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD;

THENCE S89°51'29"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510 AS PARCEL 211, A DISTANCE OF 2,718.75 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510 AS PARCEL 210;

THENCE ON THE EASTERLY, NORTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL 210 THE FOLLOWING (3) THREE COURSES:

1. N00°42'24"E, A DISTANCE OF 81.01 FEET;
2. S89°51'12"W, A DISTANCE OF 149.72 FEET;
3. S00°42'24"W, A DISTANCE OF 81.01 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD;

THENCE S89°51'12"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD, A DISTANCE OF 1116.29 FEET TO A POINT ON THE EASTERLY BOUNDARY OF PAWNEE RANCHEROS FILING NO. 1 RECORDED IN PLAT BOOK I-2 AT PAGE 28;

THENCE ON THE EASTERLY BOUNDARY OF SAID PAWNEE RANCHEROS FILING NO. 1 THE FOLLOWING (3) THREE COURSES:

1. N00°01'35"E, A DISTANCE OF 3924.92 FEET;
2. N89°31'52"E, A DISTANCE OF 1324.07 FEET;
3. N02°04'36"E, A DISTANCE OF 1147.17 FEET TO THE NORTH LINE OF AFORESAID SECTION 3;

THENCE N89°46'29"E, ON SAID NORTH LINE OF SECTION 3, A DISTANCE OF 2,684.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3 SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF THE MEADOWS FILING NO. 2 RECORDED IN PLAT BOOK O-3 AT PAGE 94;

THENCE S00°45'12"W, ON EAST LINE OF SAID SECTION 3, AND THE WESTERLY BOUNDARIES OF THE MEADOWS FILING NO. 2 RECORDED IN PLAT BOOK O-3 AT PAGE 94 AND THE MEADOWS FILING, NO. 1 RECORDED IN PLAT BOOK N-M IN PAGE 125 A DISTANCE OF 3026.62 FEET TO THE SOUTHWESTERLY CORNER OF SAID THE MEADOWS FILING NO. 1;

THENCE S89°08'23"E, ON THE SOUTHERLY BOUNDARY OF SAID THE MEADOWS FILING NO. 1, A DISTANCE OF 2087.61 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215124409;

THENCE S00°45'18"W, ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215124409 AND BOOK 5095 PAGE 347, A DISTANCE OF 2056.66 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 530.987 ACRES, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

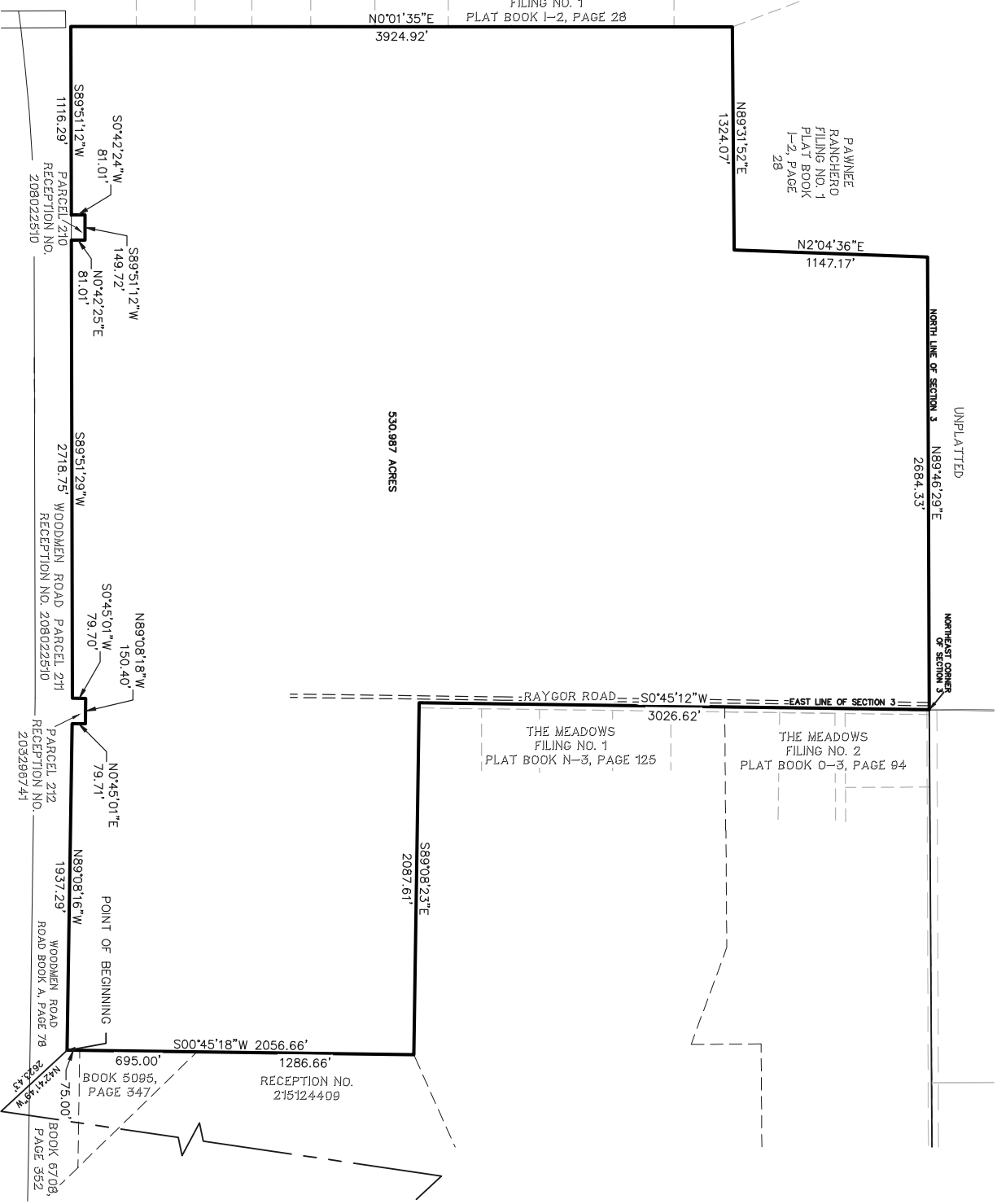


ROBERT L. MEADOWS JR., PLS 34977  
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CLASSIC CONSULTING ENGINEERS AND SURVEYORS

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PAWNEE RANCHERO  
FILING NO. 1  
PLAT BOOK 1-2, PAGE 28

PAWNEE  
RANCHERO  
FILING NO. 1  
PLAT BOOK  
1-2, PAGE  
28



530.987 ACRES

UNPLATTED  
NORTH LINE OF SECTION 3  
N89°46'29"E  
2684.33'

NORTHEAST CORNER  
OF SECTION 3

THE MEADOWS  
FILING NO. 1  
PLAT BOOK N-3, PAGE 125

THE MEADOWS  
FILING NO. 2  
PLAT BOOK O-3, PAGE 04

PARCEL 210  
RECEPTION NO.  
2080222510

WOODMEN ROAD PARCEL 211  
RECEPTION NO. 2080222510

PARCEL 212  
RECEPTION NO.  
203298741

BOOK 5095,  
PAGE 347

BOOK 6708,  
PAGE 352

1286.66'  
RECEPTION NO.  
215124409



SCALE: 1" = 600'  
U.S. SURVEY FEET

POINT OF  
COMMENCING  
1-1/2" ALUMINUM  
SURVEYORS  
CAP 0.1" ABOVE  
GROUND STAMPED  
"D+B CO LS17664"

ED1-1/2" ALUMINUM  
SURVEYORS  
CAP 0.4" ABOVE  
GROUND STAMPED  
"D+B CO LS17664"

ANNEXATION PLAT  
JACKSON FULLER  
SUBSTATION  
RECEPTION NO.  
9615301

BASIS OF BEARINGS  
S89°07'50"E 1120.00'

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JOB NO. 2505.02-34  
MAY 6, 2024  
PAGE 1 OF 3

#### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTHERLY BOUNDARY OF ANNEXATION PLAT – JACKSON FULLER SUBSTATION RECORDED UNDER RECEPTION NO. 096113301, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A 1- $\frac{1}{2}$ " ALUMINUM SURVEYORS CAP STAMPED "D & B CO LS 17664"; DETERMINED FROM GPS OBSERVATIONS TO BEAR S89°07'50"E, A DISTANCE OF 1120.00 FEET.

**COMMENCING** AT THE SOUTHWESTERLY CORNER OF ANNEXATION PLAT – JACKSON FULLER SUBSTATION RECORDED UNDER RECEPTION NO. 096113301, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N00°00'43"W, ON THE WESTERLY BOUNDARY OF SAID ANNEXATION PLAT – JACKSON FULLER SUBSTATION, A DISTANCE OF 146.14 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ANNEXATION PLAT – BANNING-LEWIS RANCH NO. 2 RECORDED IN PLAT BOOK D-4 AT PAGE 67;

THENCE ON SAID NORTHERLY BOUNDARY THE FOLLOWING (3) THREE COURSES:

1. N89°08'43"W, A DISTANCE OF 3,791.95 FEET TO THE **POINT OF BEGINNING**;
2. CONTINUE N89°08'43"W A DISTANCE OF 91.69 FEET;
3. S89°52'06"W, A DISTANCE OF 3954.87 FEET TO THE EXTERIOR BOUNDARY OF BANNING LEWIS RANCH FILING NO. 15 RECORDED UNDER RECEPTION NO. 217713891;

THENCE ON THE EASTERLY AND NORTHERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 15 THE FOLLOWING (2) TWO COURSES:

1. N00°13'08"W, A DISTANCE OF 394.37 FEET;
2. S89°57'52"W, A DISTANCE OF 100.00 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 10, SAID POINT BEING THE NORTHEASTERLY CORNER OF ANNEXATION PLAT-BANNING-LEWIS RANCH NO. 10, RECORDED UNDER RECEPTION NO. 205087764;

THENCE N00°13'08"W, ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213120770 AND ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, A DISTANCE OF 1050.33 TO THE SOUTHERLY RIGHT OF WAY OF WOODMEN ROAD AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510 AS PARCEL 209;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID PARCEL 209 THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N07°27'44"W, HAVING A DELTA OF 00°11'07", A RADIUS OF 10088.00 FEET AND A DISTANCE OF 32.63 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S07°38'35"E, HAVING A DELTA OF 00°23'43", A RADIUS OF 9912.00 FEET AND A DISTANCE OF 68.39 FEET TO A POINT OF COMPOUND CURVE SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID PARCEL 209 SAID POINT BEING THE SOUTHWESTERLY CORNER OF WOODMEN ROAD AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510 AS PARCEL 211;

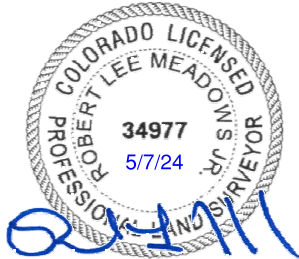
THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD DESCRIBED AS PARCEL 211 THE FOLLOWING (3) THREE COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S07°15'09"E, HAVING A DELTA OF 07°06'12", A RADIUS OF 9912.00 FEET AND A DISTANCE OF 1,228.87 FEET TO A POINT ON CURVE;
2. N89°51'04"E, A DISTANCE OF 32.67 FEET;
3. N89°51'20"E, A DISTANCE OF 2717.15 FEET TO A POINT ON THE WEST LINE OF SECTION 11 SAID POINT BEING THE SOUTHWESTERLY CORNER OF WOODMEN ROAD DESCRIBED AS PARCEL 214 IN A DOCUMENT RECORDED UNDER RECEPTION NO. 203296742;

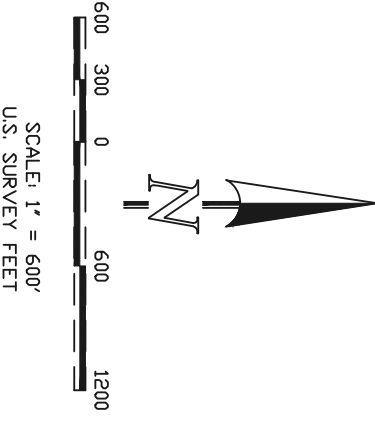
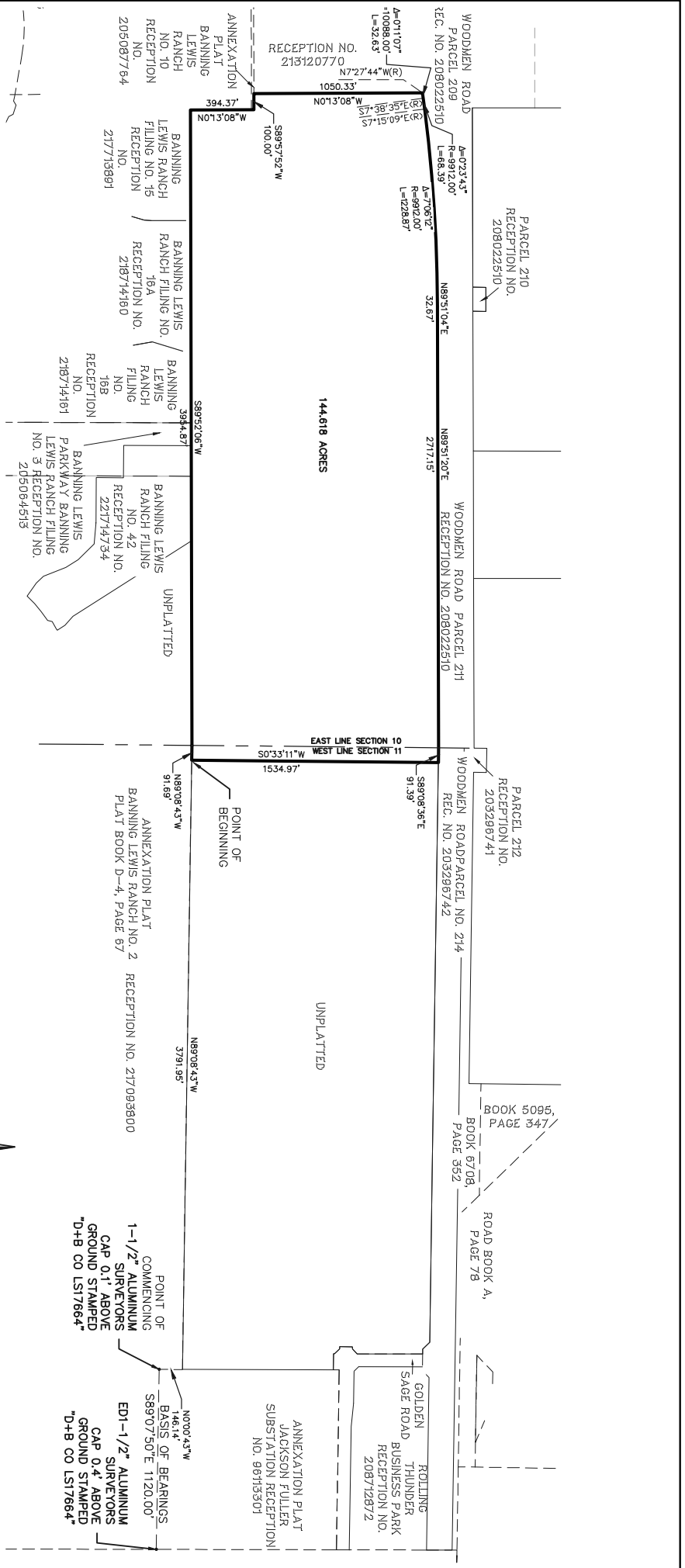
THENCE S89°08'36"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD A DISTANCE OF 91.39 FEET;

THENCE S00°33'11"W, A DISTANCE OF 1,534.97 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 144.618 ACRES, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



ROBERT L. MEADOWS JR., PLS 34977  
PREPARED FOR AND ON BEHALF OF  
CLASSIC CONSULTING ENGINEERS AND SURVEYORS



JOB NO. 2505.02-34  
 MAY 6, 2024  
 SHEET 3 OF 3

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**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF ANNEXATION PLAT – JACKSON FULLER SUBSTATION RECORDED UNDER RECEPTION NO. 096113301, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1-½" ALUMINUM SURVEYORS CAP STAMPED "D & B CO LS 17664" DETERMINED FROM GPS OBSERVATIONS TO BEAR S89°07'50"E, A DISTANCE OF 1120.00 FEET.

**COMMENCING** AT THE SOUTHWESTERLY CORNER OF ANNEXATION PLAT - JACKSON FULLER SUBSTATION RECORDED UNDER RECEPTION NO. 096113301, EL PASO COUNTY, COLORADO;

THENCE N00°08'46"E, ON THE WESTERLY BOUNDARY OF SAID ANNEXATION PLAT - JACKSON FULLER SUBSTATION, A DISTANCE OF 850.16 FEET TO THE **POINT OF BEGINNING**;

THENCE N89°24'09"W, A DISTANCE OF 366.18 FEET;  
THENCE N00°35'51"E, A DISTANCE OF 831.49 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WOODMEN ROAD, BEING PARCEL NO. 214 DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 203296742;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD THE FOLLOWING THREE (3) COURSES:

1. S89°08'30"E, A DISTANCE OF 187.17 FEET;
2. S44°06'17"E, A DISTANCE OF 59.78 FEET;
3. S89°08'30"E, A DISTANCE OF 30.76 FEET TO THE NORTHWESTERLY CORNER OF GOLDEN SAGE ROAD AS PLATTED IN ROLLING THUNDER BUSINESS PARK RECORDED UNDER RECEPTION NO. 208712872;

THENCE ON THE WESTERLY AND SOUTHERLY RIGHT OF WAY LINE OF SAID GOLDEN SAGE ROAD THE FOLLOWING EIGHT (8) COURSES:

1. S00°08'46"W, A DISTANCE OF 407.66 (PLATTED AS 407.74) FEET;
2. S45°30'33"W, A DISTANCE OF 42.16 FEET;
3. N89°07'40"W, A DISTANCE OF 13.08 FEET;
4. S00°52'20"W, A DISTANCE OF 80.00 FEET;
5. S89°07'40"E, A DISTANCE OF 14.09 FEET;
6. S44°29'27"E, A DISTANCE OF 42.69 FEET;
7. S00°08'46"W, A DISTANCE OF 7.37 FEET;
8. S89°51'14"E, A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID ANNEXATION PLAT - JACKSON FULLER SUBSTATION;

THENCE S00°08'46"W, ON THE WESTERLY BOUNDARY OF SAID ANNEXATION PLAT - JACKSON FULLER SUBSTATION, A DISTANCE OF 233.78 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 5.400 ACRES, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



ROBERT L. MEADOWS JR., PLS 34977  
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JOB NO. 2505.02-36  
 MAY 6, 2024  
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