

EXHIBIT A
RIGHT-OF-WAY VACATION

July 9, 2021

A portion of Metzler Avenue, a forty-foot (40') public right-of-way, as shown upon the plat of Metzler's Subdivision, recorded November 5, 1923, in Plat Book P, Page 4 in the Official Records of El Paso County, State of Colorado, and Creekwalk Court, a fifty-foot (50') public right-of-way, as shown upon the plat of South Nevada Creekwalk Filing No. 1, recorded July 11, 2019 under Reception No. 219714371 in said Official Records, lying within the NW1/4 of Section 30, Township 14 South, Range 66 West of the 6th Principal Meridian, being more particularly described as follows:

BEGINNING at the Southernmost corner of Lot 4, Block A, said Metzler's Subdivision; thence along the Southeast line of said Lot 4, N43°08'36"E, (Bearings are relative to the north line of Lots 1 & 2, The Arts in Ivywild Subdivision being monumented at both ends by a 1 1/4" yellow plastic cap, illegible, flush with grade, having a measured bearing and distance of N88°49'31"E a measured distance of 243.67 feet), a distance of 50.10 feet, to a point on the southwest line of the land described in that Quit Claim Deed recorded January 28, 2020 under Reception No. 220012275, in said Official Records; thence along said southwest line, S46°46'17"E, a distance of 24.99, to the Westernmost Northwest corner of the land described in that Special Warranty Deed recorded October 2, 2020 under Reception No. 220156320; thence along the West line of said land, S46°46'17"E, a distance of 25.03 feet; thence continuing along the West line of said land, S43°14'00"W, a distance of 240.82 feet, to the Southwest corner of said land, said point also lying on the North right-of-way line of East Saint Elmo Avenue; thence leaving said West line along the said north right-of-way line, S88°48'46"W, a distance of 70.01 feet, to an angle point on the south line of Lot 4, Block B, said Metzler's Subdivision; thence along the south line of lots 4, 3, 2, and 1, Block B, said Metzler's Subdivision, N43°14'00"E, a distance of 199.71 feet, to the Northeast corner of said Lot 1; thence along the Northeast line of said Lot 1, N46°42'21"W, a distance of 99.36 feet, to an angle point on the North line of said Lot 1; thence along the North line of Lots 1 and 12, Block B, said Metzler's Subdivision, S88°32'06"W, a distance of 125.84 feet, to the Southeast corner of the vacated right-of-way shown on that Right-of-Way Vacation Metzler Avenue, Westerly Portion, recorded April 1, 2021 under Reception No. 221714720, in said Official Records; thence along the east line of said right-of-way vacation, N01°14'55"W, a distance of 40.91 feet, to a point on the South line of Lot 7, Block A, said Metzler's Subdivision; thence along the South line of Lot 1, 7, 6, and 5, Block A, said Metzler's Subdivision, N88°56'57"E, a distance of 142.28 feet, to the Southwest corner of Lot 4, Block A, said Metzler's Subdivision; thence along the South line of said Lot 4, S46°42'21"E, a distance of 115.68 feet, to the **POINT OF BEGINNING**.

Containing 22,984 Sq. Ft. or 0.528 acres, more or less.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

