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ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT A

DUBLIN NORTH ADDITION NO. 5 ANNEXATION

LOT 15, A.A. SUBDIVISION, EL PASO COUNTY, COLORADO, ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK W-2 AT PAGE 94 OF THE EL PASO COUNTY RECORDS AND AMENDED BY THE CERTIFICATE OF CORRECTION RECORDED IN BOOK 2653 AT PAGE 291 OF SAID EL PASO COUNTY RECORDS.

ALSO BEING DESCRIBED AS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 15;
THENCE S49°57'39"W ON THE NORTHERLY RIGHT OF WAY LINE OF VICKIE LANE A DISTANCE OF 189.15 FEET TO A POINT OF CURVE;
THENCE ON AN ARC TO THE RIGHT, CONTINUING ON THE NORTHERLY RIGHT OF WAY OF VICKIE LANE, HAVING A RADIUS OF 96.59 FEET, THROUGH A CENTRAL ANGLE OF 18°40'51" AN ARC DISTANCE OF 31.49 FEET;
THENCE N7°23'58"W A DISTANCE OF 2.27 FEET;
THENCE N22°20'08"E A DISTANCE OF 155.70 FEET;
THENCE N67°39'14"W A DISTANCE OF 689.32 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF TEMPLETON GAP ROAD;
THENCE N30°11'05"E ON SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 442.40 FEET;
THENCE N88°01'26"E A DISTANCE OF 185.00 FEET TO THE NORTHWEST CORNER OF DUBLIN NORTH FILING NO. 6 SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 214713496 OF SAID EL PASO COUNTY RECORDS;
THENCE S27°29'20"E ON THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 743.38 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 5.895 ACRES, MORE OR LESS.

SHEET NO. 1
1 OF 2 SHEETS
FILE# CPC PUZ 21-00171