

EXHIBIT A

PROPERTY DESCRIPTION:

A parcel of land, being a portion of the Southwest Quarter of Section 8, T.13S., R.66W., of the 6th P.M., Colorado Springs, El Paso County, State of Colorado, being more particularly described as follows:

Basis of Bearing:

The West lines of Yorkshire Estates and Yorkshire Estates Subdivision No. 2 as recorded at the El Paso County Clerk and Records Office, Monumented on the south by an illegible 2" aluminum cap Stamped PLS 22573 and on the north by a 1" pipe and is considered to bear N00°17'31"E:

Commencing at the South Quarter corner of said Section 8; Thence N00°17'31"E, a distance of 581.17 feet and N81°00'34"W, a distance of 258.57 feet to a point on the Southerly line of said Lot 2, Looart Filing No. 6;

Thence along said Southerly line for the following Four (4) courses:

1. Thence N81°00'34"W, a distance of 641.08 feet;
2. Thence N26°14'21"W, a distance of 393.59 feet to a point of curvature;
3. Thence along said curve to the right, having a radius of 154.97 feet, a central angle of 61°12'27", a distance of 165.55 feet, and a chord bearing of N82°59'42"W and a chord distance of 157.79 feet;
4. Thence N52°23'30"W, a distance of 43.36 feet to the **Point Of Beginning**;

Thence continuing along said southerly line the following four (4) courses:

1. Thence N52°23'30"W, a distance of 61.27 feet to a point of curvature;
2. Thence along said curve to the right, having a radius of 1020.00 feet, a central angle of 04°06'08", a distance of 73.03 feet, a chord bearing of N50°20'24"W with a chord distance of 73.01 feet;
3. Thence N48°17'19"W, a distance of 222.39 feet;
4. Thence N89°16'22"W, a distance of 85.06 feet to a point along the Southeast Right -Of-Way line of Campus Avenue;

Thence along said Southeast Right-Of-Way line for the following Four (4) courses:

1. Thence N29°15'27"E, a distance of 28.10 feet;
2. Thence N60°24'42"E, a distance of 193.97 feet to a point of curvature;
3. Thence along said curve to the left, having a radius of 501.84 feet, a central angle of 15°11'56", a distance of 133.12 feet, a chord bearing of N52°48'54"E with a chord distance of 132.73 feet;
4. Thence N45°12'56"E, a distance of 20.71 feet;

Thence S44°47'04"E, a distance of 35.04 feet to a point of non-tangent curvature;

Thence along said curve to the right, having a radius of 87.02 feet, a central angle of 50°36'12", a distance of 76.85 feet, a chord bearing of S19°45'55"E with a chord distance of 74.38 feet;

Thence S05°03'13"W, a distance of 245.44 feet to a point of curvature;

Thence along said curve to the left, having a radius of 128.00 feet, a central angle of 47°35'38", a distance of 106.33 feet, a chord bearing of S18°44'36"E with a chord distance of 103.30 feet;

Thence S37°36'30"W, a distance of 13.85 feet to the **Point Of Beginning**.

Parcel contains 69426.49 square feet or 1.594 acres, more or less.

EXHIBIT B is attached hereto and is only intended to depict EXHIBIT A - Legal Description. In the event that EXHIBIT A contains an ambiguity, EXHIBIT B may be used to resolve said ambiguity.

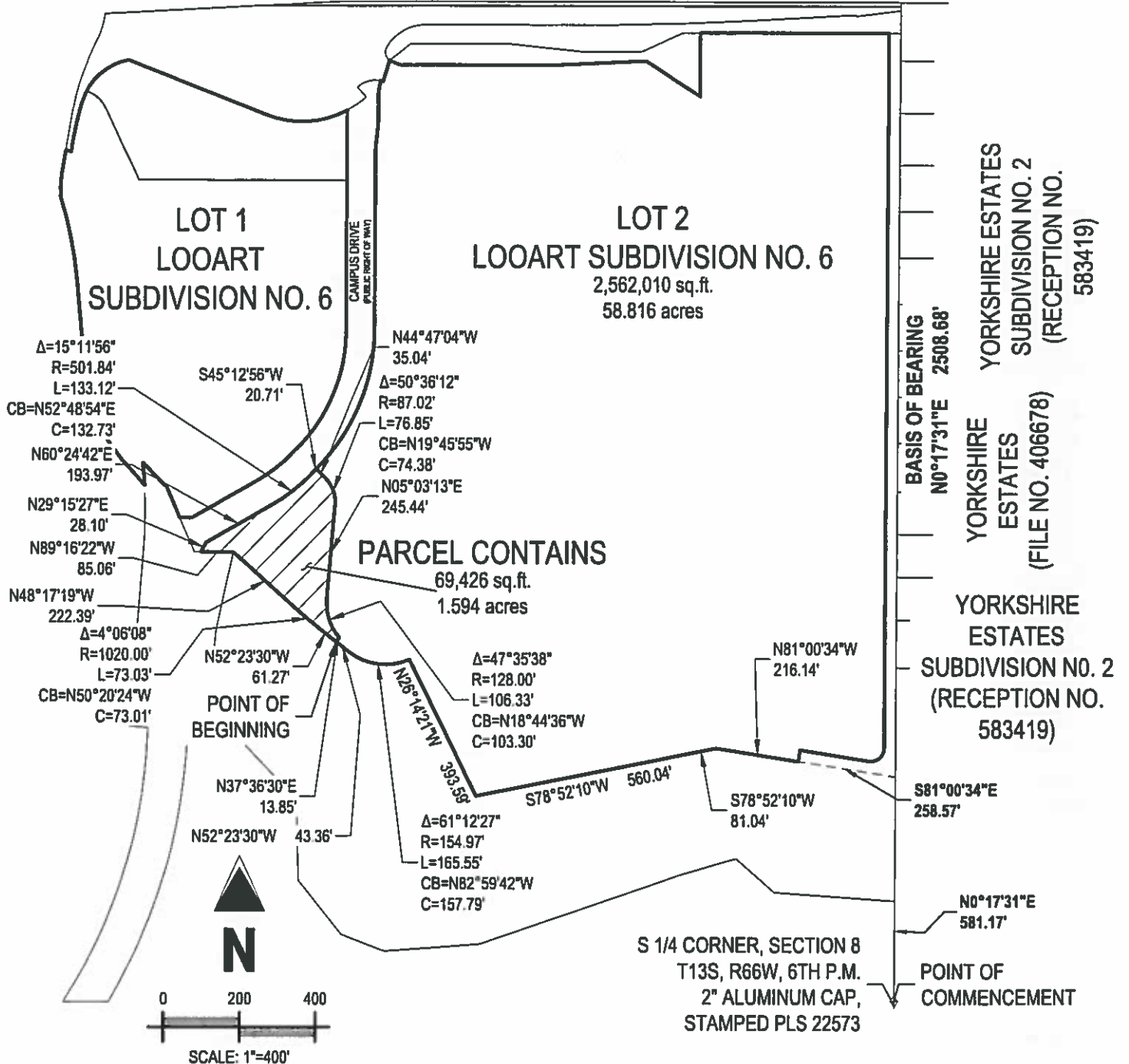
EXHIBIT B is attached hereto and is only intended to depict EXHIBIT A – Legal Description. In the event that EXHIBIT A contains an ambiguity, EXHIBIT B may be used to resolve said ambiguity.



Prepared for and on behalf of Galloway
by Lyle G. Bissegger, PLS# 38038



WOODMEN ROAD
(PUBLIC R.O.W. VARIES)



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

EXHIBIT

PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH RINCIPAL MERIDIAN.

Project No:	RLM000002.10
Drawn By:	BC
Checked By:	BWD
Date:	06-20-2019



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