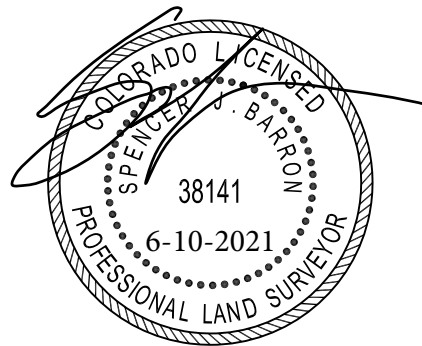


# ZONE CHANGE LEGAL DESCRIPTION—EXHIBIT A

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PONY TRACKS DRIVE AS DESCRIBED IN THE KNOLLS AT SPRINGS RANCH FILING NO. 1 RECORDED MARCH 20, 2000 AT RECEPTION NO. 200028805 OF THE RECORDS OF SAID COUNTY; THENCE S 89 DEGREES 42 MINUTES 22 SECONDS W ON THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE AS DESCRIBED IN THE COLORADO SPRINGS RANCH FILING NO. 2 RECORDED JANUARY 2, 1986 IN PLAT BOOK Z3 AT PAGE 137 OF SAID RECORDS, AND IS THE BASIS OF BEARINGS USED HEREIN, A DISTANCE OF 504.05 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PETERSON ROAD AS DESCRIBED IN SAID SUBDIVISION OF THE COLORADO SPRINGS RANCH FILING NO. 2; THENCE N 44 DEGREES 50 MINUTES 30 SECONDS W ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 42.09 FEET; THENCE N 00 DEGREES 36 MINUTES 37 SECONDS E ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 482.33 FEET TO A POINT OF CURVE AND THE SOUTHEAST CORNER OF PETERSON ROAD AS DESCRIBED IN PETERSON ROAD FILING NO. 1 RECORDED DECEMBER 21, 1998 AT RECEPTION NO. 98187722 OF SAID RECORDS; THENCE ON SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 36 MINUTES 20 SECONDS, A RADIUS OF 645.00 FEET FOR AN ARC DISTANCE OF 29.33 FEET, WHOSE CHORD BEARS N 01 DEGREES 54 MINUTES 47 SECONDS E TO THE NORTH LINE OF A SIXTY (60) FOOT UTILITY EASEMENT DESCRIBED IN INSTRUMENT RECORDED NOVEMBER 1, 1965 IN BOOK 2101 AT PAGE 444 OF SAID RECORDS; THENCE N 89 DEGREES 34 MINUTES 07 SECONDS E ON SAID NORTH LINE, A DISTANCE OF 554.84 FEET TO A POINT ON A CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID PONY TRACKS DRIVE; (THE FOLLOWING THREE (3) COURSES ARE ON SAID WESTERLY RIGHT-OF-WAY LINE), 1.) THENCE ON SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 06 MINUTES 07 SECONDS, A RADIUS OF 430.00 FEET FOR AN ARC DISTANCE OF 0.76 FEET, WHOSE CHORD BEARS S 00 DEGREES 14 MINUTES 35 SECONDS E; 2.) THENCE S 00 DEGREES 17 MINUTES 38 SECONDS E A DISTANCE OF 512.14 FEET; 3.) THENCE S 44 DEGREES 42 MINUTES 22 SECONDS W A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING.

The overall subject parcel contains a calculated area of 302,624 square feet (6.947 acres) of land, more or less.



Spencer J. Barron  
State of Colorado Professional Land Surveyor No. 38141  
For and on behalf of Barron Land, LLC

**BARRON**  **LAND**

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DATE: 06/10/2021

Project No: 21-021

City File No.: CPC ZC 21-00062

SHEET 1 OF 2

**EXHIBIT A**