

**EXHIBIT A
LAND DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND, DESIGNATED PARCEL 1, DESCRIBED AT RECEPTION NO. 221125290 AND A PORTION OF THAT TRACT OF LAND, DESIGNATED PARCEL 2, DESCRIBED AT RECEPTION NO. 221125289, SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, WITH BEARINGS REFERENCED TO A PORTION OF THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 216093088, BEING MONUMENTED AT BOTH ENDS BY A 2" ALUMINUM CAP STAMPED "38053", AND IS ASSUMED TO BEAR NORTH 00°29'55" WEST, A DISTANCE OF 806.51 FEET, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NO. 216093088;

THENCE SOUTH 89°39'07" WEST, ALONG THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. 216093093 A DISTANCE OF 233.32 FEET;

THENCE NORTH 50°12'03" WEST, ALONG THE SOUTHWEST LINE OF SAID PARCEL 1 A DISTANCE OF 77.54 FEET TO THE EAST CORNER OF SAID PARCEL 2;

THENCE SOUTH 89°41'17" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 2 BEING THE NORTH RIGHT-OF-WAY LINE OF SPACE VILLAGE AVENUE A DISTANCE OF 68.59 FEET;

THENCE NORTH 00°15'10" WEST, A DISTANCE OF 236.21 FEET;

THENCE NORTH 00°31'49" WEST, A DISTANCE OF 598.48 FEET TO THE SOUTH LINE OF THAT PARCEL DESCRIBED IN BOOK 6620, PAGE 203, BEING THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 94;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 76°45'11" EAST, A DISTANCE OF 30.71 FEET;
2. SOUTH 86°42'29" EAST, A DISTANCE OF 281.31 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 216093088;

THENCE ALONG THE WEST LINE OF SAID PARCEL, BEING THE WEST RIGHT-OF-WAY LINE OF MARKSHEFEL ROAD, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 43°35'45" EAST, A DISTANCE OF 72.95 FEET;
2. SOUTH 00°29'55" EAST, A DISTANCE OF 806.51 FEET TO THE **POINT OF BEGINNING**.

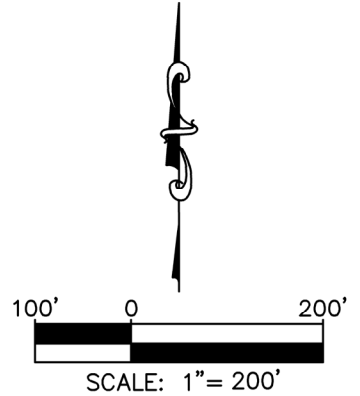
CITY FILE NO.: ZONE-24-0002

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 306,679 SQUARE FEET OR (7.04038 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JERRY R. BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
707 N 17TH STREET, SUITE 3150
DENVER, CO. 80202

SE 1/4 SEC 8
T 14S R 65W



HIGHWAY 94
(ROW WIDTH VARIES)

PARCEL 1 EXCEPTION
(PARCEL 5)
BOOK 6620 PAGE 203

PARCEL 1
REC. NO. 221125290
(OWNER: SPACE VILLAGE
INDUSTRIAL, LLC)

EXISTING ZONING:
BP AP-O APZZ

PARCEL CONTAINS:
306,679 SQUARE FEET
OR 7.04038 ACRES±

PROPOSED ZONING:
MX-M AP-O APZZ

PARCEL 1 EXCEPTION
REC. NO. 216093088

MARKSHEFFEL ROAD
(ROW WIDTH VARIES)

REC. NO. 222149390
(OWNER: PIKES PEAK
INVESTMENTS LLC)

S0°29'55"E 806.51'
(BASIS OF BEARINGS)

PARCEL 2
REC. NO. 221125289
(OWNER: SPACE VILLAGE
INDUSTRIAL, LLC)

PARCEL 1 EXCEPTION
REC. NO. 216093087

POINT OF
BEGINNING

S89°41'17"W 68.59'

N50°12'03"W
77.54'


S89°39'07"W
233.32'

PARCEL 1 EXCEPTION
REC. NO. 216093093
(OWNER: CITY OF
COLORADO SPRINGS)

SPACE VILLAGE AVENUE
(ROW WIDTH VARIES)
BOOK 840 PAGE 408

LOT 1
COLORADO SPRINGS AIRPORT FILING NO. 1
(OWNER: CITY OF COLORADO SPRINGS)

CITY FILE NO.: ZONE-24-0002

PREPARED BY:  Matrix	CHECKED BY: JRB	EXHIBIT B
	SCALE: 1" = 200'	LAND DESCRIPTION
	DATE: MARCH 21, 2024	SHEET: 3 OF 3