



## LEGAL DESCRIPTION (VILLANI ANNEXATION)

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, WHOSE BEARINGS ARE RELATIVE TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 7 ASSUMED TO BEAR N 87°50'18" E, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF DUBLIN NORTH 3A ANNEXATION AS RECORDED IN RECEPTION NO. 207712723 OF THE RECORDS OF EL PASO COUNTY, COLORADO, THENCE N87°35'02"E, 547.54 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID DUBLIN NORTH 3A ANNEXATION, S00°15'12"E, 702.31 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID DUBLIN NORTH 3A ANNEXATION, S87°59'14"W, 965.56 FEET;

THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID DUBLIN NORTH 3A ANNEXATION, N59°48'55"W, 80.00 FEET;

THENCE N59°48'55"W, 14.53 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TUTT BOULEVARD AS RECORDED IN RECEPTION NO. 208136391 AN RECEPTION NO. 209712964 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID TUTT BOULEVARD 222.97 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 654.00 FEET, HAS A CENTRAL ANGLE OF 19°32'02" AND WHOSE CHORD BEARS N10°37'46"E, 221.89 FEET;

THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID TUTT BOULEVARD N00°09'31"W, 55.61 FEET TO A POINT ON THE SOUTHERLY LINE OF TEMPLETON ANNEXATION NO. 2 AS RECORDED IN RECEPTION NO. 20872804 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE SOUTH LINE OF SAID TEMPLETON ANNEXATION NO. 2, S82°21'08"E, 126.56 FEET;

THENCE ALONG THE SOUTH LINE OF SAID TEMPLETON ANNEXATION NO. 2, S59°48'54"E, 80.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE ALONG THE EAST LINE OF SAID TEMPLETON ANNEXATION NO. 2, N30°11'06"E, 519.41 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 13.10 ACRES (570,793 SF) MORE OR LESS.

**Prepared By:**

**M.V.E., Inc.**

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**Colorado Springs, CO 80909**

September 20, 2017

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**EXHIBIT A**