

**EXHIBIT A  
LEGAL DESCRIPTION  
SHEET 1 OF 3**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING A PORTION OF PARCELS D-2 AND C-2 RECORDED AT RECEPTION NUMBER 222149390, MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH A BASIS OF BEARING REFERENCING THE NORTH LINE OF COWMAN DRIVE RIGHT-OF-WAY WITHIN THE EASTERN SKY AT REAGAN RANCH FILING NO. 2, RECORDED AT RECEPTION NUMBER 226715639, BEING MONUMENTED AT BOTH ENDS BY A 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "MATRIX PLS 38576", BEARING NORTH 88°59'39" EAST, A DISTANCE OF 400.91 FEET;

**BEGINNING** AT THE NORTHWEST CORNER OF SAID EASTERN SKY AT REAGAN RANCH FILING NO. 2, ALSO BEING THE NORTHWEST CORNER OF THE COWMAN ROAD RIGHT-OF-WAY, ALSO BEING A POINT ON THE EASTERN RIGHT-OF-WAY OF MARKSHEFFEL ROAD RECORDED AT RECEPTION NUMBER 216093087, BEING A 1-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED "MATRIX PLS 38576";

THENCE NORTHERLY ALONG THE EASTERN RIGHT-OF-WAY OF MARKSHEFFEL ROAD, NORTH 00°29'26" WEST A DISTANCE OF 426.41 FEET TO THE SOUTHWEST PROPERTY CORNER OF PARCEL D-2 UNDER RECEPTION NO. 222149390, MONUMENTED BY A NO. 5 REBAR WITH 1-1/4 GREEN PLASTIC CAP STAMPED "PLS 38245";

THENCE CONTINUING NORTHERLY ALONG SAID RIGHT-OF-WAY, NORTH 00°29'26" WEST, A DISTANCE OF 368.83 FEET;

THENCE NORTH 88°59'39" EAST, A DISTANCE OF 493.25 FEET TO THE WEST RIGHT-OF-WAY LINE OF REAGAN RANCH DRIVE, RECORDED AT RECEPTION NUMBER 225715612;

THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES:

1. SOUTH 01°00'21" EAST, A DISTANCE OF 710.18 FEET TO A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 216.50 FEET;
2. THENCE SOUTHERLY AND COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°29'21", AN ARC DISTANCE OF 13.18 FEET AND HAVING A CHORD THAT BEARS SOUTH 00°44'20" WEST, A DISTANCE OF 13.18 FEET TO A COMPOUND CURVE HAVING A RADIUS OF 68.50 FEET;
3. THENCE SOUTHWESTERLY AND COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 58°59'57", AN ARC DISTANCE OF 70.54 FEET AND HAVING A CHORD THAT BEARS SOUTH 31°58'59" WEST, A DISTANCE OF 67.46 FEET TO A COMPOUND CURVE HAVING A RADIUS OF 135.00 FEET;

**EXHIBIT A  
LEGAL DESCRIPTION  
SHEET 2 OF 3**

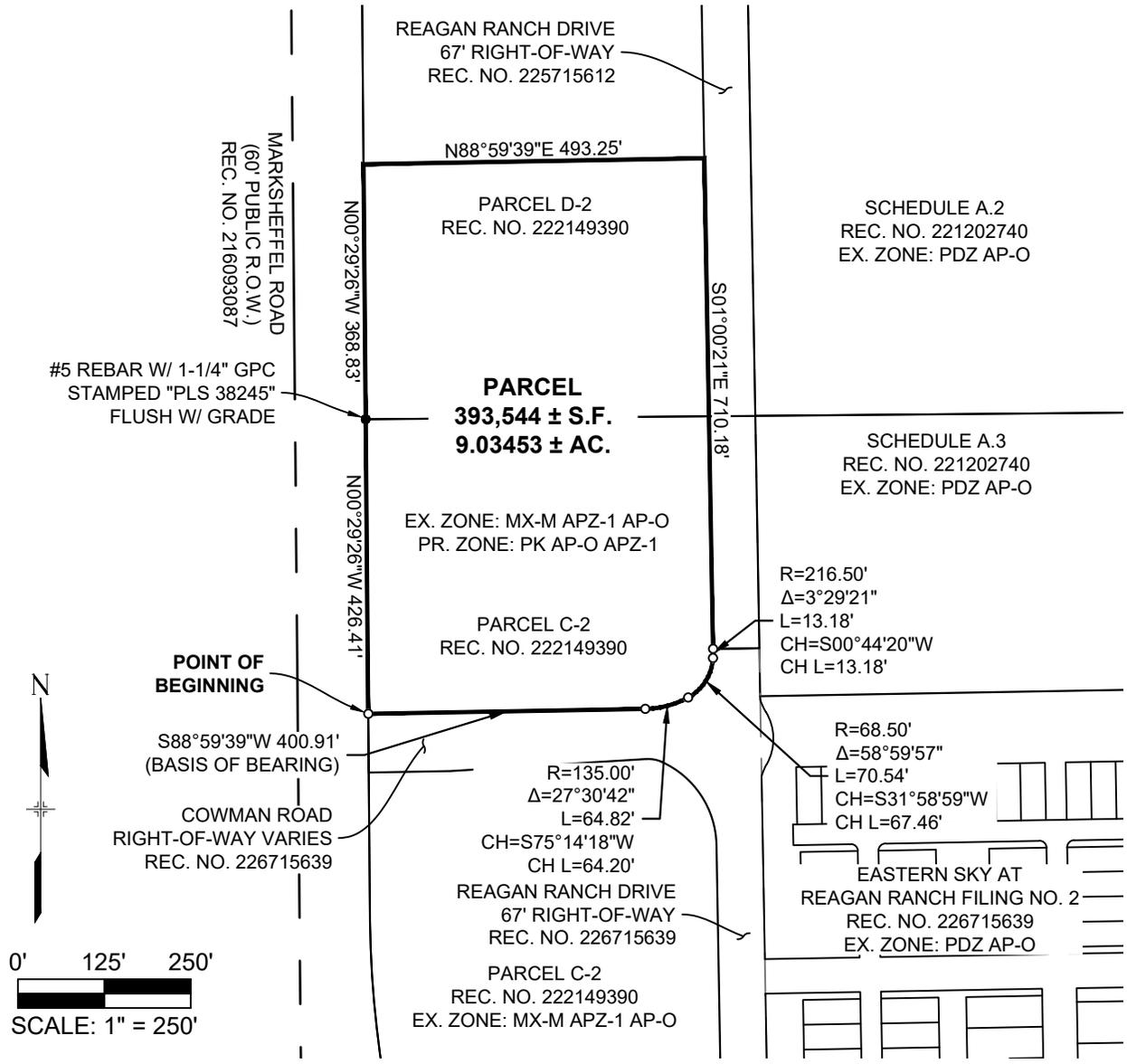
THENCE WESTERLY ALONG THE COWMAN ROAD RIGHT-OF-WAY RECORDED AT RECEPTION NUMBER 226715639 THE FOLLOWING TWO COURSES:

1. THENCE WESTERLY AND COINCIDENT WITH SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 27°30'42", AN ARC DISTANCE OF 64.82 FEET AND HAVING A CHORD THAT BEARS SOUTH 75°14'18" WEST, A DISTANCE OF 64.20 FEET;
2. THENCE SOUTH 88°59'39" WEST, A DISTANCE OF 400.91 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 393,544 SQUARE FEET OR (9.03453 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

JERRY RAY BESSIE, PLS 38576  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP  
707 17<sup>TH</sup> STREET, SUITE 3150  
DENVER, COLORADO 80202

EXHIBIT B  
ILLUSTRATION  
SHEET 3 OF 3



- FOUND MONUMENT AS DESCRIBED ABOVE
- 1-1/2 INCH DIAMETER ALUMINUM CAP  
STAMPED "MATRIX PLS 38576"

JERRY RAY BESSIE, PLS 38576  
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC  
707 17th STREET, SUITE 3150  
DENVER, CO 80202

PREPARED BY: 	PROJECT NO: 25.002828.00	THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.
	DRAWN BY: WDW	
	CHECKED BY: JRB	DATE ISSUED: 02/25/2026

FILE LOCATION: S:\25.002828.00 Reagan Ranch Amenity Park\400 CADD\407 LEGAL DESC AND EXHIBITS\AMENITY PARK R1.dwg