

EXHIBIT A

SITUATED IN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

LEGAL DESCRIPTION:

A PARCEL OF LAND KNOWN AS LOT 24, TEMPLETON GAP HEIGHTS FILING NO. 3 AS DEPICTED IN PLAT RECORDED AS RECEPTION NUMBER 601817 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER BEING SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12 THENCE N00°03'18"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12 A DISTANCE OF 126.48 FEET; THENCE S89°56'42"W ALONG A LINE THAT LIES PERPENDICULAR TO SAID EAST LINE A DISTANCE OF 160.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24 AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY, NORTHERLY AND EASTERLY LINES OF SAID LOT 24 THE FOLLOWING SEVEN (7) COURSES:

- 1) S89°56'42"W A DISTANCE OF 174.62 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT;
- 2) 370.49 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 864.58 FEET, A CENTRAL ANGLE OF 24°33'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS N56°05'19"W A DISTANCE OF 367.67 FEET TO A POINT OF COMPOUND CURVATURE;
- 3) 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS N01°55'08"E A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY;
- 4) N46°55'14"E A DISTANCE OF 113.24 FEET TO A POINT OF CURVE TO THE RIGHT;
- 5) 116.50 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 24°43'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS N59°16'49"E A DISTANCE OF 115.60 FEET TO A POINT OF TANGENCY;
- 6) N71°38'17"E A DISTANCE OF 284.55 FEET TO A POINT OF CURVE TO THE LEFT;
- 7) 90.49 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 183.62 FEET, A CENTRAL ANGLE OF 28°14'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS N57°31'39"E A DISTANCE OF 89.57 FEET TO A POINT OF NON-TANGENCY;
- 8) N76°56'35"E A DISTANCE OF 51.67 FEET TO THE NORTHEAST CORNER OF SAID LOT;
- 9) S00°03'18"E A DISTANCE OF 366.29 FEET TO A POINT OF CURVE TO THE RIGHT;



LEGAL CONTINUES ON NEXT SHEET

SHEET 1 OF 3

DATE: 04.13.2016

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EXHIBIT A:
REZONING
PARCEL

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Golden, CO 80403 FAX 303.237.2859 www.olssonassociates.com

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SITUATED IN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

LEGAL DESCRIPTION:

- 10) 156.88 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 99.80 FEET, A CENTRAL ANGLE OF 90°04'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS S45°01'39"W A DISTANCE OF 141.22 FEET TO A POINT OF NON-TANGENCY;
- 11) S00°03'18"E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 200,867 SQUARE FEET OR 4.611 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EXISTING EAST LINE OF LOT 24, TEMPLETON GAP HEIGHTS FILING NO. 3 BEING MONUMENTED AT BOTH THE NORTH AND SOUTH ENDS BY A NUMBER 5 REBAR WITH A YELLOW PLASTIC CAP MARKED "PLS 38012" AND HAVING AN ASSUMED BEARING OF S00°03'18"E AND A DISTANCE OF 366.29 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.



DANA L. SPERLING
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NUMBER 38012

SHEET 2 OF 3

DATE: 04.13.2016

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16-01-04_Rezoning Boundary.dwg

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PARCEL

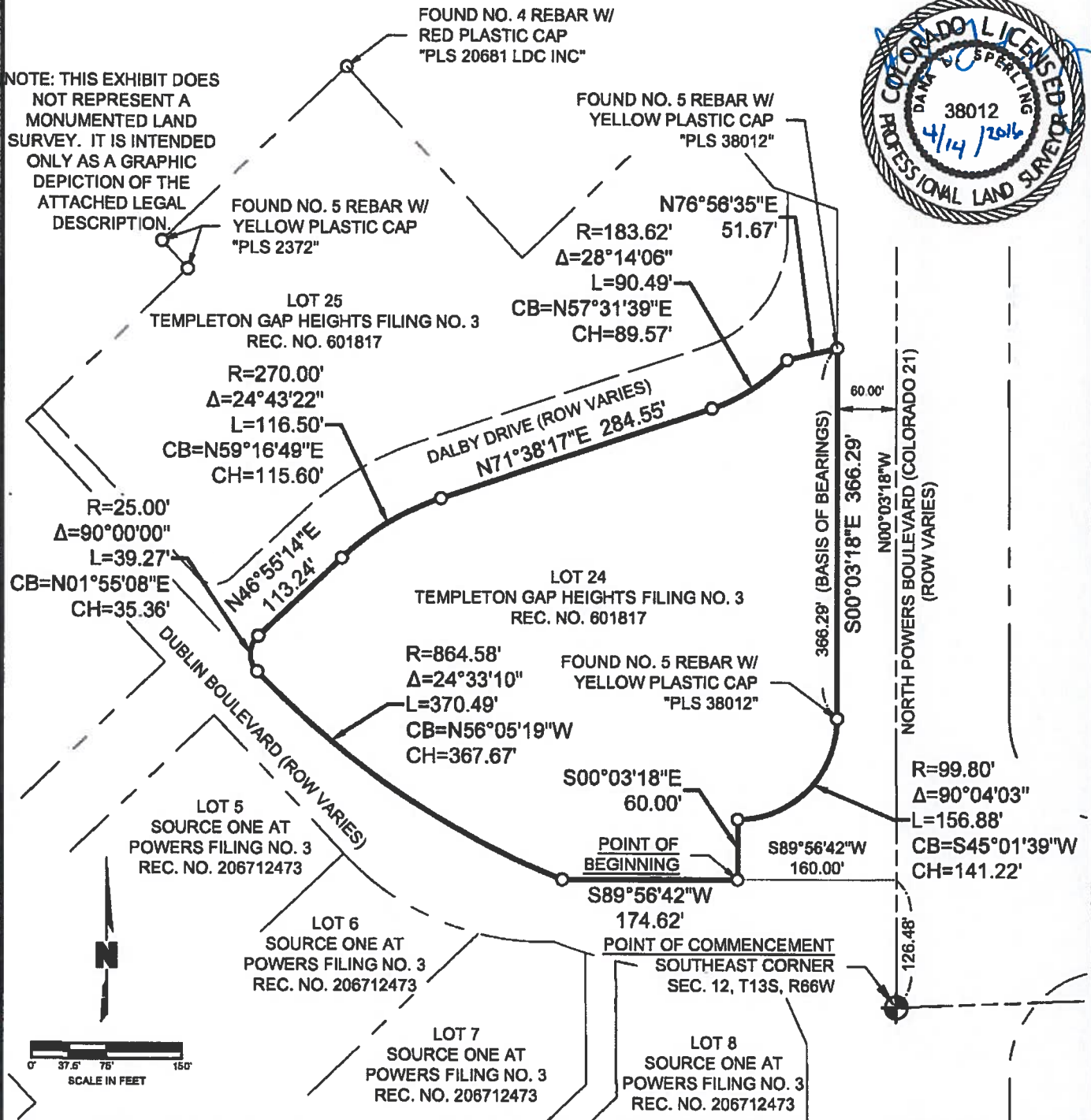
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SITUATED IN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY AS A GRAPHIC DEPICTION OF THE ATTACHED LEGAL DESCRIPTION.



SHEET 3 OF 3		EXHIBIT A: REZONING PARCEL	
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PATH: F:\Projects\015-0005\SRVY\Exhibits\16-01-04_Rezoning Boundary.dwg		4600 Table Mountain Drive, Suite 200 Golden, CO 80403 TEL 303.237.2072 FAX 303.237.2050 www.olssonassociates.com	