



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790

EXHIBIT "A"
CREEKRIDGE AT FLYING HORSE
REZONE PARCEL
JOB NO. 1171.75-01
NOVEMBER 13, 2025
SHEET 1 OF 6

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF SECTION 21 AND THE SOUTH HALF OF SECTION 16, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING A PORTION OF WARRANTY DEED RECORDED NOVEMBER 10, 1999 UNDER RECEPTION NUMBER 099173481 WITH ALL REFERENCED DOCUMENTS BEING RECORDS IN THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, COLORADO; SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH **BEARINGS REFERENCED** TO THE WEST LINE OF DOWNTOWN FLYING HORSE FILING NO. 1 RECORDED AUGUST 29, 2025 UNDER RECEPTION NO. 225715578 BEING MONUMENTED AT THE SOUTH END BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118" FOUND 0.2 FEET BELOW GROUND AND MONUMENTED ON THE NORTH END BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 34977" FOUND 0.2 FEET ABOVE GROUND; DETERMINED FROM GPS OBSERVATIONS TO BEAR NORTH 00°04'57" EAST A DISTANCE OF 725.95 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID DOWNTOWN FLYING HORSE FILING NO. 1;

THENCE ON THE WEST AND NORTHWESTERLY LINES OF SAID DOWNTOWN FLYING HORSE FILING NO. 1 THE FOLLOWING THREE COURSES:

1. THENCE NORTH 00°04'57" EAST A DISTANCE OF 725.95 FEET TO A TANGENT CURVE HAVING A RADIUS OF 225.00 FEET, WHOSE CENTER BEARS WESTERLY;
2. THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°47'04", AN ARC DISTANCE OF 93.40 FEET;
3. THENCE NORTH 43°43'45" EAST, ON THE NORTH LINE A DISTANCE OF 311.10 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 43°43'45" EAST A DISTANCE OF 100.77 FEET;

THENCE NORTH 34°57'46" EAST A DISTANCE OF 526.44 FEET;

THENCE SOUTH 67°38'36" EAST A DISTANCE OF 235.42 FEET;

THENCE NORTH 57°20'51" EAST A DISTANCE OF 264.76 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 542.70 FEET, WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°23'32", AN ARC DISTANCE OF 477.31 FEET;

THENCE NORTH 06°57'19" EAST A DISTANCE OF 318.96 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 313.30 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°09'25", AN ARC DISTANCE OF 175.84 FEET;

THENCE NORTH 39°06'44" EAST A DISTANCE OF 24.03 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 513.30 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°08'38", AN ARC DISTANCE OF 189.42 FEET;

THENCE NORTH 60°15'21" EAST A DISTANCE OF 480.85 FEET;

THENCE SOUTH 15°48'12" EAST A DISTANCE OF 14.15 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 472.00 FEET, WHOSE CENTER BEARS SOUTHWESTERLY;

THENCE SOUTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°18'12", AN ARC DISTANCE OF 348.49 FEET;

THENCE SOUTH 26°30'00" WEST A DISTANCE OF 321.60 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 528.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'52", AN ARC DISTANCE OF 414.82 FEET TO THE CUSP WITH A NON-TANGENT CURVE, HAVING A RADIUS OF 522.40 FEET, WHOSE CENTER BEARS NORTH 74°19'35" EAST;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'44", AN ARC DISTANCE OF 170.92 FEET TO THE CUSP OF A NON-TANGENT CURVE, HAVING A RADIUS OF 536.00 FEET, WHOSE CENTER BEARS NORTH 53°06'04" EAST;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°14'17", AN ARC DISTANCE OF 142.55 FEET;

THENCE SOUTH 52°08'13" EAST A DISTANCE OF 151.67 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 83;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES

1. THENCE SOUTH 20°43'11" WEST A DISTANCE OF 91.17 FEET;
2. THENCE SOUTH 26°11'32" WEST A DISTANCE OF 1,008.86 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 1,372.50 FEET, WHOSE CENTER BEARS NORTH 49°04'52" WEST;

3. THENCE SOUTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF $06^{\circ}44'59''$, AN ARC DISTANCE OF 161.68 FEET;

THENCE NORTH $46^{\circ}00'00''$ WEST, A DISTANCE OF 736.62 FEET;

THENCE SOUTH $44^{\circ}00'00''$ WEST A DISTANCE OF 251.88 FEET TO POINT ON THE EXTERIOR OF SAID DOWNTOWN FLYING HORSE FILING NO. 1;

THENCE ON SAID EXTERIOR THE FOLLOWING NINE COURSES.

1. THENCE NORTH $46^{\circ}00'00''$ WEST A DISTANCE OF 61.00 FEET;
2. THENCE SOUTH $44^{\circ}00'00''$ WEST A DISTANCE OF 15.00 FEET;
3. THENCE NORTH $46^{\circ}00'00''$ WEST A DISTANCE OF 10.00 FEET;
4. THENCE SOUTH $44^{\circ}00'00''$ WEST A DISTANCE OF 65.00 FEET;
5. THENCE NORTH $46^{\circ}00'00''$ WEST A DISTANCE OF 118.17 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 100.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;
6. THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF $44^{\circ}51'32''$, AN ARC DISTANCE OF 78.29 FEET;
7. THENCE SOUTH $88^{\circ}51'32''$ WEST A DISTANCE OF 15.00 FEET;
8. THENCE NORTH $55^{\circ}19'51''$ WEST A DISTANCE OF 305.93 FEET;
9. THENCE NORTH $46^{\circ}16'15''$ WEST A DISTANCE OF 67.16 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 1,947,839 SQUARE FEET (44.71622 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.