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JOB NO. 2470.90-17
MAY 4, 2018
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LEGAL DESCRIPTION: EXHIBIT A

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHWESTERLY BOUNDARY LINE OF NORTH FORK AT BRIARGATE NO. 4, AS RECORDED UNDER RECEPTION NO. 216713817, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR S55°05'00"W, A DISTANCE OF 1740.00 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF CRISP AIR DRIVE AS PLATTED IN NORTH FORK AT BRIARGATE FILING NO. 4, RECORDED UNDER RECEPTION NO. 216713817, RECORDS OF EL PASO COUNTY, COLORADO, BEING ALSO THE SOUTHWESTERLY CORNER OF RED CAVERN ROAD AS PLATTED IN SAID NORTH FORK AT BRIARGATE FILING NO. 4, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N90°00'00"E ON THE SOUTHERLY BOUNDARY LINE OF SAID NORTH FORK AT BRIARGATE FILING NO. 4, A DISTANCE OF 546.79 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 205076902;
THENCE S34°56'54"W ON THE NORTHWESTERLY BOUNDARY LINE OF SAID SPECIAL WARRANTY DEED, A DISTANCE OF 702.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD, AS RECORDED IN BOOK 6104 AT PAGE 1287;

THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID POWERS BOULEVARD THE FOLLOWING (3) THREE COURSES:

- 1) N55°43'48"W, A DISTANCE OF 333.94 FEET;
- 2) N42°51'35"W, A DISTANCE OF 238.69 FEET;
- 3) N43°15'33"W, A DISTANCE OF 421.12 FEET TO THE SOUTHWESTERLY CORNER OF NORTH FORK AT BRIARGATE FILING NO. 7, RECORDED UNDER RECEPTION NO. _____;


THENCE ON THE SOUTHERLY BOUNDARY LINE OF SAID NORTH FORK AT BRIARGATE FILING NO. 7 THE FOLLOWING (4) FOUR COURSES:

- 1) N40°35'32"E, A DISTANCE OF 90.42 FEET;
- 2) S49°24'28"E, A DISTANCE OF 116.70 FEET TO A POINT OF CURVE;
- 3) ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 40°35'32", A RADIUS OF 361.50 FEET AND A DISTANCE OF 256.11 FEET TO A POINT OF TANGENT;
- 4) N90°00'00"E, A DISTANCE OF 196.61 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7.791 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

MAY 07, 2018
DATE