

EXHIBIT "A"
ZONE CHANGE LEGAL DESCRIPTION PARCEL A
(CORDERA CN-2 BOUNDARY)

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 27 AND THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 27; MONUMENTED ON THE EAST END BY A FOUND ILLEGIBLE 3-1/4" ALUMINUM CAP IN RANGE BOX AND ON THE WEST END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "COLORADO DEPT OF TRANSPORTATION PLS NO. 25381" AND IS ASSUMED TO BEAR SOUTH 89°45'46" WEST 2623.10 FEET;

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 00°36'05" EAST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 26, A DISTANCE OF 834.87 FEET TO THE WESTERNMOST CORNER OF THE PLAT OF CORDERA FILING NO. 3H RECORDED ON JUNE 16, 2016 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 216713791 AND THE **POINT OF BEGINNING**; SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 60°12'43" EAST, A RADIAL DISTANCE OF 1,532.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE AND THE WEST LINE OF SAID CORDERA FILING NO. 3H, THROUGH A CENTRAL ANGLE OF 04°07'57", AN ARC DISTANCE OF 110.54 FEET;

THENCE SOUTH 65°42'51" WEST, A DISTANCE OF 257.79 FEET;

THENCE NORTH 80°39'22" WEST, A DISTANCE OF 129.21 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN UTILITY EASEMENT RECORDED ON FEBRUARY 17, 2016 IN SAID RECORDS UNDER RECEPTION NUMBER 216015764;

THENCE SOUTH 46°32'37" WEST, ALONG SAID EAST LINE AND ITS EXTENSION, A DISTANCE OF 272.47 FEET TO THE EAST LINE OF THE PRESENT POWERS BOULEVARD RIGHT-OF-WAY AS DESCRIBED IN WARRANTY DEED RECORDED ON MARCH 25, 2004 IN SAID RECORDS UNDER RECEPTION NUMBER 204047093;

THENCE NORTH 46°22'25" WEST, ALONG SAID EAST LINE AND ITS EXTENSION, A DISTANCE OF 546.15 FEET TO AN ANGLE POINT IN SAID EAST LINE OF POWERS BOULEVARD RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED ON NOVEMBER 06, 2002 IN SAID RECORDS UNDER RECEPTION NUMBER 202195126;

THENCE NORTH 41°33'42" WEST, ALONG SAID EAST LINE, A DISTANCE OF 167.96 FEET;

THENCE NORTH 48°26'16" EAST, A DISTANCE OF 108.04 FEET TO THE EAST LINE OF OLD RANCH STATION FILING NO. 1 RECORDED ON JANUARY 25, 2018 IN SAID RECORDS UNDER RECEPTION NUMBER 218714082;

THENCE ALONG SAID EAST LINE THE FOLLOWING 2 COURSES:

1. THENCE NORTH 48°26'16" EAST, A DISTANCE OF 537.79 FEET TO A 971.50 FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
2. THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°57'59", AN ARC DISTANCE OF 50.30 FEET TO THE SOUTH LINE OF CORDERA FILING NO. 3 RECORDED ON MAY 25, 2017 IN SAID RECORDS UNDER RECEPTION NUMBER 217713971;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING 8 COURSES:

1. THENCE CONTINUE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°51'15", AN ARC DISTANCE OF 48.40 FEET;
2. THENCE NORTH 54°15'30" EAST, A DISTANCE OF 6.36 FEET TO A TANGENT 74.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHEASTERLY;
3. THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°40'26", AN ARC DISTANCE OF 110.65 FEET;
4. THENCE SOUTH 25°41'16" EAST, A DISTANCE OF 11.89 FEET;
5. THENCE NORTH 64°18'44" EAST, A DISTANCE OF 2.05 FEET TO A 986.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 58°19'15" WEST;
6. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°49'42", AN ARC DISTANCE OF 48.70 FEET;
7. THENCE SOUTH 28°51'04" EAST, A DISTANCE OF 620.86 FEET TO A TANGENT 1,532.50 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHEASTERLY;
8. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°56'13", AN ARC DISTANCE OF 25.06 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 560,934 SQUARE FEET OR (12.87728 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

JUSTIN A. CONNER, PLS 38421
PREPARED FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
2435 RESEARCH PKWY, SUITE 300
COLORADO SPRINGS, CO 80920
PH. (719)575-0100