



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

EXHIBIT A

JOB NO. 2570.80-14

JUNE 4, 2025

PAGE 1 OF 4

LEGAL DESCRIPTION – ZONE MX-M

A PARCEL OF LAND BEING PORTIONS OF THE WEST ONE-HALF (W1/2) OF SECTION 13 AND THE EAST HALF (E1/2) OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 14 BY A 1-1/2" PIPE WITH 2-1/2" ALUMINUM CAP STAMPED BY LS 17664 AND AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 14 BY A 2-1/2" ALUMINUM CAP IN CONCRETE STAMPED BY LS 17664, AND IS ASSUMED TO BEAR S89°40'55"E, A DISTANCE OF 2637.72 FEET:

COMMENCING AT SAID SOUTH QUARTER CORNER OF SECTION 14;

THENCE NORTH 73°59'02" EAST A DISTANCE OF 2642.04 FEET TO THE **POINT OF BEGINNING**, AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 24 AND THE EASTERLY LINE OF A PARCEL OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO, RECORDED _____ IN BOOK 2194 AT PAGE 154 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 2194 AT PAGE 154, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 00°08'25" EAST A DISTANCE OF 1955.00 FEET;
- 2) NORTH 00°06'57" EAST A DISTANCE OF 2697.59 FEET TO A POINT ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 14;

THENCE NORTH 89°49'52" EAST ON SAID NORTHERLY LINE, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 14;

THENCE SOUTH 89°18'34" EAST ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 13, A DISTANCE OF 1328.02 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SAID SECTION 13;

THENCE SOUTH 00°07'50" WEST ON THE EASTERLY LINE OF SAID NW1/4NW1/4, A DISTANCE OF 1342.80 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SAID SECTION 13;

THENCE SOUTH 89°34'42" EAST ON THE SOUTHERLY LINE OF SAID NE1/4NW1/4, A DISTANCE OF 350.20 FEET,
TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 24;

THENCE SOUTH 28°28'31" WEST ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3744.48 FEET
TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 111.543 ACRES, MORE OR LESS, AND IS
DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



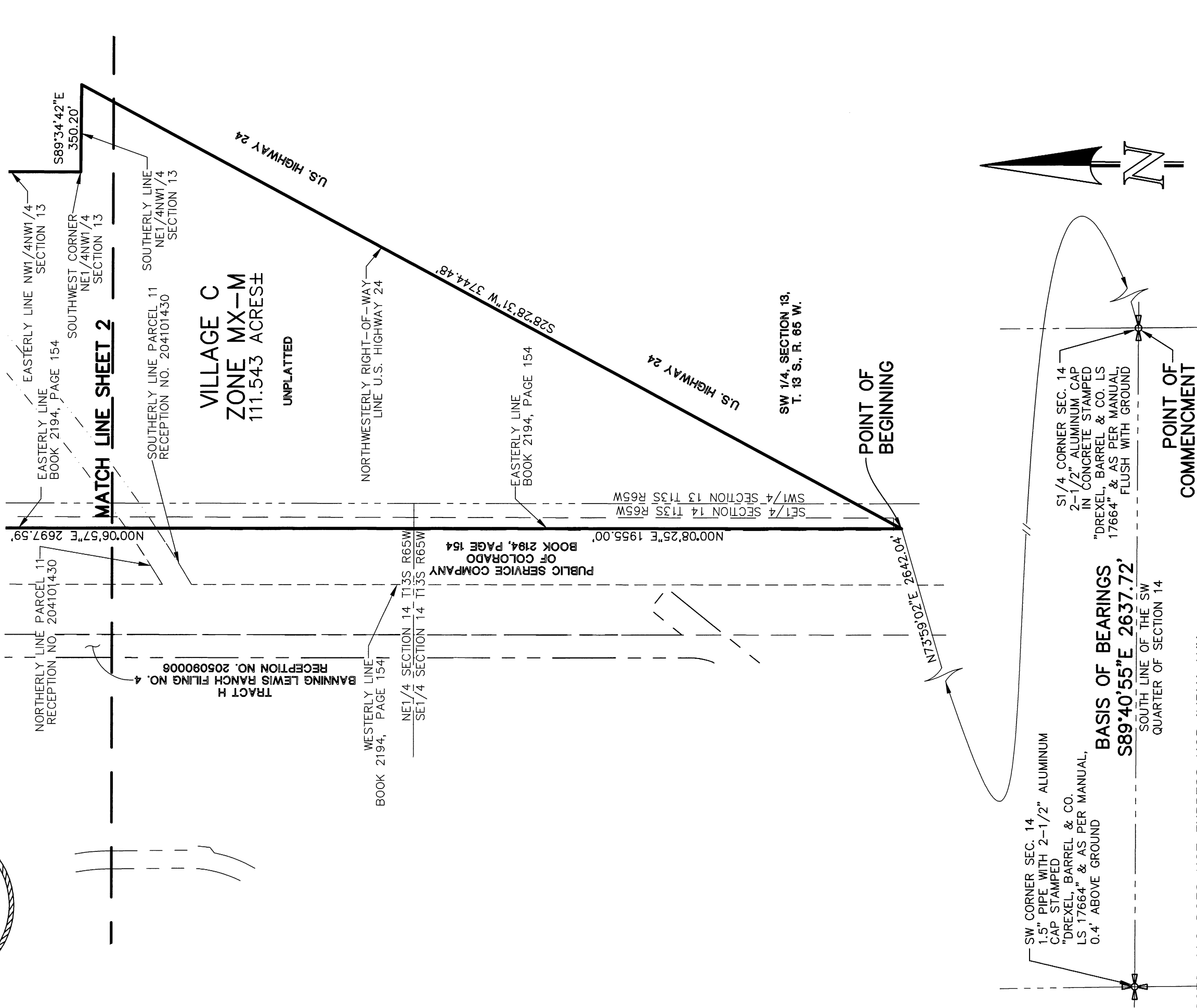
JOHN L. BAILEY, PLS 19586
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS



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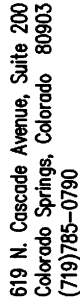


EXHIBIT 'B'
BANNING LEWIS RANCH
ZONE MIXED USE
MEDIUM SCALE (MX-M)
JOB NO. 2570.80-14
JUNE 4, 2025
SHEET 1 OF 2

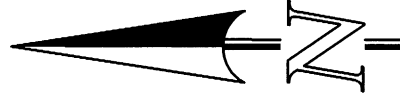


CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY
WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION
AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR
INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT
A MONUMENTED LAND SURVEY.

N:\257080\LEGALS\14-257080 VILLAGE C MIXED USE\14-257080 VILLAGE C - MIXED USE M.DWG



N: \257080\LEGALS\14-257080 VILLAGE C MIXED USE\14-257080 VILLAGE C - MIXED USE M.DWG



SCALE: 1" = 400'