



EXHIBIT A
R-FLEX- MEDIUM/SS-O/AP-O
JOB NO. 2570.80-13
AUGUST 16, 2025
PAGE 1 OF 7

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

LEGAL DESCRIPTION – ZONE R-FLEX/SS-O/AP-O

A PARCEL OF LAND BEING PORTIONS OF SECTION 14, AND THE EAST ONE-HALF (E1/2) OF SECTION 15, 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 WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 15 BY A 2-1/2" ALUMINUM CAP STAMPED BY "GM5 INC. PLS 22095" AND AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 15 BY A 2-1/2" ALUMINUM CAP STAMPED BY "DREXEL, BARRELL & CO L5 17664", AND IS ASSUMED TO BEAR 500°20'14"W, A DISTANCE OF 2647.40 FEET:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 44°18'02" EAST A DISTANCE OF 6,413.05 FEET TO THE **POINT OF BEGINNING**;

THENCE ON THE EASTERLY LINE OF DRAINAGE TRACT E OF BANNING LEWIS RANCH FILING NO. 4 SUBDIVISION ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED JUNE 16, 2005 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 205090006, THE FOLLOWING TWENTY-SIX (26) COURSES:

- 1) NORTH 06°30'00" WEST A DISTANCE OF 333.55 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 46.00 FEET, WHOSE CENTER BEARS NORTH 83°30'00" EAST;
- 2) NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°34'49", AN ARC DISTANCE OF 32.58 FEET TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 446.04 FEET;
- 3) NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°24'57", AN ARC DISTANCE OF 135.58 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 54.00 FEET;
- 4) THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°14'43", AN ARC DISTANCE OF 5.89 FEET TO POINT OF REVERSE CURVE, HAVING A RADIUS OF 449.59 FEET;
- 5) THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°55'59", AN ARC DISTANCE OF 77.94 FEET TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 30.00 FEET;
- 6) THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°22'36", AN ARC DISTANCE OF 3.86 FEET TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 456.08 FEET;
- 7) THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°29'47", AN ARC DISTANCE OF 35.79 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 643.92 FEET;
- 8) THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°51'32", AN ARC DISTANCE OF 166.99 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 180.00 FEET;

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- 9) THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°46'27", AN ARC DISTANCE OF 11.86 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 660.40 FEET;
- 10) THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°44'11", AN ARC DISTANCE OF 481.06 FEET TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 220.00 FEET;
- 11) THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°52'17", AN ARC DISTANCE OF 83.98 FEET;
- 12) THENCE NORTH 07°38'07" WEST A DISTANCE OF 103.50 FEET;
- 13) THENCE NORTH 01°00'00" WEST A DISTANCE OF 134.72 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 283.00 FEET, WHOSE CENTER BEARS NORTH 89°00'00" EAST;
- 14) THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'00", AN ARC DISTANCE OF 74.09 FEET;
- 15) THENCE NORTH 14°00'00" EAST A DISTANCE OF 226.46 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 517.00 FEET, WHOSE CENTER BEARS NORTH 76°00'00" WEST;
- 16) THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°00'00", AN ARC DISTANCE OF 252.65 FEET;
- 17) THENCE NORTH 14°00'00" WEST A DISTANCE OF 233.90 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 283.00 FEET, WHOSE CENTER BEARS NORTH 76°00'00" EAST;
- 18) THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°30'05", AN ARC DISTANCE OF 66.69 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 517.00 FEET;
- 19) THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°31'41", AN ARC DISTANCE OF 293.51 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 283.00 FEET;
- 20) THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°55'05", AN ARC DISTANCE OF 98.38 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 517.00 FEET;
- 21) THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°54'21", AN ARC DISTANCE OF 125.48 FEET;
- 22) THENCE NORTH 27°00'53" WEST A DISTANCE OF 67.82 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 120.00 FEET, WHOSE CENTER BEARS SOUTH 62°59'07" WEST;
- 23) THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°39'52", AN ARC DISTANCE OF 53.75 FEET TO A POINT OF REVERSE CURVE, HAVING A RADIUS OF 302.10 FEET;
- 24) THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'44", AN ARC DISTANCE OF 16.32 FEET TO A POINT OF COMPOUND CURVE, HAVING A RADIUS OF 180.00 FEET;
- 25) THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°33'00", AN ARC DISTANCE OF 146.24 FEET;
- 26) THENCE NORTH 03°02'00" WEST A DISTANCE OF 74.82 FEET;

THENCE NORTH 86°58'00" EAST A DISTANCE OF 679.74 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 966.50 FEET, WHOSE CENTER BEARS SOUTH 03°02'00" EAST;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°22'23", AN ARC DISTANCE OF 225.58 FEET TO THE EASTERLY LINE OF PARCEL 4 OF THE VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 & FILING NO. 3 R.O.W. VACATION RECORDED SEPTEMBER 16, 2021 UNDER RECEPTION NUMBER 221714817 OF SAID RECORDS;

THENCE ON SAID EASTERLY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 07°29'34" EAST, A DISTANCE OF 388.97 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 2,048.00 FEET;
- 2) THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°27'18", AN ARC DISTANCE OF 266.47 FEET;
- 3) THENCE NORTH 00°02'17" EAST A DISTANCE OF 392.58 FEET;
- 4) THENCE NORTH 00°59'34" EAST A DISTANCE OF 180.02 FEET;

- 5) THENCE NORTH 00°02'17" EAST ON SAID EASTERLY LINE AND THE EASTERLY LINE OF PARCEL 2 OF SAID VACATION PLAT, A DISTANCE OF 304.09 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2, BEING A POINT NINE (9) FEET NORTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF DUBLIN BOULEVARD, DEDICATED TO THE PUBLIC IN BANNING LEWIS RANCH FILING NO. 3 RECORDED MAY 5, 2005 UNDER RECEPTION NO. 205064513 OF SAID RECORDS, AS MEASURED PERPENDICULAR THERETO;

THENCE PARALLEL TO SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE EASTERLY EXTENSION THEREOF THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89°57'43" EAST A DISTANCE OF 4,226.07 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 5,068.00 FEET, WHOSE CENTER BEARS NORTH 00°02'17" EAST;
- 2) EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°50'21", AN ARC DISTANCE OF 428.03 FEET TO THE WESTERLY LINE OF THAT PARCEL OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO IN BOOK 2194 AT PAGE 154 OF SAID RECORDS;

THENCE SOUTH 00°06'57" WEST ON SAID EASTERLY LINE, A DISTANCE OF 1,642.14 FEET TO A NON-TANGENT CURVE ON THE NORTHWESTERLY LINE OF PARCEL 11 DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED JUNE 18, 2004 UNDER RECEPTION NO. 204101430 OF SAID RECORDS, HAVING A RADIUS OF 5,679.64 FEET, WHOSE CENTER BEARS NORTH 31°29'52" WEST;

THENCE NORTHEASTERLY, ON SAID NORTHWESTERLY LINE, THROUGH A CENTRAL ANGLE OF 02°42'20", AN ARC DISTANCE OF 268.21 FEET TO THE EASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO;

THENCE SOUTH 00°06'57" WEST ON SAID EASTERLY LINE, A DISTANCE OF 120.59 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 5,779.64 FEET, WHOSE CENTER BEARS NORTH 33°31'46" WEST, TO THE SOUTHEASTERLY LINE OF SAID PARCEL 11;

THENCE SOUTHWESTERLY, ON SAID SOUTHEASTERLY LINE, THROUGH A CENTRAL ANGLE OF 02°38'23", AN ARC DISTANCE OF 266.29 FEET TO THE WESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO;

THENCE ON THE WESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF COLORADO THE FOLLOWING TWO (2) COURSES:

- 1) THENCE ON A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°06'57" WEST, A DISTANCE OF 888.48 FEET;
- 2) THENCE SOUTH 00°08'25" WEST A DISTANCE OF 2,213.87 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 24 DESCRIBED IN PARCEL NUMBER 313 OF THE DOCUMENT RECORDED FEBRUARY 3, 2006 UNDER RECEPTION NUMBER 206018301 OF SAID RECORDS;

THENCE SOUTH 28°29'01" WEST ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 317.56 FEET TO A POINT NINE (9.00) FEET SOUTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF STETSON HILL BOULEVARD DEDICATED TO THE PUBLIC IN SAID BANNING LEWIS RANCH FILING NO. 3, AS MEASURED PERPENDICULAR THERETO;

THENCE NORTH 61°30'03" WEST PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 812.75 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 2,060.00 FEET, WHOSE CENTER BEARS SOUTH 28°29'57" WEST;

THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°42'57", AN ARC DISTANCE OF 1,032.45 FEET;

THENCE SOUTH 89°47'00" WEST A DISTANCE OF 3,818.93 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 2,059.00 FEET, WHOSE CENTER BEARS SOUTH 00°13'00" EAST;

THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°43'36", AN ARC DISTANCE OF 205.80 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 546.793 ACRES, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

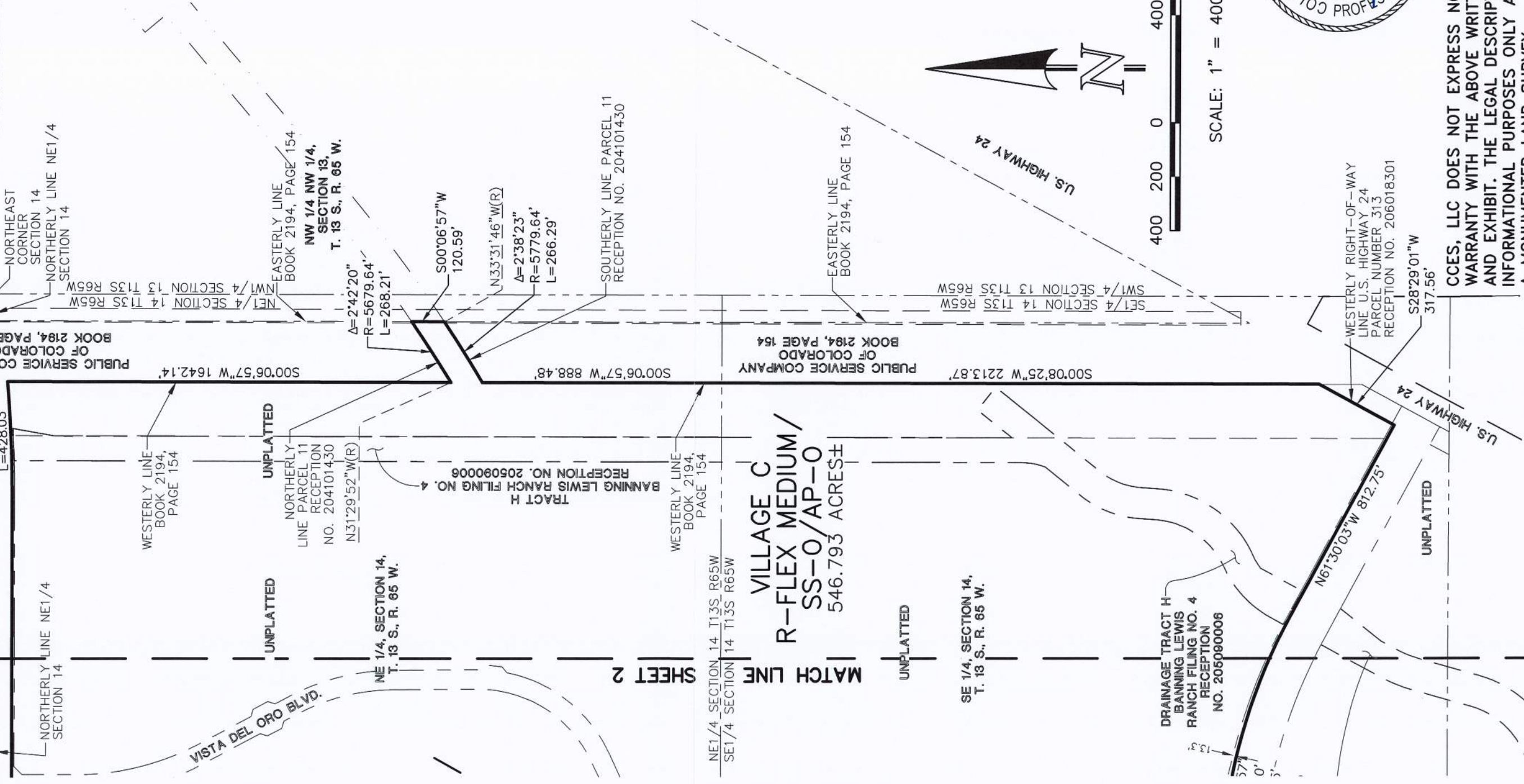


JOHN L. BAILEY, PLS 19586
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS



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

EXHIBIT 'B'
BANNING LEWIS RANCH
R-FLEX MEDIUM/SS-O/AP-O
JOB NO. 2570.80-13
AUGUST 16, 2025
SHEET 7 OF 7



SHEET 2

VILLAGE C
R-FLEX MEDIUM/
SS-O/AP-O
546.793 ACRES±

UNPLATTED

SE 1/4, SECTION 14,
T. 13 S., R. 65 W.

DRAINAGE TRACT H
BANNING LEWIS
RANCH FILING NO. 4
RECEPTION
NO. 205090006

UNPLATTED



SCALE: 1" = 400'



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.