EXHIBIT A

Legal Description of Initial District Boundaries

CLASSIC CONSULTING SM

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF SECTIONS 27 AND 28, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE SOUTHWEST CORNER OF SECTION 15, BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664; 1986", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 5293.05 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S33°54’33”W, A DISTANCE OF 7996.04 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28 SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°07’05”E, A DISTANCE OF 1290.90 FEET;
THENCE S35°51’58”E, A DISTANCE OF 270.10 FEET;
THENCE S73°00’44”E, A DISTANCE OF 1692.87 FEET TO A POINT ON THE NORTH-SOUTH CENTER LINE OF SAID SECTION 28;
THENCE S00°00’30”E, ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28, A DISTANCE OF 566.53 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF PARCEL OF LAND DESCRIBED AS PARCEL 11 RECORDED UNDER RECEPTION NO. 201135002;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID PARCEL 11 THE FOLLOWING TWO (2) COURSES:

1. N85°40’45”W, A DISTANCE OF 811.07 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 67°21’31”, A RADIUS OF 1810.08 FEET AND A DISTANCE OF 2127.98 FEET TO A POINT ON CURVE

THENCE N00°15’10”W, A DISTANCE OF 376.06 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 210093038;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 210093038 THE FOLLOWING SEVEN (7) COURSES:

1. N00°15’10”W, A DISTANCE OF 584.18 FEET;
2. N26°53’40”E, A DISTANCE OF 49.00 FEET;
3. N58°19’42”E, A DISTANCE OF 65.36 FEET;
4. N00°22’48”W, A DISTANCE OF 137.00 FEET;
5. N60°04’16”W, A DISTANCE OF 60.89 FEET;
6. N28°22’07”W, A DISTANCE OF 53.45 FEET;
7. N00°15’10”W, A DISTANCE OF 941.36 FEET TO A POINT ON CURVE SAID POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 210093003;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 210093003 THE FOLLOWING FOUR (4) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N89°45’18”E, HAVING A DELTA OF 02°59’09”, A RADIUS OF 8420.00 FEET AND A DISTANCE OF 438.77 FEET TO A POINT OF TANGENT;
2. N02°44’26”E, A DISTANCE OF 207.46 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03°20’02”, A RADIUS OF 8080.00 FEET AND A DISTANCE OF 470.14 FEET TO A POINT ON CURVE;
4. N00°35’37”W, A DISTANCE OF 181.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28;

THENCE N89°47’48”E, ON SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28, A DISTANCE OF 761.75 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 87.474 ACRES.

TOGETHER WITH:

PARCEL 2
A PARCEL OF LAND BEING A PORTION OF SECTIONS 27 AND 28, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE SOUTHWEST CORNER OF SECTION 15, BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664; 1986", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 5293.05 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S33°54’33”W, A DISTANCE OF 7996.04 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28 SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°47’48”E, ON SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28, A DISTANCE OF 1779.62 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 28;
CONTINUING N89°47’48”E, ON SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 2654.18 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27;

THENCE S89°10’25”E, ON SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 1294.71 FEET;

THENCE S00°13’53”W, A DISTANCE OF 799.69 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PARCEL OF LAND DESCRIBED AS PARCEL 11 RECORDED UNDER RECEPTION NO. 201135002;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL 11 THE FOLLOWING THREE (3) COURSES:

1. S61°11’15”W, A DISTANCE OF 2581.32 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 33°08’00”, A RADIUS OF 2764.93 FEET AND A DISTANCE OF 1598.92 FEET TO A POINT OF TANGENT;
3. N85°40’45”W, A DISTANCE OF 142.95 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28;

THENCE N00°00’30”W, ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28, A DISTANCE OF 365.96 FEET;
THENCE N73°00’44”W, A DISTANCE OF 1692.87 FEET;
THENCE N35°51’58”W, A DISTANCE OF 270.10 FEET;
THENCE N00°07’05”W, A DISTANCE OF 1290.90 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 234.296 ACRES.

TOGETHER WITH:
PARCEL 3
A PARCEL OF LAND BEING A PORTION OF SECTIONS 21, 22 AND 27, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT

THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE SOUTHWEST CORNER OF SECTION 15, BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664; 1986", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 5293.05 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°14’02”W, ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST, A DISTANCE OF 56.51 FEET;
THENCE S83°08’28”E, A DISTANCE OF 143.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 205087778;

THENCE ON THE WESTERLY BOUNDARY OF SAID TRACT E THE FOLLOWING THREE (3) COURSES:

1. S10°50’29”W, A DISTANCE OF 14.68 FEET;
2. S16°13’39”W, A DISTANCE OF 125.43 FEET;
3. S13°27’59”W, A DISTANCE OF 41.21 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S82°25’09”E, ON SAID WESTERLY EXTENSION, A DISTANCE OF 107.74 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID TRACT E SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID STETSON HILLS BOULEVARD;
THENCE CONTINUING S82°25’09”E, ON THE NORTHERLY BOUNDARY OF SAID TRACT E AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD, A DISTANCE OF 7.87 FEET;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID STETSON HILLS BOULEVARD THE FOLLOWING TEN (10) COURSES:

1. S82°25’09”E, A DISTANCE OF 23.96 FEET;
2. S37°48’47”E, A DISTANCE OF 32.75 FEET;
3. S82°25’19”E, A DISTANCE OF 117.05 FEET;
4. N06°47’10”E, A DISTANCE OF 5.08 FEET;
5. N52°11’00”E, A DISTANCE OF 42.02 FEET;
6. S82°26’11”E, A DISTANCE OF 48.63 FEET
7. S78°25’01”E, A DISTANCE OF 301.09 FET;
8. S82°25’09”E, A DISTANCE OF 201.09 FEET;
9. S35°40’25”E, A DISTANCE OF 32.95 FEET;
10. S82°25’09”E, A DISTANCE OF 473.40 FEET;

THENCE S00°13’53”W, A DISTANCE OF 4243.25 FEET;
THENCE N90°00’00”W, A DISTANCE OF 1459.30 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N66°56’11”E, HAVING A DELTA OF 01°35’24”, A RADIUS OF 1121.00 AND A DISTANCE OF 31.11 FEET TO A POINT OF REVERSE CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 68°45’26”, A RADIUS OF 979.00 FEET AND A DISTANCE OF 1174.84 FEET TO A POINT OF TANGENT;
THENCE S89°46’10”W, A DISTANCE OF 4221.64 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 096020361;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 096020361 THE FOLLOWING TWO (2) COURSES:

1. N58°28’13”E, A DISTANCE OF 31.48 FEET;
2. N00°54’18”W, A DISTANCE OF 61.26 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER 210092953;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER 210092953 THE FOLLOWING SIX (6) COURSES:

1. N00°54’18”W, A DISTANCE OF 62.14 FEET;
2. N61°10’06”W, A DISTANCE OF 66.50 FEET;
3. N29°27’39”W, A DISTANCE OF 56.43 FEET;
4. N00°35’45”W, A DISTANCE OF 1018.80 FEET;
5. N44°36’42”E, A DISTANCE OF 171.85 FEET;
6. N11°18’47”E, A DISTANCE OF 37.81 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE N89°44’06”E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 541.45 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND RECORDED IN BOOK 5426 AT PAGE 062;

THENCE ON THE WESTERLY, SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED IN BOOK 5426 AT PAGE 062 THE FOLLOWING THREE (3) COURSES:

1. S00°01’10”W, A DISTANCE OF 365.00 FEET;
2. N89°44’06”E, A DISTANCE OF 265.00 FEET;
3. N00°01’10”E, A DISTANCE OF 365.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21;

THENCE N89°44’06”E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 317.10 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;
THENCE N00°01’07”E, ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 2643.82 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21;
THENCE N89°39’08”E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1336.84 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;
THENCE N89°41’11”E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 2672.77 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 557.357 ACRES.

THE ABOVE DESCRIPTIONS PRODUCE A COMBINED CALCULATED AREA OF 879.127 ACRES OF LAND, MORE OR LESS, AND ARE DEPICTED ON THE ATTACHED GRAPHICAL EXHIBITS FOR REFERENCE.

ROBERT L. MEADOWS JR., PLS 34977
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYOR

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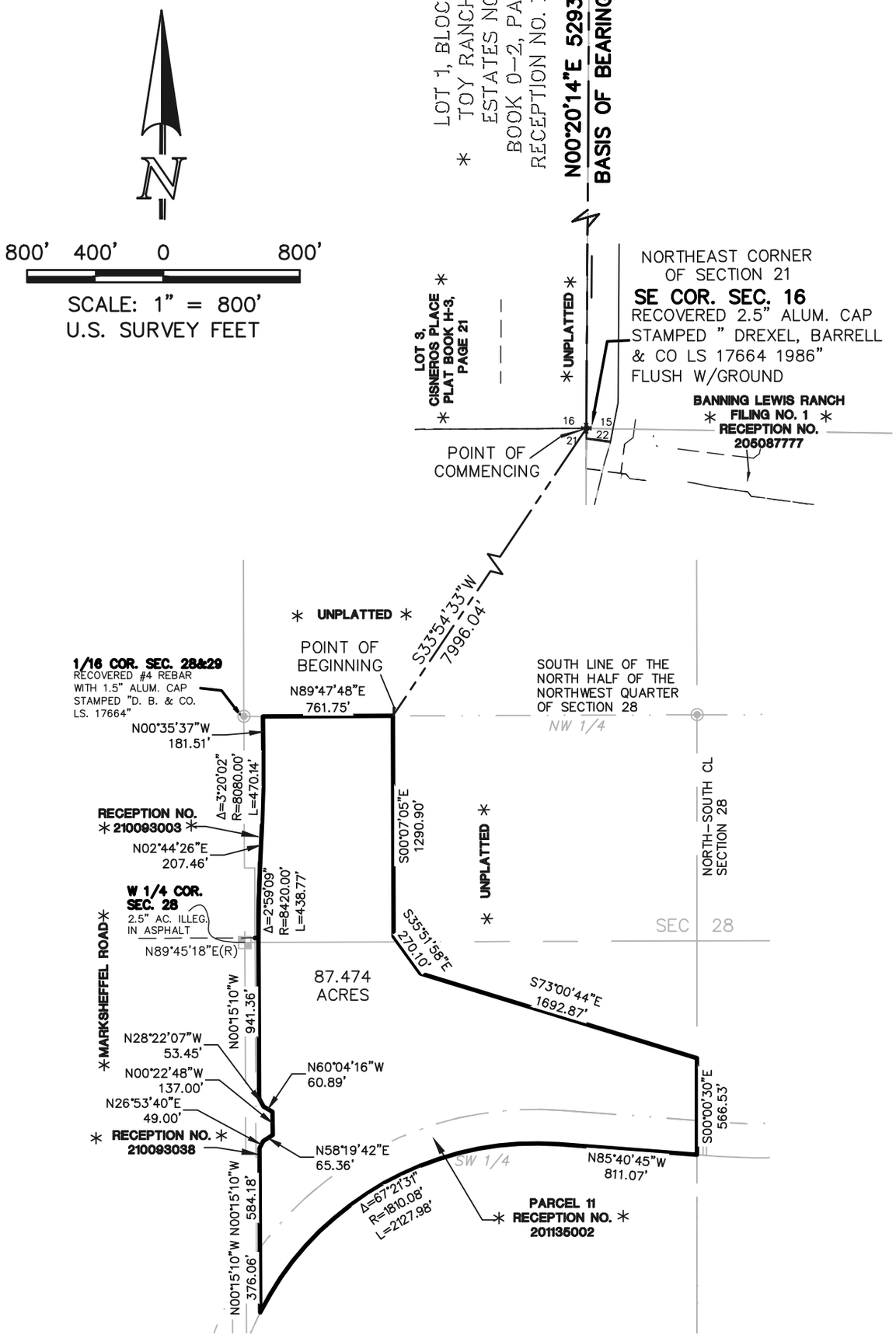
FREESTYLE METROPOLITAN PARKS DISTRICT
PARCEL 1
JOB NO. 2505.07-42
(2505.07-17R)
FEBRUARY 21, 2025



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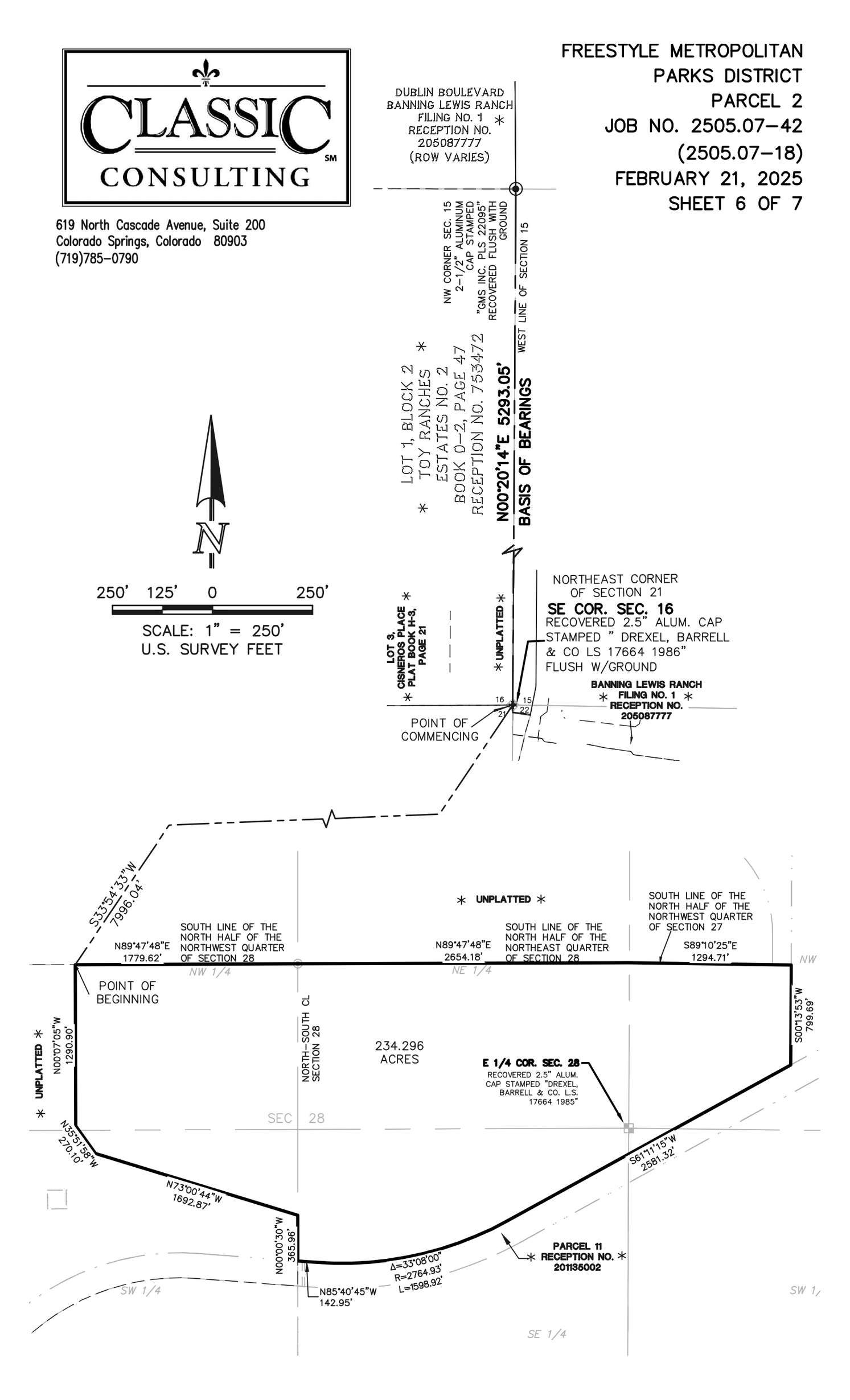
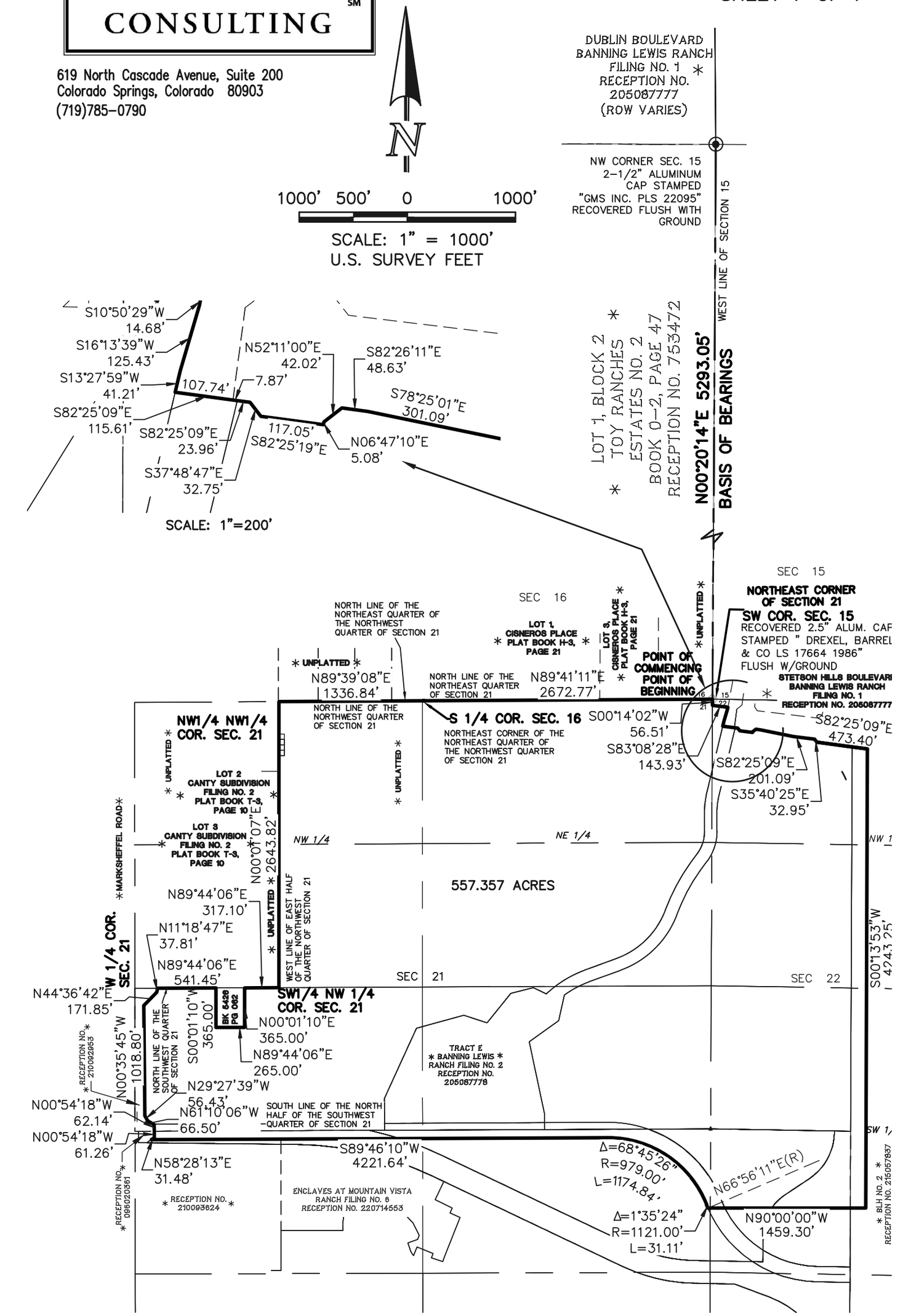
FREESTYLE METROPOLITAN PARKS DISTRICT
PARCEL 2
JOB NO. 2505.07-42
(2505.07-18)
FEBRUARY 21, 2025



FREESTYLE METROPOLITAN PARKS DISTRICT PARCEL 3

JOB NO. 2505.07-42 (2505.07-19R)
FEBRUARY 21, 2025
SHEET 7 OF 7

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