

ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT A

A parcel of land being a portion of the Southeast Quarter of Section 28, Township 14 South, Range 66 West of the Sixth Principal Meridian, El Paso County, Colorado, being described as follows:

Bearings are based upon the West line of Tract C Spring Creek Filing No. 1, recorded at Book Z-3 at Page 124, Records of El Paso County, monumented at the North and South ends with a No. 4 rebar and yellow plastic cap stamped "LS 13225" and is assumed to bear S 01°16'23" E, a measured distance of 225.04 feet.

BEGINNING at the Northwest corner of the East Half of the Southeast Quarter of said Section 28, said point being on the Westerly Right of Way Line of South Circle Drive;

Thence along said Right of Way line the following two (2) courses:

- 1) S 00°10'40" E, a distance of 500.74 feet;
- 2) 666.06 feet along the arc of a 604.50 foot radius curve to the right, having a central angle of 63°07'49" and a chord that bears S 31°23'15" W, a distance of 632.87 feet to a point on the Northwesterly boundary of a tract of land recorded in Book 5117 at Page 1206 and Book 5396 at Page 1416 of the records of El Paso County;

thence along said northwesterly boundary line the following ten (10) courses:

- 1) 74.27 feet along the arc of a 604.50 foot radius curve to the right, having a central angle of 07°02'22" and a chord that bears S 66°28'20" W, a distance of 74.22 feet;
- 2) S 69°59'31" W, a distance of 216.24 feet;
- 3) S 70°17'45" W, a distance of 85.48 feet;
- 4) S 72°19'37" W, a distance of 73.41 feet;
- 5) S 75°28'00" W, a distance of 46.19 feet;
- 6) S 78°22'10" W, a distance of 36.65 feet;
- 7) S 81°16'20" W, a distance of 46.14 feet;
- 8) S 84°24'44" W, a distance of 73.52 feet;
- 9) S 86°24'07" W, a distance of 74.67 feet;
- 10) S 86°45'23" W, a distance of 165.82 feet to a point on the Easterly Right of Way line of Hancock Expressway, as platted in Spring Creek Filing No. 4, recorded in Plat Book E-4 at Page 45 in the records of El Paso County;

thence along said Right of Way line the following six (6) courses:

- 1) N 54°22'05" W, a distance of 23.95 feet;
 - 2) N 07°05'41" W, a distance of 274.33 feet;
 - 3) N 11°13'32" W, a distance of 180.47 feet;
 - 4) N 07°05'41" W, a distance of 36.13 feet;
 - 5) 44.72 feet along the arc of a 7699.45 foot radius curve to the left, having a central angle of 00°19'58" and a chord that bears N 07°15'40" W, a distance of 44.72 feet;
 - 6) N 05°38'15" W, a distance of 128.20 feet to the Southwesterly corner of Tract G, as platted in Spring Creek Traditional Neighborhood Filing No. 5 as recorded under Reception No. 204194100 in the records of El Paso County;
- thence N 84°20'33" E, along the Southerly boundary line of said Tract G, a distance of 277.50 feet to a point on the Westerly Boundary of said Spring Creek Filing No. 1;

thence along said boundary the following five (5) courses:

- 1) S 01°16'23" E, a distance of 112.51 feet;
- 2) S 87°11'24" E, a distance of 403.97 feet;
- 3) N 50°08'33" E, a distance of 802.67 feet;
- 4) N 00°06'58" W, a distance of 21.60 feet;
- 5) N 00°51'51" E, a distance of 140.88 feet to the POINT OF BEGINNING.

Containing a calculated area of 727,852 square feet (16.709 acres) of land, more or less.

CITY FILE NUMBER: PDZZ-24-0004
SHEET 2 OF 3