

## PEACH RANCH ZONE CHANGE -EXHIBIT A

### LEGAL DESCRIPTION

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID SECTION 31;

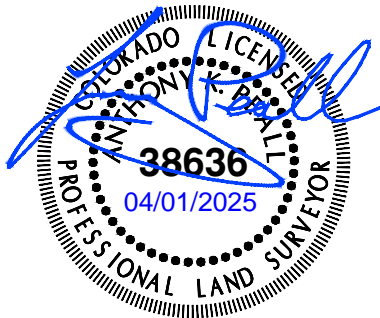
THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, NORTH 00°40'17" WEST, A DISTANCE OF 1,320.40 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 36 AND 31;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 NORTH 89°16'19" EAST, A DISTANCE OF 1,401.77 FEET TO THE SOUTHWEST SIXTEENTH CORNER;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 00°28'27" EAST, A DISTANCE OF 1,320.84 FEET TO THE WEST SIXTEENTH CORNER OF SECTIONS 31 & 6;

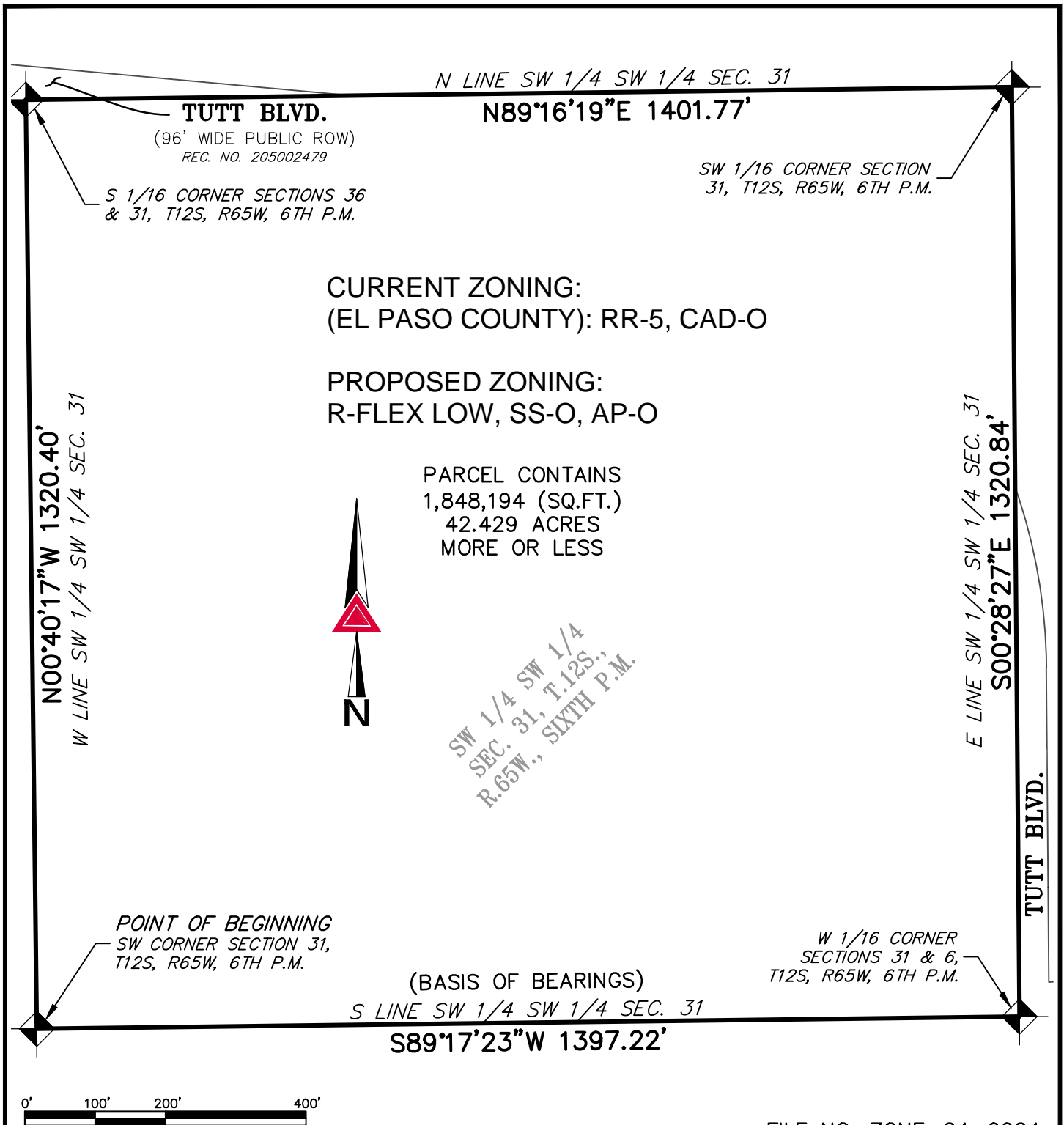
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 89°17'23" WEST, A DISTANCE OF 1,397.22 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 42.429 ACRES, (1,848,194 SQUARE FEET), MORE OR LESS.



ANTHONY K. PEALL, PLS 38636  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122

# ILLUSTRATION TO ZONE CHANGE – EXHIBIT B



FILE NO. ZONE-24-0024

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave. Suite 1  
Littleton, Colorado 80122  
Phone: (303)713-1898  
Fax: (303)713-1897  
[www.aztecconsultants.com](http://www.aztecconsultants.com)

## PEACH RANCH - BOUNDARY MAP

SW 1/4 SW 1/4 SECTION 31, T12S, R65W 6TH P.M.  
EL PASO COUNTY, COLORADO

PATH: Q:\142124-11 - PEACOCK RANCH ANNEXATION\DWG\EXHIBITS\PEACOCK RANCH ZONE CHANGE.DWG  
JOB NUMBER: 142124-11 DATE: 10/25/2024 DWG: TP CHK: AKP 2 OF 2 SHEETS