



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

JOB NO. 2470.95-01R
JUNE 25, 2021
REV. OCTOBER 13, 2021
PAGE 1 OF 3

EXHIBIT A

LEGAL DESCRIPTION: ZONE CHANGE

TRACT A AS PLATTED IN NORTH FORK ELEMENTARY SCHOOL FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714548 RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 0.371 ACRES.

TOGETHER WITH

A PARCEL OF LAND BEING A PORTION OF NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF ACADEMY HIGH SCHOOL FILING NO. 5 AS RECORDED UNDER RECEPTION NO. 097110362, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR AND 1-1/4" ALUMINUM SURVEYORS CAP STAMPED "LS 38252 AND AT THE WESTERLY END BY 1-1/4" ALUMINUM SURVEYORS CAP STAMPED "LS 31161" BEING ASSUMED TO BEAR N90°00'00"W, A DISTANCE OF 1218.56 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 1 AS PLATTED IN NORTH FORK ELEMENTARY SCHOOL FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714548 SAID POINT BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF THUNDER MOUNTAIN AVENUE AS PLATTED IN NORTH FORK AT BRIARGATE FILING NO. 6 RECORDED UNDER RECEPTION NO. 219714362, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID THUNDER MOUNTAIN AVENUE THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S54°13'21"W, HAVING A DELTA OF 54°05'10", A RADIUS OF 628.50 FEET AND A DISTANCE OF 593.29 FEET TO A POINT OF TANGENT;
2. N89°51'49"W, A DISTANCE OF 189.99 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N89°13'19"E, ON SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, A DISTANCE OF 1813.25 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22 SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF HOWELLS ROAD;

THENCE S00°36'48"E, ON SAID PARALLEL LINE AND ON THE WESTERLY RIGHT OF WAY LINE OF SAID HOWELLS ROAD, A DISTANCE OF 277.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 85 AS PLATTED IN NORTH FORK AT BRIARGATE FILING NO. 2 RECORDED UNDER RECEPTION NO. 215713639;

THENCE N89°58'55"W, ON THE NORTHERLY BOUNDARY OF SAID LOT 85, A DISTANCE OF 169.94 FEET TO THE SOUTHEASTERLY CORNER OF TRACT A AS PLATTED IN SAID NORTH FORK ELEMENTARY SCHOOL FILING NO. 1;

THENCE ON THE EASTERLY AND WESTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING (2) TWO COURSES:

1. N45°36'48"W, A DISTANCE OF 254.65 FEET;
2. S00°36'48"E, A DISTANCE OF 179.63 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 1;

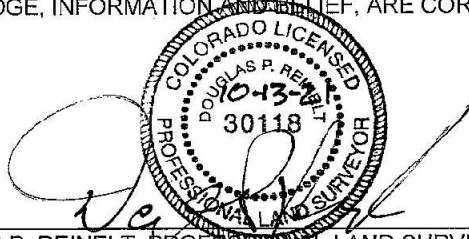
THENCE S89°25'30"W, A DISTANCE OF 767.70 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7.626 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 7.997 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

OCT 13, 2021
DATE