

Vincent Drive Zone Map Amendment

ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT A

A TRACT OF LAND LOCATED IN A PORTION OF THE NW1/4 OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, THENCE EASTERLY 303.6 FEET ALONG THE NORTH LINE OF SAID SECTION 17 TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY 190.98 FEET ALONG THE NORTH LINE OF SAID SECTION 17 TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE SANTA FE RAILROAD; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEG 30 MIN. AND A RADIUS OF 2714.29 FEET, AN ARC DISTANCE OF 71.04 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE 556.20 FEET; THENCE ANGLE RIGHT 50 DEG. 33 MIN. SOUTHWESTERLY 121.45 FEET; THENCE ANGLE RIGHT 123 DEG. 13 MIN. NORTHEASTERLY 600.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THE NORTHERLY 30 FEET LYING IN THE COUNTY ROAD,

TOGETHER WITH THE VACATION PLAT OF A PORTION OF VINCENT DRIVE, RECORDED MAY 31, 2012 AT RECEPTION NO. 212713226;

TOGETHER WITH THAT PORTION CONVEYED IN QUIT CLAIM DEED RECORDED JULY 9, 2013 AT RECEPTION NO. 213088316;

TOGETHER WITH THAT PORTION OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY DESCRIBED IN DEED RECORDED SEPTEMBER 7, 2022 AT RECEPTION NO. 222117089;.

EXCEPT THOSE PORTIONS CONVEYED IN DEEDS RECORDED APRIL 26, 2005 AT RECEPTION NO. 205058426; AND JULY 9, 2013 AT RECEPTION NO. 213088011 AND JULY 9, 2013 AT RECEPTION NO. 213088314 AND JULY 9, 2013 AT RECEPTION NO. 213088317 AND JULY 9, 2013 AT RECEPTION NO. 213088318, COUNTY OF EL PASO, STATE OF COLORADO

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE COURSE ON THE SOUTHERLY LINE OF THE ANNEXATION PLAT OF MOHL HOLLOW AS RECORDED UNDER RECEPTION NUMBER 216713833 BEING MONUMENTED ON EACH END BY A 2" ALUMINUM CAP STAMPED "WATTS PE LS 9853" AT GROUND LEVEL, BEARING S84°24'17"W, A DISTANCE OF 63.86 FEET.

COMMENCING AT SOUTHEAST CORNER OF ANNEXATION PLAT MOHL HOLLOW AS RECORDED UNDER RECEPTION NUMBER 216713833, SAID POINT BEING THE POINT OF BEGINNING; THENCE S84°24'17"W A DISTANCE OF 63.86 FEET; THENCE S26°24'28"W A DISTANCE OF 28.18 FEET; THENCE N63°30'19"W A DISTANCE OF 32.26 FEET; THENCE N29°43'53"E A DISTANCE OF 409.54 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 49°23'43", A RADIUS OF 326.00 FEET A DISTANCE OF 281.05 FEET, WHOSE CHORD BEARS N54°25'32"E A DISTANCE OF 272.43 FEET TO A POINT ON CURVE; THENCE N78°10'52"E A DISTANCE OF 11.22 FEET; THENCE N85°32'39"E A DISTANCE OF 51.31 FEET; THENCE S84°39'32"E A DISTANCE OF 67.72 FEET; THENCE S33°31'45"W A DISTANCE OF 758.11; THENCE N56°30'21"W A DISTANCE OF 100.00 FEET; THENCE N33°31'45"E A DISTANCE OF 95.69 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 127,702 SQUARE FEET OR 2.932 ACRES.