

MILLER DOWNS
ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT A

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT THE NORTH END WITH A #5 REBAR & 1.5" ALUMINUM CAP STAMPED "MSM/SP GROUP 6169" AND MONUMENTED AT THE SOUTH END WITH A #6 REBAR & 3.25" ALUMINUM CAP STAMPED "WATTS PLS 9853", AND IS ASSUMED TO BEAR S 00°06'23" W, A FIELD MEASURED DISTANCE OF 1,329.76 FEET.

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

THENCE S 00°06'23" W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1329.76 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

THENCE N 89°06'33" E ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 500.15 FEET TO INTERSECT THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE RUTH K. ADAMS TRACT AS RECORDED UNDER BOOK 2088 AT PAGE 738 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE;

THENCE N 00°01'48" W ALONG SAID SOUTHERLY EXTENSION OF SAID WEST LINE, A DISTANCE OF 897.10 FEET TO THE NORTHWEST CORNER OF SAID RUTH K. ADAMS TRACT, SAID CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED UNDER THE QUITCLAIM DEED AS RECORDED UNDER RECEPTION NO. 225004905; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WEST AND NORTH LINES OF SAID PARCEL:

- 1) N 00°41'29" W, A DISTANCE OF 432.17 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 8;
- 2) N 00°41'29" W, A DISTANCE OF 38.00 FEET;
- 3) N 89°09'21" E, PARALLEL TO SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, A DISTANCE OF 205.51 FEET;

THENCE N 00°10'20" E, A DISTANCE OF 336.96 FEET TO THE SOUTH LINE OF THE LOIS SLOCUM TRACT AS RECORDED UNDER BOOK 1537 AT PAGE 546 OF SAID RECORDS, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL OF LAND AS DESCRIBED UNDER THE QUITCLAIM DEED AS RECORDED UNDER RECEPTION NO. 225004903;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EAST, NORTH AND WEST LINES OF SAID PARCEL:

- 1) N 00°10'20" E, A DISTANCE OF 18.50 FEET;
- 2) S 89°49'06" W, A DISTANCE OF 697.41 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;
- 3) S 00°05'23" W, ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 18.50 FEET TO THE SOUTHWEST CORNER OF SAID LOIS SLOCUM TRACT;

THENCE CONTINUING S 00°05'23" W ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 383.02 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 930,986 SQUARE FEET (21.372 ACRES) OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT: I, _____, a registered Professional Land Surveyor in The State of Colorado, do hereby state that the attached LEGAL DESCRIPTION and EXHIBIT were Prepared under direct responsibility, supervision, and checking, and on the basis of my knowledge, information and belief, are correct.

NOTE: 1. THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0537G, EFFECTIVE DECEMBER 7, 2018, INDICATES THAT THE MAJORITY OF THE SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED OUTSIDE THE 500-YEAR FLOODPLAIN), WITH A PORTION OF ZONE-X SHADED (AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN AND OUTSIDE THE 100-YEAR FLOODPLAIN), AND FLOOD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED), WITH A PORTION OF ZONE AE BEING A DESIGNATED FLOODWAY.

EXHIBIT B – ZONE CHANGE

