



URBAN DESIGN • LAND PLANNING • LANDSCAPE ARCHITECTURE
ZONING CHANGE LEGAL DESCRIPTION
EXHIBIT A

PROPERTY DESCRIPTION:

A tract of land, portions of which are described in deeds recorded in Book 5072 at Page 143, Book 5074 at Page 479, Book 5557 at Pages 1470, 1483, and 1498, Book 5605 at Page 1067, Book 5606 at Page 987 and Reception No. 26088724, all of the Records of El Paso County, Colorado located in the South ½ of Section 21 and in Section 28, all of Township 14 South, Range 65 West, of the 6th P.M., City of Colorado Springs, El Paso County, Colorado, described as follows:

(BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AS BEARING S89°51'37"W, 2630.88 FEET; THE S½ COR IS A FND. 2½" ALUMN. CAP MARKED "DREXEL BARREL&CO LS17664": THE SE COR IS A 3¼" ALUMN. CAP IN MONUMENT BOX STAMPED "EL PASO COUNTY DPW LS17496")

Commencing (POC) at the Southeast Corner of Section 34 of Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado thence N56°54'41"W, 10,173.78 feet to a point on the West line of the East ½, of the East ½ of the Southwest ¼ said Section 28 to the TRUE POINT OF BEGINNING:

(THE FOLLOWING THREE COURSED ARE ALONG THE WESTERLY LINES OF COLORADO SPRINGS AIRPORT AND INDUSTRIAL PARK FILING NO. 2, RECEPTION NO. 94150257 AND COLORADO SPRINGS AIRPORT FILING 1B REC. NO. 218714079)

Thence N00°04'05"E, 2,324.66 feet along the West line of the East ½, of the East ½ of the Southwest ¼ said Section 28 to the Southwest Corner of the East 1/2 of the East ½ of the Northwest ¼ of said Section 28;

Thence N00°07'46"E, 1,180.56 feet to the Southwesterly Corner Colorado Springs Airport Filing 1B as recorded under Reception No .218714079 of the Southeast ¼ of the Southeast ¼ of the Southwest ¼ of said Section 21;

Thence continue N00°07'46"E, 1,458.99 feet to the Southwest Corner of the Southeast ¼ of the Southeast ¼ of the Southwest ¼ of said Section 21;

Thence N00°05'40"W, 729.16 feet along the West line of the East ½, of the East ½ of the Southwest ¼ of said Section 21;

Thence N59°24'45"E, 716.46 feet to a point on the westerly Right-of-Way line for Marksheffel Road as recorded in Book 752, Page 305 and Book 5074 Page 209 and referenced in Quit Claim Deed recorded under Reception no. 222132266, all of the records of El Paso County, Colorado;

Thence S30°35'15"E, 946.31 feet along said westerly Right-of-Way line;

Thence S30°43'57"E, 1,252.56 feet along said westerly Right-of-Way line to a point of curve;

Thence Southeasterly, 677.65 feet along the arc of a curve concave to the Northeast and along said westerly Right-of-Way line, said arc having a radius of 3,423.95 feet, a central angle of 11°20'23", and being subtended by a chord that bears S39°24'23"E, 676.54 feet;

Thence S42°38'12"E, 1,136.04 feet along said westerly Right-of-Way line;

Thence S59°25'02"W, 244.02 feet;

Thence S30°35'23"E, 288.27 feet to a point of curve;

Thence Southerly, 1,071.72 feet along the arc of a curve concave to the West, said arc having a radius of 2,000.07 feet, a central angle of 30°42'05", and being subtended by a chord that bears S15°14'31"E, 1,058.94 feet;



Thence S00°06'32"W, 1,430.90 feet;

Thence N89°41'47"W, 3,157.23 feet to the TRUE POINT OF BEGINNING.

Area = 13,936,778 square feet (319.94 acres), more or less.

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