

TRINITY RANCH
Project No. 21006
June 12, 2025
Sheet 1 of 2**EXHIBIT "A"****LEGAL DESCRIPTION: 35-ACRE PARCEL BREAKOUT (ZONE CHANGE)**

A parcel of land being a portion of the Southeast Quarter of Section 9, Township 14 South, Range 63 West of the 6th P.M., also being a portion of that tract described by document (Reception No. 224041723, El Paso County, Colorado records), situate in El Paso County, Colorado, described as follows:

Beginning at the Southeast corner of said Section 9 (all bearings in this description are relative to a line between the Northwestern corner of Lot 2, Block 2, ANTELOPE PARK RANCHETTES (Plat Book Y-2, Page 51, said El Paso County records) and the Northwestern corner of Lot 71, VIEWPOINT ESTATES (Reception No. 099189220, said records), said line also being considered the East line of said Section 9, said line between them assumed to bear S01°10'40"E, a distance of 2935.36 feet); thence S89°47'17"W along the South line of said Section 9, said line also being considered the centerline of Colorado State Highway 94 (100' r.o.w.), 2320.00 feet; thence N01°10'40"W, parallel with said Section 9's East line, 707.25 feet; thence N89°47'17"E, parallel with said Section 9's South line, 2320.00 feet to a point on said Section 9's East line, said point also being on the Westerly boundary line of said VIEWPOINT ESTATES; thence S01°10'40"E along said Section 9's East line and coincident VIEWPOINT ESTATES' Westerly line, 707.25 feet to the Point of Beginning and the terminus point of this description;

Containing 37.663 acres (1,640,587 square feet), more or less.

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

David V. Hostetler, Professional Land Surveyor
Colorado P.L.S. No. 20681
For and on behalf of LDC, Inc.

File: 21006 35 Ac Lgl.doc
DVH/kr



"TRINITY RANCH" - LEGAL DESCRIPTION EXHIBIT

Owner: 20165 HOWLE STREET LLC
c/o John Raptis
jraptis77@gmail.com

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

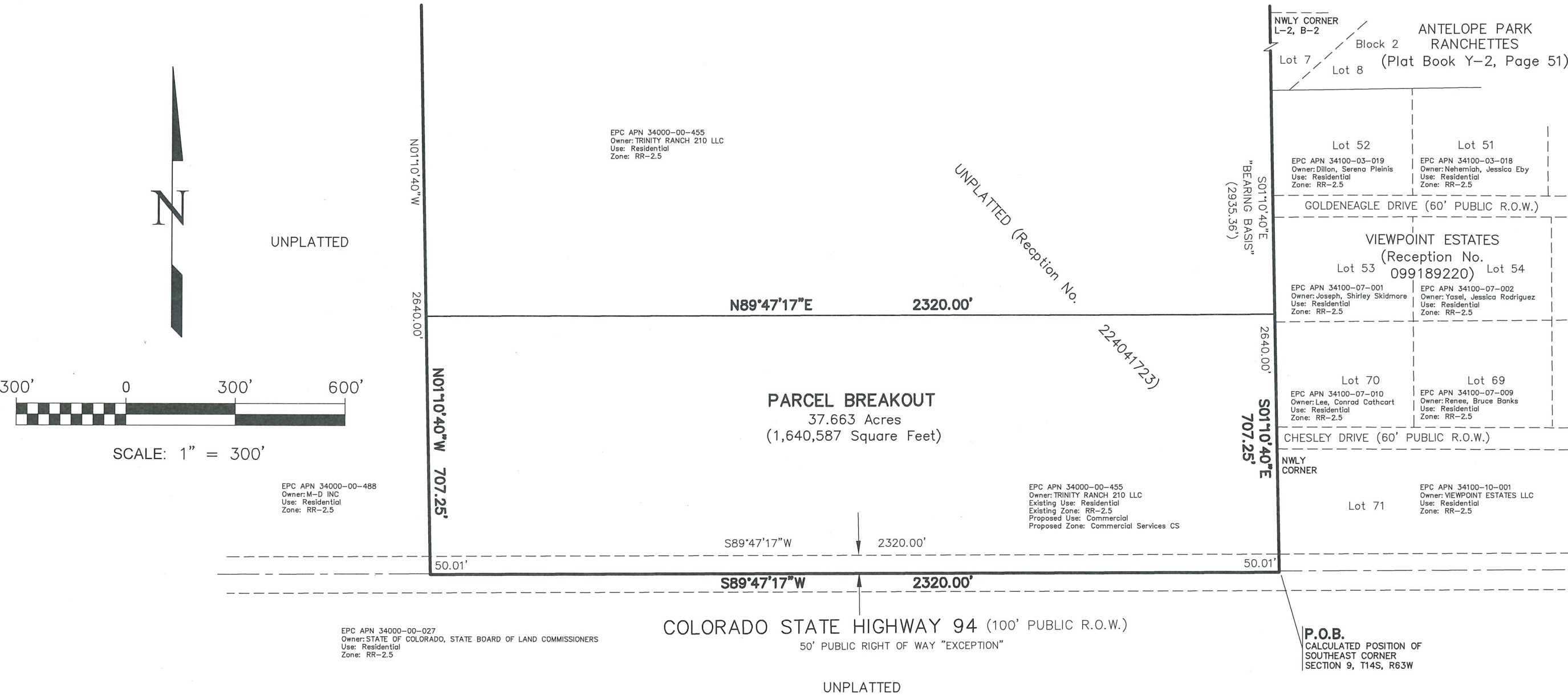


EXHIBIT "B"
SHEET 2 OF 2

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REVISIONS			
NO.	DESCRIPTION	DATE	BY

NOTE: This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.

PARCEL BREAKOUT
(ZONE CHANGE)
Reception No. 224041723

PROJECT NO.	21006	DRAWN BY: HFW	DATE: 06/12/25
		CHECKED BY: DVH	SHEET 2 OF 2

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