



EXHIBIT "A"

MAYBERRY PUD

ALL OF TRACTS A, K AND O, MAYBERRY, COLORADO SPRINGS FILING NO. 1, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, THE PLAT OF SAID SUBDIVISION RECORDED DECEMBER 23, 2020, AS RECEPTION NUMBER 220714655 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;

AND

UNPLATTED LAND IN SAID NORTHWEST AND NORTHEAST QUARTERS, LYING BETWEEN AND ADJOINING THE WEST LINE OF SAID TRACT O AND THE EASTERLY LINE OF TRACT N, SAID MAYBERRY, COLORADO SPRINGS FILING NO. 1, ALSO LYING NORTH OF THAT EASTERLY/WESTERLY SEGMENT OF THE EASTERLY LINE OF SAID TRACT N THAT INTERSECTS THE EAST LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 15 AND EXTENDED EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY OF POSITIVE PLACE (FORMERLY KNOWN AS MAYBERRY DRIVE) ESTABLISHED BY SAID PLAT;

AND

THE RIGHT-OF-WAYS OF MAYBERRY DRIVE (FORMERLY KNOWN AS NEW LOG ROAD) AND VILLAGE MAIN STREET LYING IN SAID NORTHWEST AND NORTHEAST QUARTERS, ESTABLISHED BY SAID PLAT AND ADJOINING THE EASTERLY, WESTERLY AND SOUTHERLY LINES OF SAID TRACT A AND ADJOINING THE WESTERLY AND SOUTH LINES OF SAID TRACT K; ALL TOGETHER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "PLS 1164" AND AT THE NORTH QUARTER CORNER BY A 2" ALUMINUM CAP STAMPED "PLS 11624" ASSUMED TO BEAR SOUTH 89° 44' 49" EAST;

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT K, THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID TRACT K THE FOLLOWING 4 COURSES AND DISTANCES:

1. SOUTH 00° 31' 01" WEST A DISTANCE OF 201.27 FEET;
2. NORTH 89° 28' 59" WEST A DISTANCE OF 20.79 FEET;
3. SOUTH 00° 00' 00" EAST A DISTANCE OF 60.00 FEET;
4. SOUTH 44° 44' 29" EAST A DISTANCE OF 31.25 FEET;

THENCE ON THE EAST LINE OF SAID TRACT K AND ITS SOUTHERLY EXTENSION AND ON THE EAST LINE OF SAID TRACT O, SOUTH 00° 00' 00" EAST A DISTANCE OF 667.76 FEET TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID TRACT O;

THENCE SOUTH 45° 15' 31" WEST A DISTANCE OF 30.97 FEET ON THE SOUTHEAST LINE OF SAID TRACT O TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TRACT O;

THENCE ON THE WEST LINE OF SAID POSITIVE PLACE RIGHT-OF-WAY SOUTH 00° 31' 01" WEST A DISTANCE OF 90.00 FEET;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 89° 28' 59" WEST A DISTANCE OF 447.61 FEET;
2. SOUTH 45° 15' 31" WEST A DISTANCE OF 14.08 FEET;
3. NORTH 89° 29' 00" WEST A DISTANCE OF 85.99 FEET;
4. NORTH 44° 44' 29" WEST A DISTANCE OF 14.22 FEET;
5. NORTH 89° 28' 59" WEST A DISTANCE OF 142.00 FEET;
6. SOUTH 45° 15' 30" WEST A DISTANCE OF 14.09 FEET;
7. NORTH 89° 29' 00" WEST A DISTANCE OF 85.99 FEET;
8. NORTH 44° 44' 29" WEST A DISTANCE OF 14.29 FEET, TO A POINT ON THE EASTERLY LINE OF TRACT N, SAID MAYBERRY;

THENCE ON THE EASTERLY LINE OF SAID TRACT N, NORTH 00° 17' 11" WEST A DISTANCE OF 74.95 FEET;

THENCE SOUTH 89° 28' 59" EAST A DISTANCE OF 0.43 FEET;

THENCE NORTH 45° 15' 30" EAST A DISTANCE OF 30.97 FEET, TO A POINT ON THE SOUTHERLY EXTENTION OF THE EASTERLY LINE OF SAID TRACT N;

THENCE ON THE EASTERLY LINES OF SAID TRACT N, THE FOLLOWING NINE (9) COURSES:

1. NORTH 00° 00' 00" EAST A DISTANCE OF 216.01 FEET;
2. NORTH 44° 44' 29" WEST A DISTANCE OF 31.25 FEET;
3. NORTH 00° 00' 00" EAST A DISTANCE OF 70.00 FEET;

4. NORTH 45° 15' 31" EAST A DISTANCE OF 30.97 FEET;
 5. NORTH 00° 00' 00" EAST A DISTANCE OF 31.13 FEET TO A POINT OF TANGENT CURVE;
 6. NORTHERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 19° 58' 22", A RADIUS OF 435.00 FEET, AN ARC DISTANCE OF 151.64 FEET; A CHORD BEARING NORTH 09° 59' 11" EAST, AND A CHORD DISTANCE OF 150.87 FEET TO A POINT OF TANGENCY;
 7. NORTH 19° 58' 22" EAST, 166.93 FEET TO A POINT OF TANGENT CURVE;
 8. NORTHERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 19° 57' 13", A RADIUS OF 365.00 FEET, AN ARC LENGTH OF 127.11 FEET, A CHORD BEARING OF NORTH 09° 59' 45" EAST, AND A CHORD DISTANCE OF 126.47 FEET TO A POINT OF TANGENCY;
 9. THENCE NORTH 00° 01' 09" EAST A DISTANCE OF 173.93 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 94;
- THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89° 28' 59" EAST A DISTANCE OF 697.84 FEET, TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 814,561 SQUARE FEET OR 18.70 ACRES, MORE OR LESS.

I, JOHN ROBERT MCGEHEE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

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