

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, RECORDS OF EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SOUTH ACADEMY HIGHLANDS FILING NO. 4 RECORDED UNDER RECEPTION NO. 222714970, EL PASO COUNTY, COLORADO; THENCE N 53° 59' 29" E, ALONG THE NORTHERLY LINE OF OF SAID SOUTH ACADEMY HIGHLANDS FILING NO. 4 (BASIS OF BEARING), A DISTANCE OF 226.24 FEET TO THE POINT OF BEGINNING;

THENCE N 36° 03' 36" W, A DISTANCE OF 153.99 FEET;
THENCE N 20° 33' 36" W, A DISTANCE OF 235.57 FEET;
THENCE N 08° 14' 28" W, A DISTANCE OF 185.96 FEET;
THENCE N 00° 27' 59" W, A DISTANCE OF 82.36 FEET;
THENCE N 39° 24' 27" W, A DISTANCE OF 157.38 FEET;
THENCE N 08° 14' 28" W, A DISTANCE OF 487.58 FEET;
THENCE N 18° 57' 10" E, A DISTANCE OF 207.28 FEET;
THENCE N 81° 45' 32" E, A DISTANCE OF 418.43 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF VENETUCCI BOULEVARD;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID VENETUCCI BOULEVARD, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) THENCE S 05° 08' 43" W, A DISTANCE OF 147.04 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 605.23 FEET, A CENTRAL ANGLE OF 27° 13' 21" AND AN ARC LENGTH OF 287.56 FEET, THE CHORD OF WHICH BEARS S 08° 29' 34" E, A DISTANCE OF 284.86 FEET;
- 3) THENCE S 22° 05' 07" E, A DISTANCE OF 501.69 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 559.98 FEET, A CENTRAL ANGLE OF 21° 34' 55", AND AN ARC LENGTH OF 210.93 FEET, THE CHORD OF WHICH BEARS S 11° 17' 40" E, A DISTANCE OF 209.68 FEET;
- 5) THENCE S 00° 30' 13" E, A DISTANCE OF 51.77 FEET;
- 6) THENCE S 89° 29' 47" W, A DISTANCE OF 17.00 FEET;
- 7) THENCE S 00° 30' 13" E, A DISTANCE OF 162.77 FEET TO A POINT ON THE NORTH LINE OF LOT 1, SAID SOUTH ACADEMY HIGHLANDS FILING NO. 4;

THENCE ALONG THE NORTH LINES OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) THENCE S 89° 29' 47" W, A DISTANCE OF 62.19 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 238.00 FEET, A CENTRAL ANGLE OF 35° 28' 54", AND AN ARC LENGTH OF 147.39 FEET, THE CHORD OF WHICH BEARS S 71° 44' 23" W, A DISTANCE OF 145.04 FEET;
- 3) THENCE S 53° 59' 29" W, A DISTANCE OF 190.95 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 671,969 SQUARE FEET OR 15.426 ACRES, MORE OR LESS.

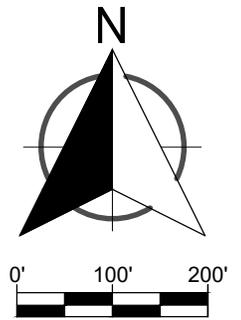
L. BRAD OSWALD, COLORADO PLS 38510
FOR AND ON BEHALF OF WSB LLC
5660 GREENWOOD PLAZA, STE. 111
GREENWOOD VILLAGE, CO. 80111



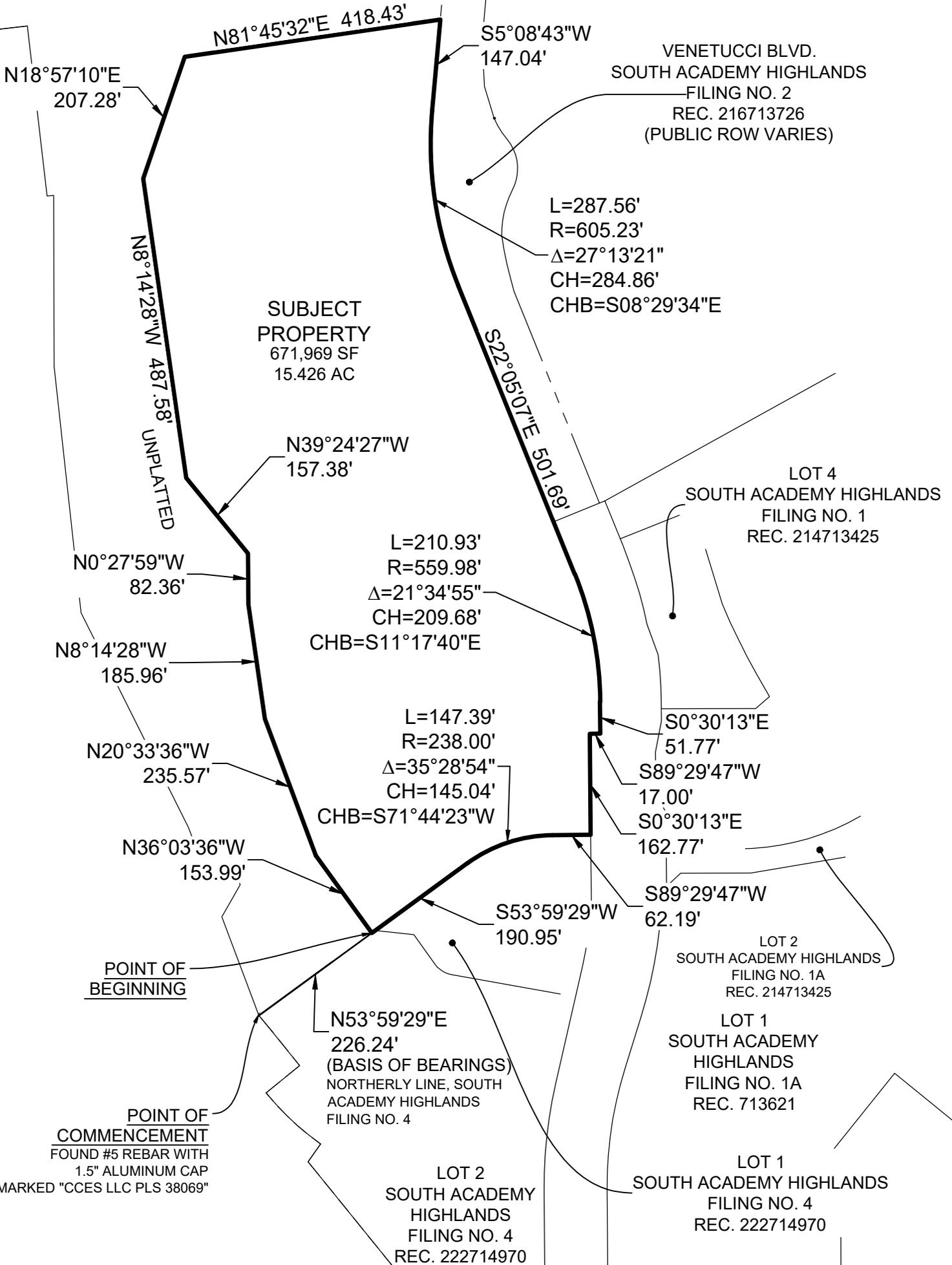
Crew: _____
Checked: LBO
Drawn: KS
Drawing date: 2/28/2024
Project No.: 022969-000

VENETUCCI
BEING A PART OF SEC. 4, T15S, R66W, 6TH P.M.
EL PASO COUNTY, STATE OF COLORADO

EXHIBIT "A"



UNPLATTED



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 EL PASO COUNTY, STATE OF COLORADO