

EXHIBIT A

REZONE LEGAL

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THOSE PROPERTIES RECORDED UNDER RECEPTION NOS. 221096379 AND 221184766 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 5 BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376" AND AT THE NORTH QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 4842 1996", BEARING S89°14'13"W.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, N89°12'38"E A DISTANCE OF 610.64 FEET, TO THE POINT OF BEGINNING;

THENCE N40°21'31"E A DISTANCE OF 119.59 FEET, TO A POINT ON THE WESTERLY LINE OF TRACT C, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

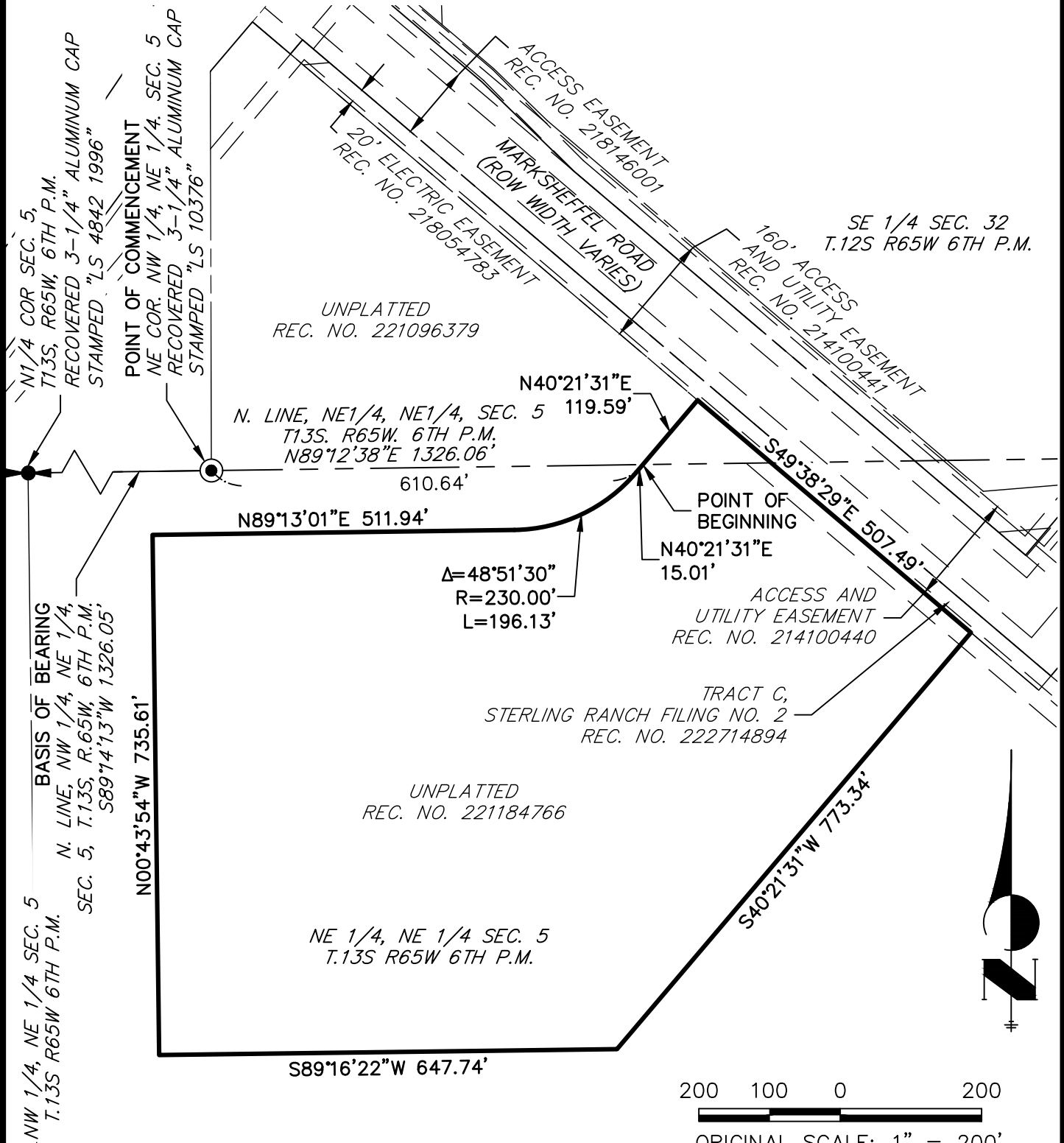
THENCE ON SAID WESTERLY LINE, S49°38'29"E A DISTANCE OF 507.49 FEET;

THENCE DEPARTING SAID WESTERLY LINE, THE FOLLOWING SIX (6) COURSES:

1. S40°21'31"W A DISTANCE OF 773.34 FEET;
2. S89°16'22"W A DISTANCE OF 647.74 FEET;
3. N00°43'54"W A DISTANCE OF 735.61 FEET;
4. N89°13'01"E A DISTANCE OF 511.94 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 48°51'30" AND AN ARC LENGTH OF 196.13 FEET, TO A POINT OF TANGENT;
6. N40°21'31"E A DISTANCE OF 15.01 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 723,524 SQUARE FEET OR 16.6098 ACRES.

EXHIBIT B



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

RHETORIC REZONE
STERLING RANCH
PROJECT NO.: 25188.14
DATE: 9/6/2022

SHEET: 2 OF 2



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