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JOB NO. 2550.00-02R
OCTOBER 27, 2020
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EXHIBIT A
LEGAL DESCRIPTION: THE RANCH ADDITION NO. 1

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH SOUTH CENTERLINE OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS WITH A 3-1/2" ALUMINUM SURVEYORS CAP IN A RANGE BOX WITH APPROPRIATE MARKINGS, ASSUMED TO BEAR N00°42'51"W, A DISTANCE OF 5274.63 FEET.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N00°42'51"W, ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 33, A DISTANCE OF 953.96 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800, RECORDS OF EL PASO COUNTY, COLORADO TO THE POINT OF BEGINNING;

THENCE S89°17'09"W, A DISTANCE OF 30.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LINK ROAD;

THENCE N00°42'51"W, ON SAID WESTERLY RIGHT OF WAY LINE OF LINK ROAD, ON A LINE 30.00 WESTERLY OF AND PARALLEL TO SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 3001.96 FEET;

THENCE N89°15'10"E, A DISTANCE OF 30.00 FEET TO THE EASTERLY BOUNDARY OF HIBBARD-VALLI GROUP ADDITION NO. 2 RECORDED IN PLAT BOOK F5 AT PAGE 67 SAID POINT BEING ALSO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33;

THENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33 THE FOLLOWING TWO (2) COURSES:

1. N89°15'10"E, A DISTANCE OF 1322.24 FEET;
2. N00°43'51"W, A DISTANCE OF 1350.05 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 216045010 SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF MARKSHEFFEL ROAD;

THENCE N89°11'37"E, ON SAID SOUTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 216045010 SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MARKSHEFFEL ROAD, A DISTANCE OF 149.88 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF FOOTHILLS SUBDIVISION AS RECORDED IN PLAT BOOK S-2 AT PAGE 33;

THENCE ON THE SOUTHWESTERLY AND SOUTHEASTERLY BOUNDARY OF SAID FOOTHILLS SUBDIVISION THE FOLLOWING TWO (2) COURSES:

1. S47°20'45"E, A DISTANCE OF 1033.75 FEET;
2. N42°39'39"E, A DISTANCE OF 612.51 FEET;

THENCE S00°44'52"E, A DISTANCE OF 3727.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34 SAID POINT BEING ALSO THE SOUTHEAST CORNER OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33;

THENCE S89°22'35"W, ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2001.34 FEET TO THE NORTHWESTERLY CORNER OF FOUNTAIN VALLEY LAND & IRRIGATION CO.'S SUBDIVISION NO. 1 RECORDED IN PLAT BOOK L AT PAGE 42;

THENCE S00°22'03"E, ON THE WESTERLY LINE OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO.'S SUBDIVISION NO. 1, A DISTANCE OF 248.98 FEET TO THE NORTHEASTERLY

CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800;

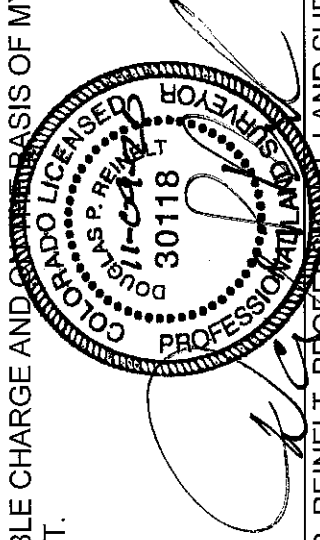
THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800, THE FOLLOWING (3) THREE COURSES:

1. S89°24'06"W, A DISTANCE OF 413.19 FEET;
2. S00°42'51"E, A DISTANCE OF 116.00 FEET;
3. S89°24'06"W, A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 196.828 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

NOV 09, 2020
DATE