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JOB NO. 2550.00-03R
OCTOBER 27, 2020
REVISED NOVEMBER 9, 2020
PAGE 1 OF 2

EXHIBIT A
LEGAL DESCRIPTION: THE RANCH ADDITION NO. 2

A PARCEL OF LAND LOCATED IN SECTION 34, 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;

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. N89°24'06"E, A DISTANCE OF 230.00 FEET;
2. N00°42'51"W, A DISTANCE OF 116.00 FEET;
3. N89°24'06"E, A DISTANCE OF 413.19 FEET TO A POINT ON THE WESTERLY BOUNDARY OF FOUNTAIN VALLEY LAND & IRRIGATION CO.'S SUBDIVISION NO. 1 RECORDED IN PLAT BOOK L AT PAGE 42;

THENCE N00°22'03"W ON THE THE WESTERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1, A DISTANCE OF 248.98 FEET TO THE NORTHWEST CORNER OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 SAID POINT BEING ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33;

THENCE N89°22'35"E, ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33 SAID POINT BEING ALSO ON THE NORTHERLY LINE OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1, A DISTANCE OF 2001.34 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33 SAID POINT BEING ALSO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34 SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°44'52"W, A DISTANCE OF 3727.88 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF FOOTHILLS SUBDIVISION RECORDED IN PLAT BOOK S-2 AT PAGE 33;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID FOOTHILLS SUBDIVISION THE FOLLOWING EIGHT (8) COURSES:

1. N42°39'39"E, A DISTANCE OF 842.19 FEET;
2. S82°32'27"E, A DISTANCE OF 397.85 FEET;
3. S67°09'07"E, A DISTANCE OF 760.76 FEET;
4. N65°50'46"E, A DISTANCE OF 163.60 FEET;
5. N10°36'25"E, A DISTANCE OF 385.00 FEET;
6. N26°36'25"E, A DISTANCE OF 200.00 FEET;
7. N42°36'25"E, A DISTANCE OF 300.00 FEET;
8. N47°23'32"W, A DISTANCE OF 676.22 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF ALMAGRE SUBDIVISION PHASE 1 - FILING 1 RECORDED UNDER RECEPTION NO. 208712906;

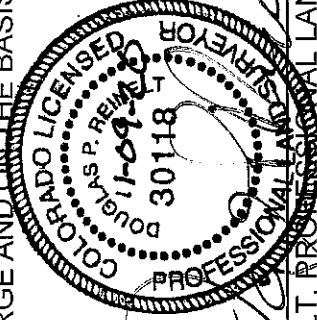
THENCE N89°22'42"E, ON THE SOUTHERLY BOUNDARY OF SAID ALMAGRE SUBDIVISION PHASE 1 - FILING 1 A DISTANCE OF 1395.14 FEET;
THENCE S34°45'00"W, A DISTANCE OF 157.22 FEET;

THENCE S02°15'00"E, A DISTANCE OF 266.50 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA 101°15'00", A RADIUS OF
280.00 FEET AND A DISTANCE OF 494.80 FEET TO A POINT OF TANGENT;
THENCE N81°00'00"W, A DISTANCE OF 231.00 FEET;
THENCE S50°00'00"W, A DISTANCE OF 102.45 FEET;
THENCE S07°43'46"E, A DISTANCE OF 590.74 FEET;
THENCE S13°14'49"E, A DISTANCE OF 5309.30 FEET;
THENCE S18°39'32"E, A DISTANCE OF 147.48 FEET TO A POINT ON THE NORTHERLY
BOUNDARY OF KANE RANCH ADDITION NO. 2 RECORDED UNDER RECEPTION NO. 208712879;
THENCE S89°28'23"W, ON THE NORTHERLY LINE OF SAID KANE RANCH ADDITION NO. 2,
AND KANE RANCH ADDITION NO. 1 RECORDED UNDER RECEPTION NO. 208712878 A
DISTANCE OF 994.60 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID FOUNTAIN
VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 RECORDED IN PLAT BOOK L AT PAGE
42 BEING ALSO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP
15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE N00°52'56"W, ON THE EASTERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND &
IRRIGATION CO. SUBDIVISION NO. 1, AND THE WEST LINE OF THE SOUTHEAST QUARTER
OF SECTION 34 A DISTANCE OF 1322.78 FEET TO THE NORTHEAST CORNER OF SAID
FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 SAID POINT BEING CENTER-
SOUTH 1/16 CORNER OF SAID SECTION 34;
THENCE S89°27'03"W, ON THE NORTHERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND &
IRRIGATION CO. SUBDIVISION NO. 1 BEING ALSO ON THE SOUTH LINE OF THE NORTH HALF
OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 2646.85 FEET TO THE
SOUTH 1/16 CORNER OF SAID SECTION 34 SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 319.510 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