



619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

JOB NO. 2570.20-01R
JUNE 26, 2020
REVISED OCTOBER 9, 2020
PAGE 1 OF 6

EXHIBIT A

LEGAL DESCRIPTION: BANNING LEWIS RANCH VILLAGE A

A PARCEL OF LAND BEING PORTIONS OF BANNING LEWIS PARKWAY AND DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777 RECORDS OF EL PASO COUNTY, COLORADO, PORTIONS OF BANNING LEWIS PARKWAY, DUBLIN BOULEVARD AND STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513, TRACTS C, D AND E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205090006 AND A PORTIONS OF THE NORTHWEST QUARTER OF SECTION 14, SECTION 15 AND THE NORTH HALF OF SECTION 22, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2646.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 0-2 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S88°41'16"E, A DISTANCE OF 3246.57 FEET TO THE POINT OF BEGINNING;

THENCE S89°57'43"E, A DISTANCE OF 1193.23 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1 SAID POINT BEING ALSO ON THE WESTERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513;

THENCE CONTINUING S89°57'43"E, A DISTANCE OF 1277.98 FEET;
THENCE S00°02'17"W, A DISTANCE OF 304.09 FEET;
THENCE S00°59'34"W, A DISTANCE OF 180.02 FEET;
THENCE S00°02'17"W, A DISTANCE OF 392.58 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA 07°27'18", RADIUS OF 2048.00 FEET AND A DISTANCE OF 266.47 FEET TO A POINT OF TANGENT;
THENCE S07°29'34"W, A DISTANCE OF 388.97 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S10°20'23"W, HAVING A DELTA 13°22'23", A RADIUS OF 966.50 FEET AND A DISTANCE OF 225.58 FEET TO A POINT OF TANGENT;
THENCE S86°58'00"W, A DISTANCE OF 679.74 FEET;
THENCE S03°02'00"E, A DISTANCE OF 14.50 FEET TO THE NORTHEASTERLY CORNER OF DRAINAGE TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205090008;

THENCE ON THE EASTERLY BOUNDARY OF SAID DRAINAGE TRACT E THE FOLLOWING TWENTY-SIX (26) COURSES:

1. S03°02'00"E, A DISTANCE OF 60.32 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 46°33'00", A RADIUS OF 180.00 FEET AND A DISTANCE OF 146.24 FEET TO A POINT OF COMPOUND CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03°05'44", A RADIUS OF 302.10 FEET AND A DISTANCE OF 16.32 FEET TO A POINT OF REVERSE CURVE;

4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°39'52", A RADIUS OF 120.00 FEET AND A DISTANCE OF 53.75 FEET TO A POINT OF TANGENT;
5. S27°00'53"E, A DISTANCE OF 67.82 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 13°54'21", A RADIUS OF 517.00 FEET AND A DISTANCE OF 125.48 FEET TO A POINT OF REVERSE CURVE;
7. ON AN ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19°55'05", A RADIUS OF 283.00 FEET AND A DISTANCE OF 98.38 FEET OT A POINT OF REVERSE CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°31'41", A RADIUS OF 517.00 FEET AND A DISTANCE OF 293.51 FEET TO A POINT OF REVERSE CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 13°30'05", A RADIUS OF 283.00 FEET AND A DISTANCE OF 66.69 FEET TO A POINT OF TANGENT;
10. S14°00'00"E, A DISTANCE OF 233.90 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°00'00", A RADIUS OF 517.00 FEET AND A DISTANCE OF 252.65 FEET TO A PONT OF TANGENT;
12. S14°00'00"W, A DISTANCE OF 226.46 FEET TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 15°00'00", A RADIUS OF 283.00 FEET AND A DISTANCE OF 74.09 FEET TO A POINT OF TANGENT;
14. S01°00'00"E, A DISTANCE OF 134.72 FEET;
15. S07°38'07"E, A DISTANCE OF 103.50 FEET TO A POINT OF CURVE;
16. ON THE ARC OF CURVE TO THE RIGHT HAVING A DELTA OF 21°52'17", A RADIUS OF 220.00 FEET AND A DISTANCE OF 83.98 FEET TO A POINT OF COMPOUND CURVE;
17. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41°44'11", A RADIUS OF 660.40 FEET AND A DISTANCE OF 481.06 FEET TO A POINT OF REVERSE CURVE;
18. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03°46'27", A RADIUS OF 180.00 FEET AND A DISTANCE OF 11.86 FEET TO A POINT OF REVERSE CURVE;
19. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 14°51'32", A RADIUS OF 643.92 FEET AND A DISTANCE OF 166.99 FEET TO A POINT OF REVERSE CURVE;
20. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 04°29'47", A RADIUS OF 456.08 FEET AND A DISTANCE OF 35.79 FEET TO A POINT OF COMPOUND CURVE;
21. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°22'36", A RADIUS OF 30.00 FEET AND A DISTANCE OF 3.86 FEET TO A POINT OF COMPOUND CURVE;
22. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°55'59", A RADIUS OF 449.59 FEET AND A DISTANCE OF 77.94 FEET TO A POINT OF REVERSE CURVE;
23. O THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06°14'43", A RADIUS OF 54.00 FEET AND A DISTANCE OF 5.89 FEET TO A POINT OF REVERSE CURVE;
24. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°24'57", A RADIUS OF 446.04 FEET AND A DISTANCE OF 135.58 FEET TO A POINT OF COMPOUND CURVE;
25. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 40°34'49", A RADIUS OF 46.00 FEET AND A DISTANCE OF 32.58 FEET TO A POINT OF TANGENT;
26. S06°30'00"E, A DISTANCE OF 315.55 FEET;

THENCE CONTINUING S06°30'00"E, A DISTANCE OF 18.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S05°56'36"E, HAVING A DELTA OF 31°16'24", A RADIUS OF 2059.00 FEET AND A DISTANCE OF 1123.84 FEET TO A POINT OF TANGENT;

THENCE S52°47'00"W, A DISTANCE OF 805.77 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44°47'51", A RADIUS OF 938.00 FEET AND A DISTANCE OF 733.39 FEET TO A POINT OF TANGENT;

THENCE N82°25'09"W, A DISTANCE OF 122.49 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 3 SAID POINT BEING ALSO ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE CONTINUING N82°25'09"W, A DISTANCE OF 567.44 FEET;

THENCE N07°34'51"E, A DISTANCE OF 347.75 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20°07'28", A RADIUS OF 1929.00 FEET AND A DISTANCE OF 677.54 FEET TO A POINT OF TANGENT;

THENCE N27°42'19"E, A DISTANCE OF 3092.15 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°42'58", A RADIUS OF 1116.00 FEET AND A DISTANCE OF 539.85 FEET TO A POINT OF TANGENT;

THENCE N00°00'39"W, A DISTANCE OF 1259.01 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 297.078 ACRES.

