

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract or parcel of land being all of the property recorded in the Office of the El Paso County Clerk and Recorder at Reception Number 218148008, situated in the South half of Section 3, Township 14 South, Range 67 West, of the 6<sup>th</sup> Principle Meridian, State of Colorado, said tract or parcel of land being more particularly described as follows:

COMMENCING at the south quarter corner of said Section 3, thence N56°13'44"W, 1418.16 feet to a point on the east Right of Way line of Ridge Road, said point also being the north corner of said property and the TRUE POINT OF BEGINNING;

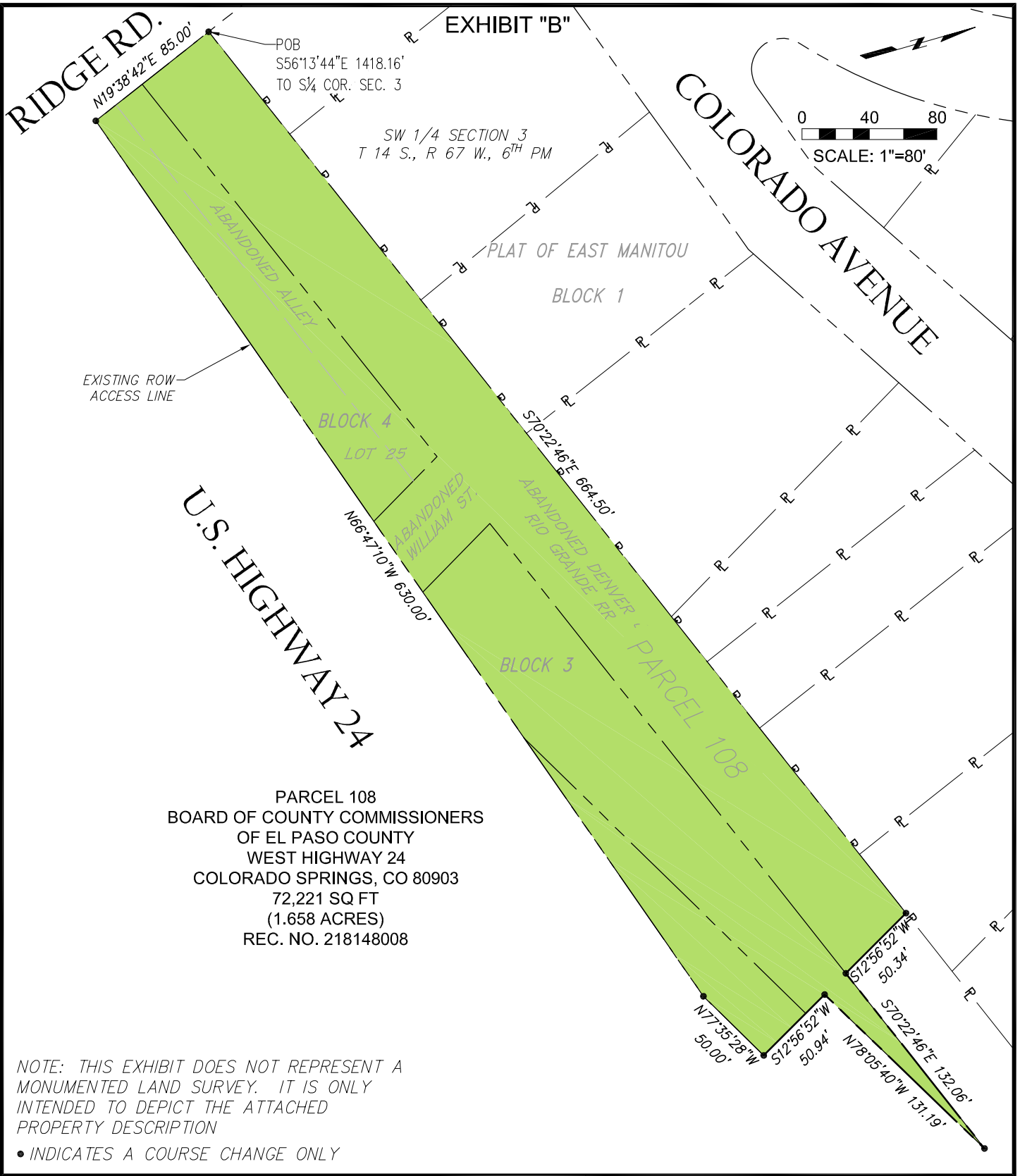
1. Thence S70°22'46"E, 664.50 feet to the northeast corner of said property;
2. Thence S12°56'52"W, 50.34 feet to a corner of said property;
3. Thence S70°22'46"E, 132.06 feet to the east corner of said property;
4. Thence N78°05'40"W, 131.19 feet to a corner of said property;
5. Thence S12°56'52"W, 50.94 feet to a point on the north Right-of-Way line of the U.S. HIGHWAY 24 said point also being the south corner of said property;
6. Thence along said Right-of-Way line the following two (2) courses:
  - a. Thence N77°35'28"W, 50.00 feet to a corner of said property;
  - b. Thence N66°47'10"W, 630.00 feet to the point of intersection of said north Right of Way line of the U.S. HIGHWAY 24 and said east Right-of-Way line of Ridge Road;
7. Thence N19°38'42"E along said east Right of Way line, 85.00 feet to the POINT OF BEGINNING.

The above described tract or parcel of land contains 72,221 square feet (1.658 acres), more or less.

The above descriptions contains all of the land conveyed by deed dated June 21, 2018 and recorded December 27, 2018 at Reception Number 218148008 of the records in the Clerk and Recorder's office in El Paso County, Colorado.

Prepared for and on behalf of the City of Colorado Springs  
Lorelei A. Ward, PLS #34982  
Farnsworth Group, Inc.  
5775 Mark Dabling Blvd. Suite 190  
Colorado Springs, Co 80919

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**Farnsworth**  
GROUP  
4755 FORGE ROAD, SUITE 150  
COLORADO SPRINGS, CO. 80907  
(719) 590-9194 / (719) 590-9111 Fax

COLORADO AVENUE PARCEL 108 ZONE CHANGE	
C-5 (INTERMEDIATE BUSINESS)	Project No: 0191797.05
TO P-F (PUBLIC FACILITY)	Date: 05/25/2022
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