



102 E. Pikes Peak Ave., 5th Floor
Colorado Springs, CO 80903
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Colorado Springs, CO 80901
719.955.5485

**EXHIBIT A
SORPRESA EAST ADDITION NO. 1
LEGAL DESCRIPTION**

LEGAL DESCRIPTION: (METES/BOUNDS AS SURVEYED)

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4, SE 1/4) OF SECTION 6, T13S R65W OF THE 6th P.M. EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE EASTERLY RIGHT-OF-WAY LINE OF TUTT BOULEVARD, BEING MONUMENTED AT THE NORTH BY A NO. 5 REBAR AND ALUMINUM CAP WITNESS CORNER STAMPED "13' W.C. LS 25966" AND AT THE SOUTH BY THE SW 1/16TH CORNER OF SECTION 6, STAMPED "MATRIX, T13S R65W PLS NO. 34977". SAID LINE BEARS N00°18'44"E A DISTANCE OF 694.13 FEET.

COMMENCING AT SAID SW 1/16TH CORNER, THENCE N87°07'22"E A DISTANCE OF 1273.20 FEET, THENCE N87°07'10"E A DISTANCE OF 162.97 FEET TO THE SOUTHEAST CORNER OF "WOODMEN VISTAS SUBDIVISION" AS RECORDED UNDER RECEPTION NO. 208712760 IN THE EL PASO COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE N00°10'04"W ALONG THE EAST LINE THEREOF, 325.35 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN A QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 201168820;

THENCE N88°43'47"E ALONG THE SOUTHERLY LINE THEREOF, 327.31 FEET TO THE SOUTHEAST CORNER OF SAID QUIT CLAIM DEED;

THENCE N00°12'01"W, ALONG THE EASTERLY LINE THEREOF AND ALONG THE EASTERLY LINES OF QUIT CLAIM DEED UNDER RECEPTION NO. 213108148 AND WARRANTY DEED UNDER RECEPTION NO. 205009334, A DISTANCE OF 344.23 FEET TO THE SOUTH LINE OF 30 FOOT SORPRESA LANE AS RECORDED IN BOOK 1587 AT PAGE 149 OF THE EL PASO COUNTY RECORDS;

THENCE N88°04'59"E ALONG THE SOUTHERLY LINE THEREOF 422.91 FEET TO THE WESTERLY LINE OF THE C. ARLENE NANCE PROPERTY (NO RECORDING INFORMATION KNOWN);

THENCE S00°15'15"E ALONG THE WESTERLY LINE THEREOF AND ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN A WARRANTY DEED RECORDED UNDER RECEPTION NO. 204150183 IN THE EL PASO COUNTY RECORDS A DISTANCE OF 656.43 FEET TO THE NORTH LINE OF "LODGE AT BLACK FOREST SUBDIVISION FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 214713432 IN THE EL PASO COUNTY RECORDS;

THENCE S87°05'31"W ALONG THE NORTHERLY LINE THEREOF, 751.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 8.833 ACRES OF LAND, MORE OR LESS.

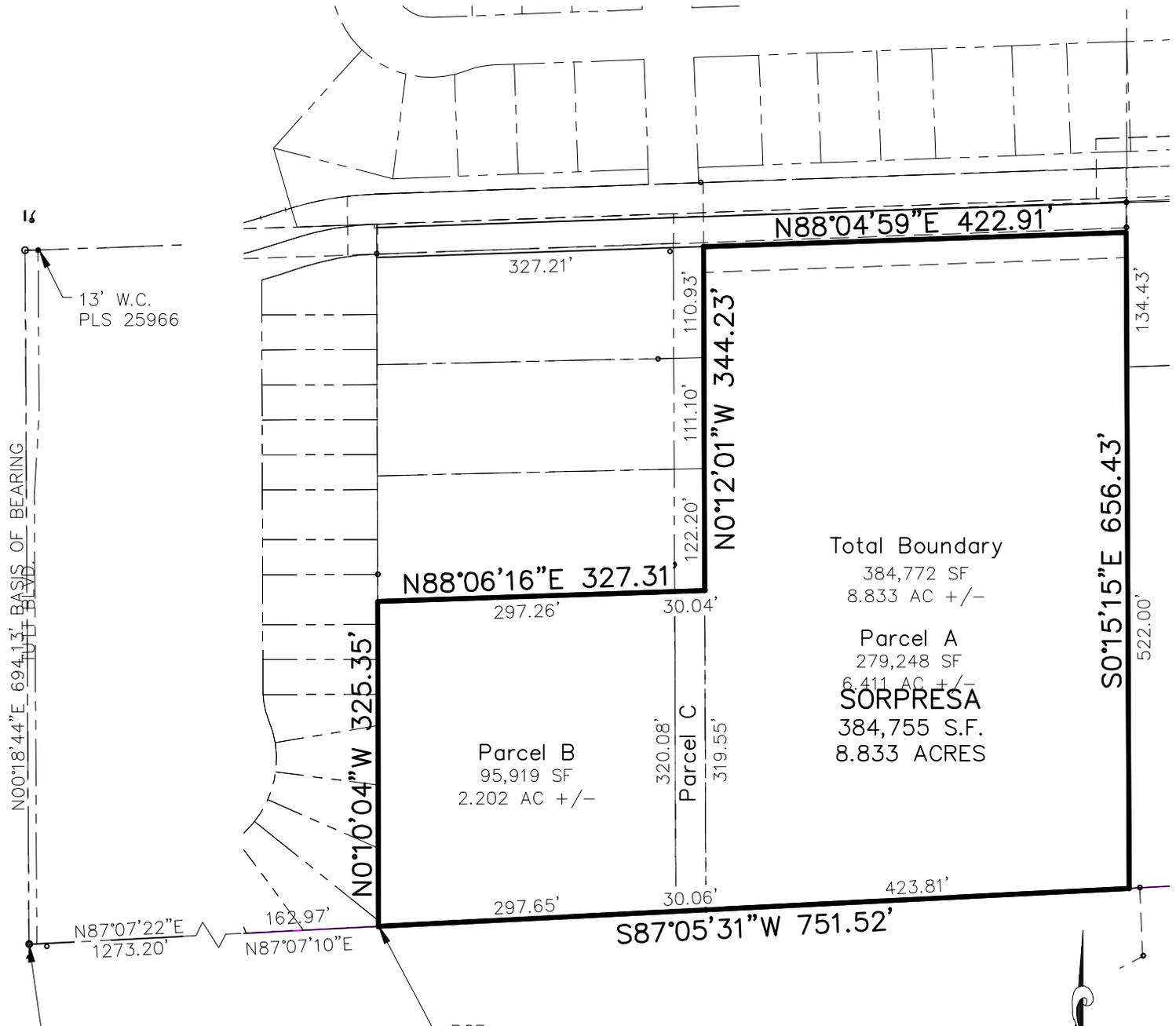
PREPARED BY:

Vernon P Taylor *3/5/2020*

VERNON P. TAYLOR, COLORADO PLS NO. 25966 DATE
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903



EXHIBIT "B"



Total Boundary
 384,772 SF
 8.833 AC +/-

Parcel A
 279,248 SF
 6.411 AC +/-
SORPRESA
 384,755 S.F.
 8.833 ACRES

Parcel B
 95,919 SF
 2.202 AC +/-

Parcel C
 320.08'
 319.55'

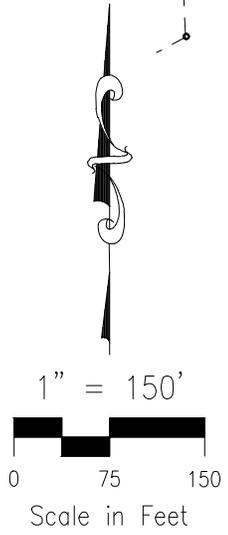
PROJECT INFORMATION

PROPOSED ZONE:
 PUD-AO \SINGLE FAMILY DETACHED
 (PLANNED UNIT DEVELOPMENT)
 (AIRPORT OVERLAY)

PROPOSED
 MAXIMUM DENSITY: 8.00DU\AC

MAXIMUM
 BUILDING HEIGHT: 35'-0"

POINT OF COMMENCING
 FOUND SW 1/16TH CORNER OF
 SECTION 6, STAMPED "MATRIX,
 T13S R65W PLS NO. 34977"



NOTES:

THIS SKETCH IS INTENDED FOR
 LEGAL DESCRIPTION ONLY.
 THIS SKETCH IS NOT INTENDED
 TO REPRESENT A LAND SURVEY
 PLAT NOR AN IMPROVEMENT
 LOCATION SURVEY PLAT.

EXHIBIT "B"
 JOB NO. 70-063
 DATE PREPARED: 10/02/2019
 REVISED TO SHOW B.O.B. 01/17/2020



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