

Exhibit A
(Legal Description Attached)



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

LEGAL DESCRIPTION

PARCELS OF LAND BEING LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR SOUTH 89°08'28" WEST A DISTANCE OF 1356.68 FEET.

PARCEL 1

COMMENCE AT THE CENTER-EAST 1/16 CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF POCO ROAD AS PLATTED IN RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED DECEMBER 23, 2020 UNDER RECEPTION NO. 220714653 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE NORTH 44°15'43" EAST A DISTANCE OF 3,748.62 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27 BEING THE **POINT OF BEGINNING** OF THE OF THE FOLLOWING DESCRIBED PARCEL;

THENCE NORTH 00°54'30" WEST, ON THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 A DISTANCE OF 24.00 FEET;

THENCE NORTH 88°38'37" EAST A DISTANCE OF 94.43 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 58.00 FEET, WHOSE CENTER BEARS SOUTHERLY;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°06'48", AN ARC DISTANCE OF 54.78 FEET;

THENCE SOUTH 88°38'37" WEST, A DISTANCE OF 141.60 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 3,058 SQUARE FEET (0.07020 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

PARCEL 2

COMMENCE AT THE CENTER-EAST 1/16 CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF POCO ROAD AS PLATTED IN RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED DECEMBER 23, 2020 UNDER RECEPTION NO. 220714653 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE NORTH 44°15'43" EAST A DISTANCE OF 3,748.62 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27 BEING THE **POINT OF BEGINNING** OF THE OF THE FOLLOWING DESCRIBED PARCEL;

THENCE NORTH 88°38'37" EAST A DISTANCE OF 141.60 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 58.00 FEET, WHOSE CENTER BEARS SOUTH 52°45'17" WEST;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°56'02", AN ARC DISTANCE OF 32.33 FEET;

THENCE SOUTH 88°38'37" WEST, A DISTANCE OF 130.97 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 42.00 FEET, WHOSE CENTER BEARS SOUTH 29°38'50" WEST;

THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°04'59", AN ARC DISTANCE OF 22.79 FEET TO THE EAST LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27;

THENCE NORTH 00°54'30" WEST, ON SAID EAST LINE, A DISTANCE OF 24.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 4,374 SQUARE FEET (0.10042 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

PARCEL 3

COMMENCE AT THE CENTER-EAST 1/16 CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF POCO ROAD AS PLATTED IN RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED DECEMBER 23, 2020 UNDER RECEPTION NO. 220714653 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE NORTH 44°15'43" EAST A DISTANCE OF 3,748.62 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27

THENCE NORTH 88°38'37" EAST A DISTANCE OF 141.60 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 58.00 FEET, WHOSE CENTER BEARS SOUTH 52°45'17" WEST;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°56'02", AN ARC DISTANCE OF 32.33 FEET TO THE **POINT OF BEGINNING** OF THE OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE SOUTHERLY ON SAID 58.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 84°41'19" WEST, THROUGH A CENTRAL ANGLE OF 165°17'33, AN ARC DISTANCE OF 167.32 FEET TO A 42.00 FOOT RADIUS REVERSE CURVE;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°20'05" AN ARC DISTANCE OF 29.57 FEET;

THENCE NORTH 88°38'37" EAST A DISTANCE OF 130.97 FEET TO THE POINT OIF BEGINNING

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 5853 SQUARE FEET (0.13438 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

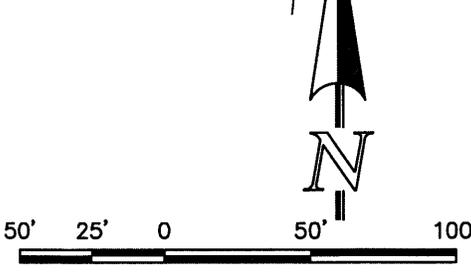
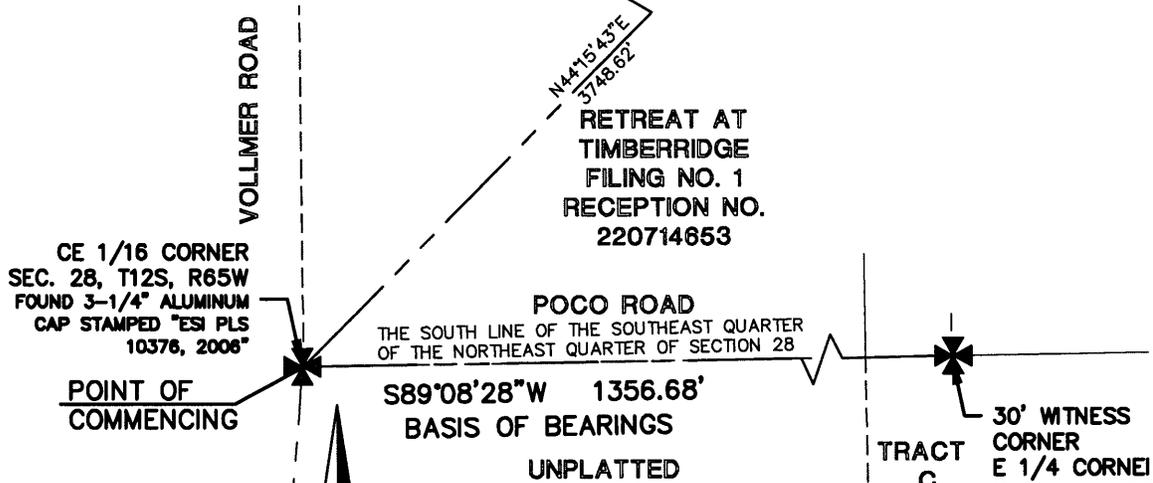
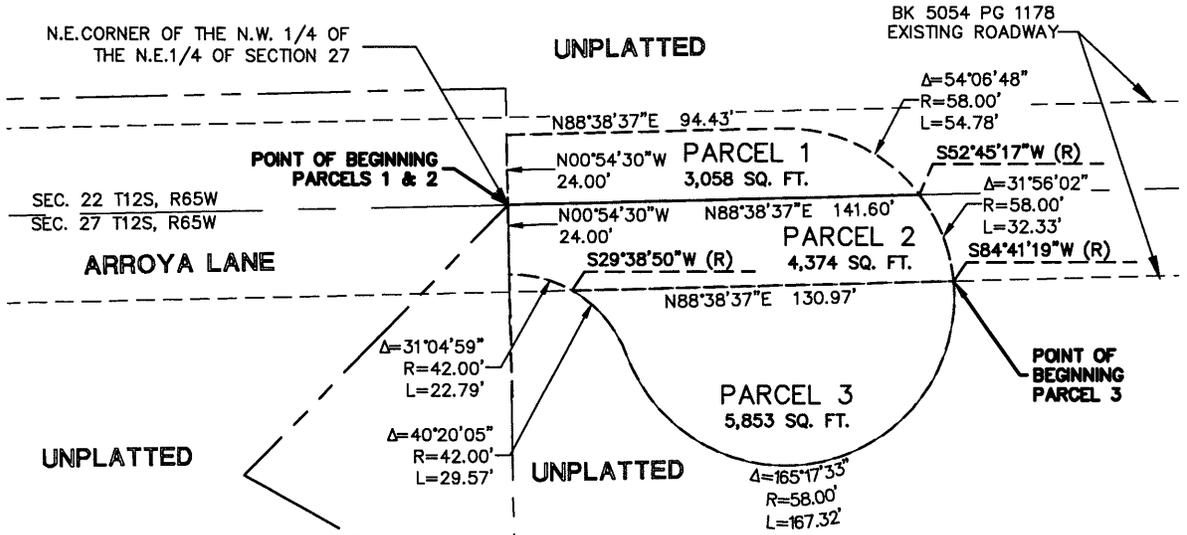


ROBERT L. MEADOWS JR., P.L.S. NO. 34977
PREPARED FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC



619 North Cascade Avenue, Suite 200 (719)785-0790
 Colorado Springs, Colorado 80903

RETREAT AT TIMBERRIDGE
 TEMPORARY TURNAROUND
 JOB NO. 1185.30-15
 SEPTEMBER 26, 2023
 SHEET 3 OF 3



SCALE: 1" = 50'
 U.S. SURVEY FOOT

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.