



Land
Development
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Surveying • Planning

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COVINGTON HOMES
Project No. 08013
November 27, 2018
Sheet 1 of 2

EXHIBIT "A"

PROPERTY DESCRIPTION: 13737 STRUTHERS ROAD

A portion of the Southeast Quarter of Section 1, Township 12 South, Range 67 West of the 6th P.M. also being Lot 2, ACADEMY VILLAGE FILING NO. 3 (Reception No. 218714197, El Paso County, Colorado records), situate in El Paso County, Colorado.

LEGAL DESCRIPTION: PUBLIC R.O.W. LICENSE AGREEMENT

A fifteen (15) foot wide PUBLIC R.O.W. LICENSE AGREEMENT over and across a portion of the Southeast Quarter of Section 1, Township 12 South, Range 67 West of the 6th P.M. also being adjacent to Lot 2, ACADEMY VILLAGE FILING NO. 3 (Reception No. 218714197, El Paso County, Colorado records), intended to envelop that portion of Struthers Road (120' r.o.w.) for above and/or below ground landscaping/irrigation improvements and associated components, situate in El Paso County, Colorado, more particularly described as follows:

Beginning at the most Westerly corner of said Lot 2 (all bearings in this description are relative to the Northwesternly line of said Lot 2, which bears $S64^{\circ}16'25''W$ "assumed"); thence $S16^{\circ}30'00''E$ along the Southwesterly line of said Lot 2, said line also being coincident with the Northwesternly right-of-way line of said Struthers Road, 100.98 feet; thence on a curve to the left and along said coincident lines, said curve having a central angle of $16^{\circ}31'40''$, a radius of 896.06 feet, an arc length of 258.47 feet; thence $S56^{\circ}58'09''W$, 15.00 feet to a point on the Northeastly line of Struthers Road's existing asphalt-paved mat edge; thence Northwesternly on a non-tangent curve to the right and along said Struthers Road's mat edge, said curve having a central angle of $16^{\circ}31'40''$, a radius of 911.06 feet, an arc length of 262.81 (the chord to said curve bears $N24^{\circ}46'01''W$, a distance of 261.90 feet); thence $N16^{\circ}30'00''W$ along said mat edge, 100.98 feet; thence $N73^{\circ}29'50''E$, 15.00 feet to the Point of Beginning and the terminus point of this description;

Containing 0.125 acres (5,424 square feet), more or less.

SURVEYOR'S STATEMENT: I, David V. Hostetter, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION and EXHIBIT were prepared under my direct responsibility, supervision, and checking, and on the basis of my knowledge, information and belief, are correct.

David V. Hostetter, Professional Land Surveyor
Colorado P.L.S. No. 20681
For and on behalf of LDC, Inc.

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