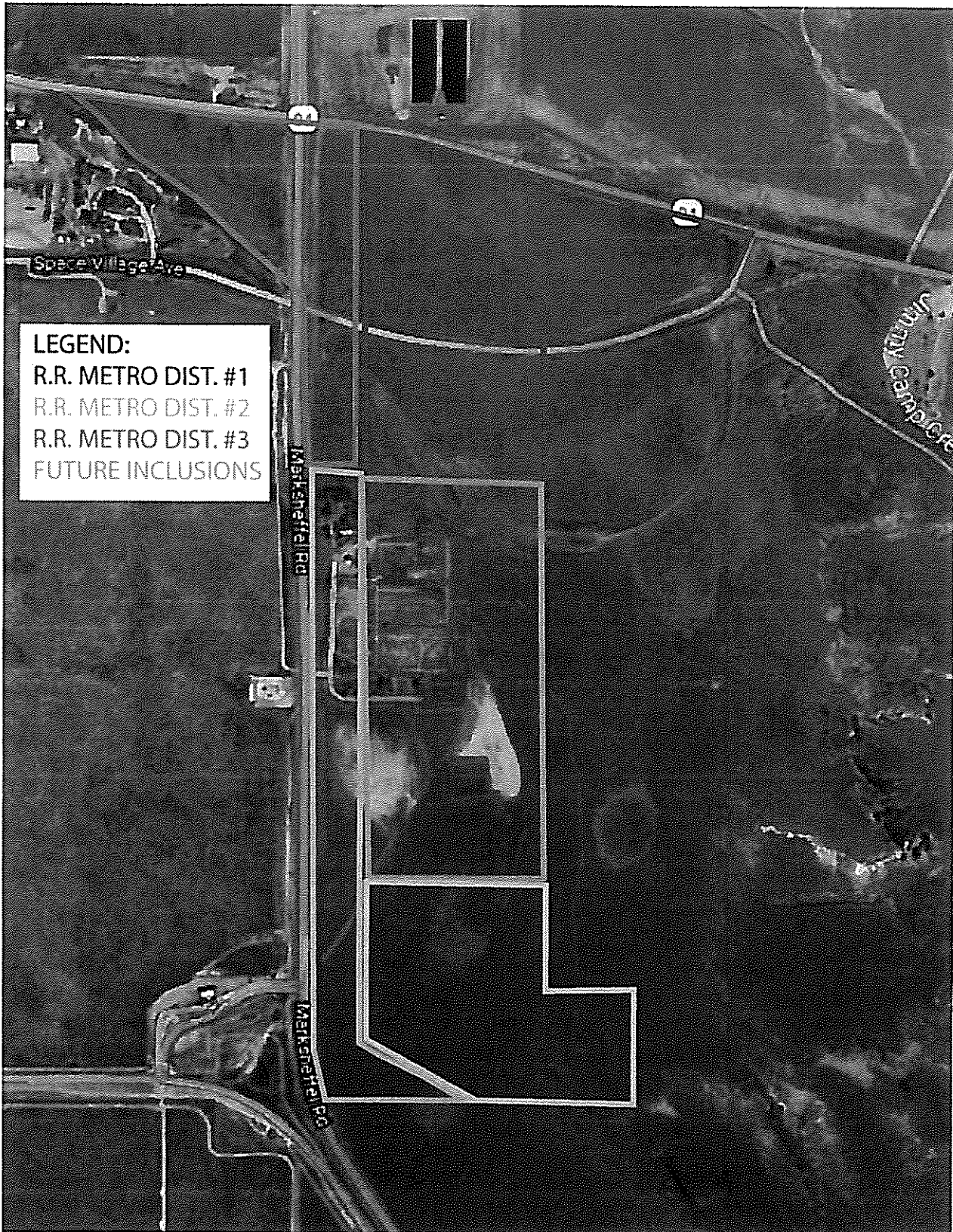


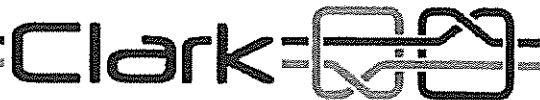
Reagan Ranch Metropolitan District No. 1

**RECEIVED**

**REAGAN RANCH METROPOLITAN DISTRICT NO. 1-3  
INITIAL INCLUSIONS & FUTURE INCLUSIONS**

JAN 25 2021  
Div of Local Government





**EXHIBIT A**  
Legal Description

May 20, 2020

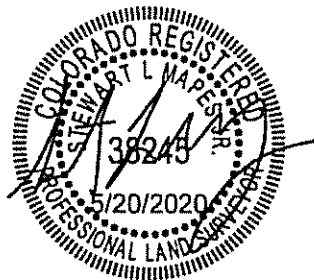
A portion of that parcel described in Reception No. 218032766, of the Official Public Records of El Paso County, Colorado, being more particularly described as follows:

**COMMENCING** at the northwest corner of that parcel described in Book 5562, Page 362, being a point on the south right-of-way line of Highway 94, and a point on the east right-of-way line of Marksheffel Road; thence along said south right-of-way line, S82°07'39"E (Bearings are based on a modified Colorado State Plane Central Zone. Basis of bearings is the south right-of-way line of Highway 94 with a record bearing of S82°07'53"E, a distance of 689.89 feet, being monumented at the west by a 3-1/4" aluminum cap stamped, "PLS 9014," 0.5 feet below grade and at the east by a 3-1/4" aluminum cap stamped, "PLS 9014," flush with grade, and measured to bear S82°07'39"E, a distance of 689.83 feet), a distance of 529.69 feet, to a point on the Airport overlay zoning line; thence along said Airport overlay zoning line, S01°00'21"E, a distance of 1307.18 feet to a point on the south right-of-way line of Space Village Avenue, also being the **POINT OF BEGINNING**; thence along said south right-of-way line the following three (3) courses:

1. along the arc of a non-tangent curve to the left whose center bears N11°13'11"E, having a radius of 2915.00 feet, a central angle of 07°12'28", a distance of 366.70 feet;
2. S85°28'55"E, a distance of 287.92 feet;
3. along the arc of a non-tangent curve to the left whose center bears N04°03'46"E, having a radius of 1960.35 feet, a central angle of 04°24'43", a distance of 151.52 feet, to the northeast corner of the subject parcel;

thence leaving said south right-of-way line, S00°29'25"E, along the east line of said parcel, a distance of 805.78 feet, to the southeast corner of said parcel; thence S89°28'57"W, along the south line of said parcel, a distance of 793.21 feet, to a point on said Airport overlay zoning line; thence leaving said south line, N01°00'21"W, along said Airport overlay zoning line, a distance of 886.60 feet, to the **POINT OF BEGINNING**.

Containing 665,922 Sq. Ft. or 15.287 acres, more or less.



Stewart L. Mapes, Jr.  
Colorado Professional Land Surveyor No. 38245  
For and on behalf of Clark Land Surveying, Inc.

**RECEIVED**

JAN 25 2021

Div of Local Government

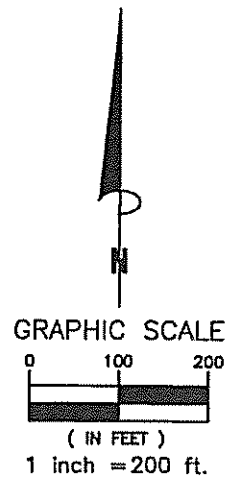
# EXHIBIT A

## DEPICTION OF LEGAL DESCRIPTION

(BASIS OF BEARINGS)  
 $S82^{\circ}07'39''E$  689.83' (M)

POC  
 FOUND 3 1/4"  
 ALUMINUM CAP  
 HIGHWAY/R.O.W.  
 STAMPED, "PLS 9014"  
 0.5' BELOW GRADE

FOUND 3 1/4"  
 ALUMINUM CAP  
 HIGHWAY/R.O.W.  
 STAMPED, "PLS 9014"  
 FLUSH WITH GRADE



**SPACE VILLAGE AVENUE**  
 (FORMERLY STATE HIGHWAY NO. 94)  
 (100' PUBLIC R.O.W.)  
 (BOOK 840, PAGE 40B)

$S01^{\circ}00'21''E$   
 1307.18'  
 (TIE)

POB

$N11^{\circ}13'11''E$   
 (RADIAL)

$L=366.70'$   
 $R=2915.00'$   
 $\Delta=7^{\circ}12'28''$

$S85^{\circ}59'55''E$  287.92'  
 $L=151.52'$   
 $R=1960.35'$   
 $\Delta=4^{\circ}25'43''$

$N04^{\circ}03'46''E$   
 (RADIAL)

REC. NO. 218032766

REC. NO. 218032766

EXISTING ZONING: PIP2  
 PROPOSED ZONING: R-5  
 665,922 S.F.  
 (15.287 ACRES)

AIRPORT OVERLAY ZONING LINE  
 $N01^{\circ}00'21''W$  886.60'

$S00^{\circ}29'25''E$  805.78'

$S89^{\circ}28'57''W$  793.21'



**NOTE:**  
 This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.



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 www.clarkis.com

Project No: 190980	Drawn: DWC Check: SLM	Date: 5/20/2020 Sheet 2 of 2
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**EXHIBIT A**  
Legal Description

May 20, 2020

A portion of that parcel described in Book 5562, Page 362, recorded October 5, 1988, of the Official Public Records of El Paso County, Colorado, being more particularly described as follows:

**COMMENCING** at the northwest corner of said parcel, being a point on the south right-of-way line of Highway 94, and a point on the east right-of-way line of Marksheffel Road; thence along said south right-of-way line, S82°07'39"E (Bearings are based on a modified Colorado State Plane Central Zone. Basis of bearings is the south right-of-way line of Highway 94 with a record bearing of S82°07'53"E, a distance of 689.89 feet, being monumented at the west by a 3-1/4" aluminum cap stamped, "PLS 9014," 0.5 feet below grade and at the east by a 3-1/4" aluminum cap stamped, "PLS 9014," flush with grade, and measured to bear S82°07'39"E, a distance of 689.83 feet), a distance of 529.69 feet, to a point on the Airport overlay zoning line, and the **POINT OF BEGINNING**; thence continuing along said south right-of-way line the following nine (9) courses:

1. S82°07'39"E, a distance of 160.14 feet;
2. S25°57'26"E, a distance of 70.45 feet;
3. S69°31'45"E, a distance of 853.71 feet;
4. S75°00'32"E, a distance of 100.07 feet;
5. S83°32'50"E, a distance of 101.04 feet;
6. S89°01'45"E, a distance of 515.57 feet;
7. S67°14'51"E, a distance of 343.97 feet;
8. S15°23'33"W, a distance of 59.13 feet;
9. S75°19'43"E, a distance of 101.94 feet, to a point on the north right-of-way line of Space Village Avenue;

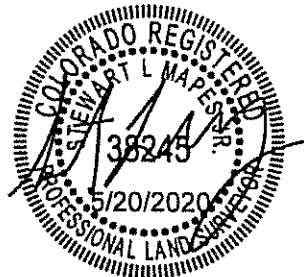
thence along said north right-of-way line the following eight (8) courses:

1. S11°45'54"W, a distance of 135.13 feet;
2. S49°02'42"W, a distance of 142.67 feet;
3. S14°51'08"W, a distance of 19.96 feet;
4. N74°00'26"W, a distance of 64.31 feet;
5. S67°57'22"W, a distance of 1079.89 feet;
6. along the arc of a non-tangent curve to the right, whose center bears N02°41'04"W, having a radius of 1860.00 feet, a central angle of 06°43'20", a distance of 218.22 feet;
7. N86°01'20"W, a distance of 288.27 feet;
8. along the arc of a curve to the right, having a radius of 2815.00 feet, a central angle of 07°38'54", a distance of 375.77 feet, to a point on said Airport overlay zoning line;

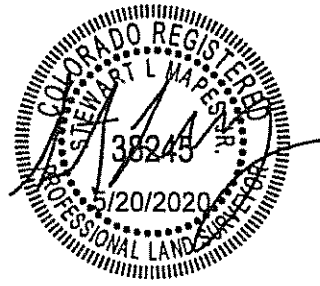
thence leaving said north right-of-way line, N01°00'21"W, along said airport overlay zoning line, a distance of 1204.63 feet, to the **POINT OF BEGINNING**.

Containing 1,658,139 Sq. Ft. or 38.066 acres, more or less.

Stewart L. Mapes, Jr.  
Colorado Professional Land Surveyor No. 38245  
For and on behalf of Clark Land Surveying, Inc.



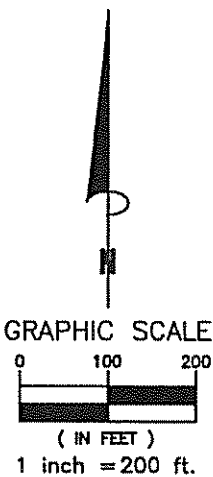
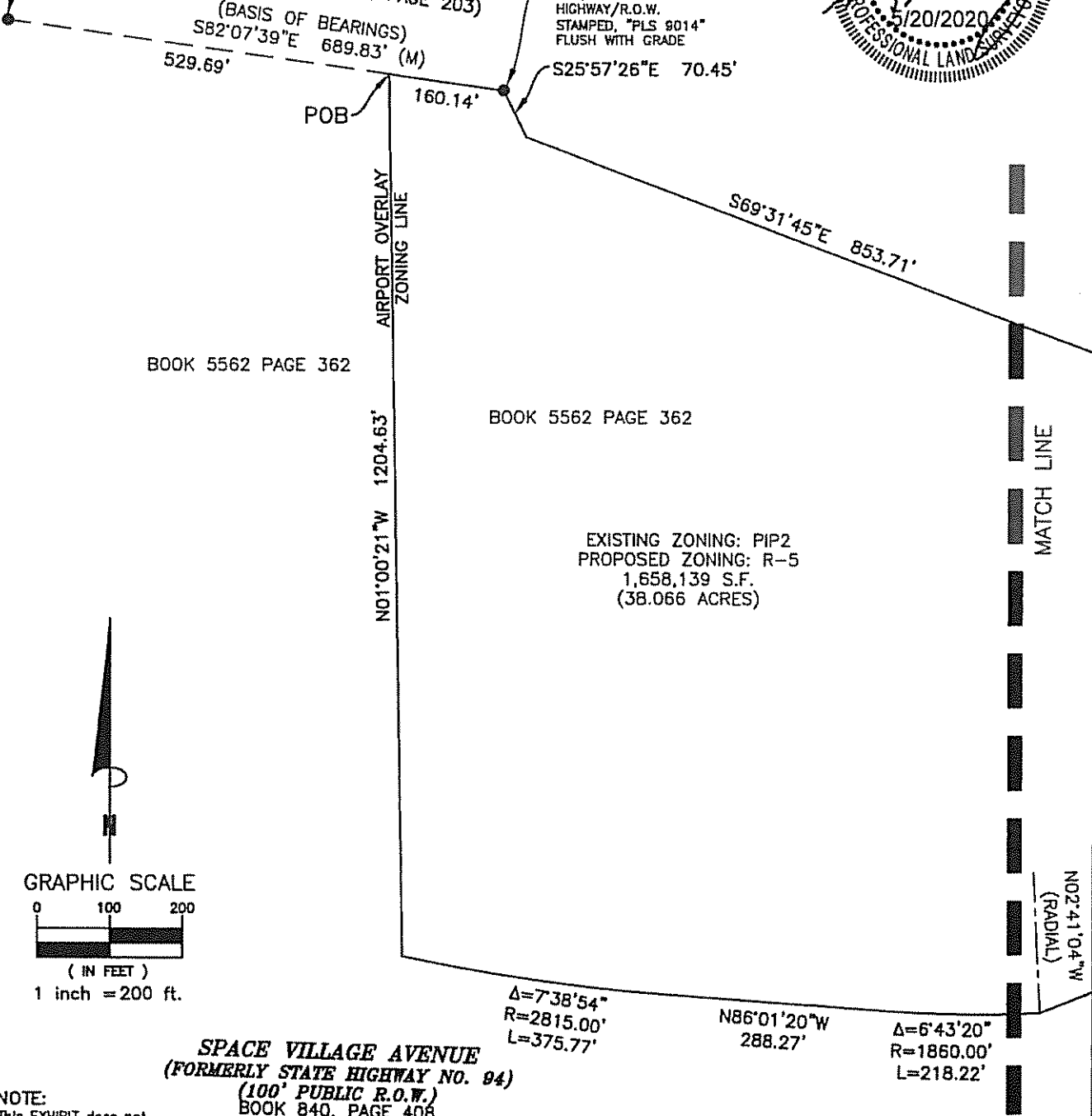
# EXHIBIT A DEPICTION OF LEGAL DESCRIPTION



POB  
FOUND 3 1/4"  
ALUMINUM CAP  
HIGHWAY/R.O.W.  
STAMPED, "PLS 9014"  
0.5' BELOW GRADE

**HIGHWAY 94**  
*(PUBLIC R.O.W. VARIES)*  
(BOOK 6620, PAGE 203)

FOUND  
3 1/4" ALUMINUM CAP  
HIGHWAY/R.O.W.  
STAMPED, "PLS 9014"  
FLUSH WITH GRADE



**SPACE VILLAGE AVENUE**  
*(FORMERLY STATE HIGHWAY NO. 94)*  
*(100' PUBLIC R.O.W.)*  
BOOK 840, PAGE 408

**NOTE:**  
This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.

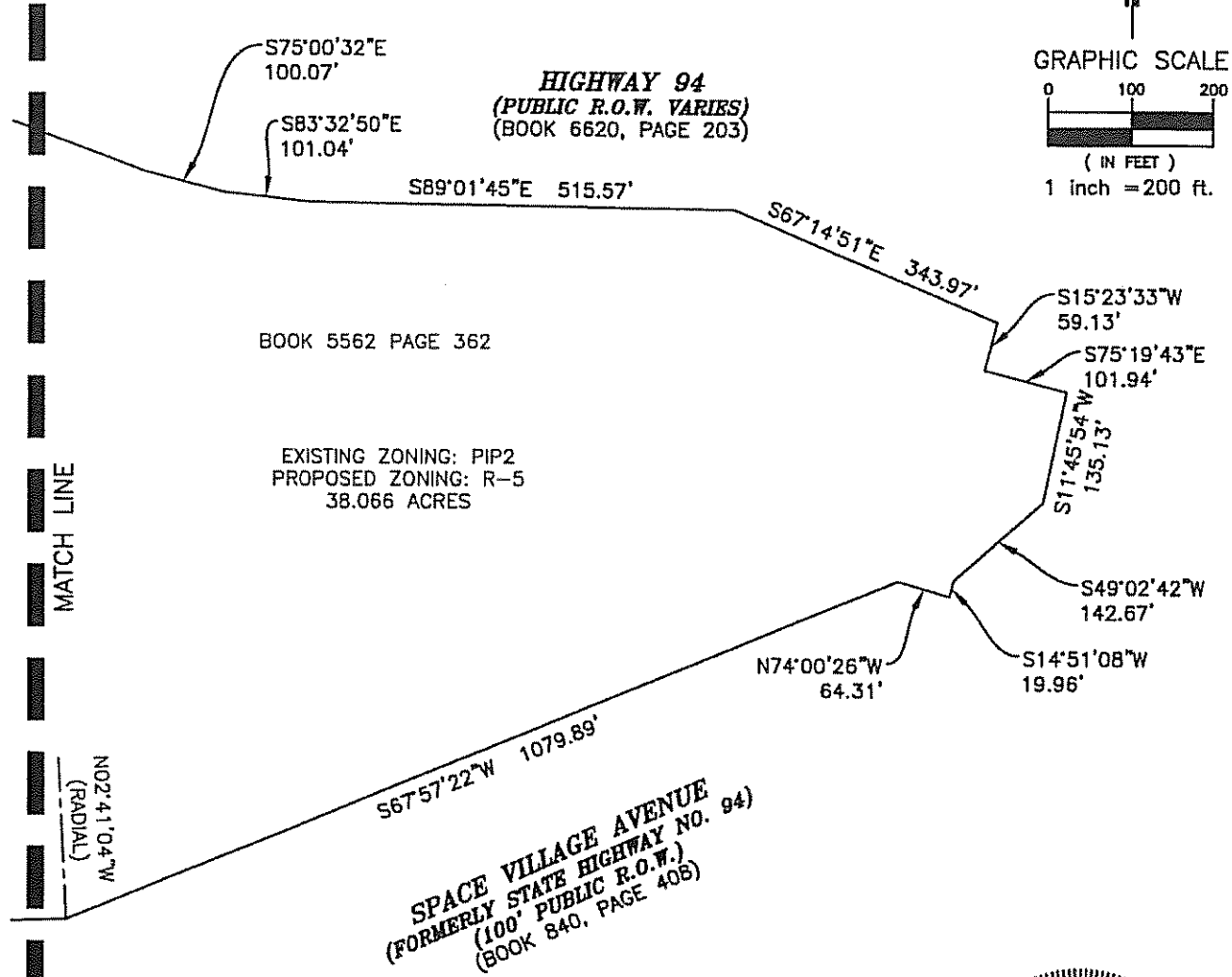
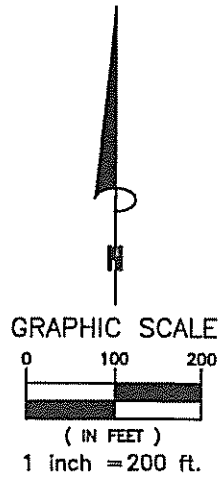
**Clark**  
Land Surveying, Inc.

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www.clarkis.com

Project No: 190980	Drawn: DWC Check: SLM	Date: 5/20/2020 Sheet 2 of 3
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# EXHIBIT A

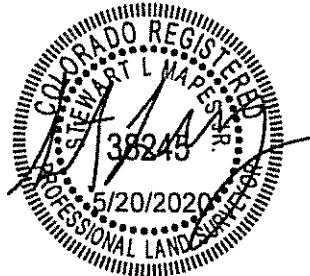
## DEPICTION OF LEGAL DESCRIPTION



BOOK 5562 PAGE 362

EXISTING ZONING: PIP2  
 PROPOSED ZONING: R-5  
 38.066 ACRES

**SPACE VILLAGE AVENUE**  
 (FORMERLY STATE HIGHWAY NO. 94)  
 (100' PUBLIC R.O.W.)  
 (BOOK 840, PAGE 40B)



**NOTE:**  
 This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.

Project No: 190980	Drawn: DWC Check: SLM	Date: 5/20/2020 Sheet 3 of 3
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**Clark** **Land Surveying, Inc.**

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