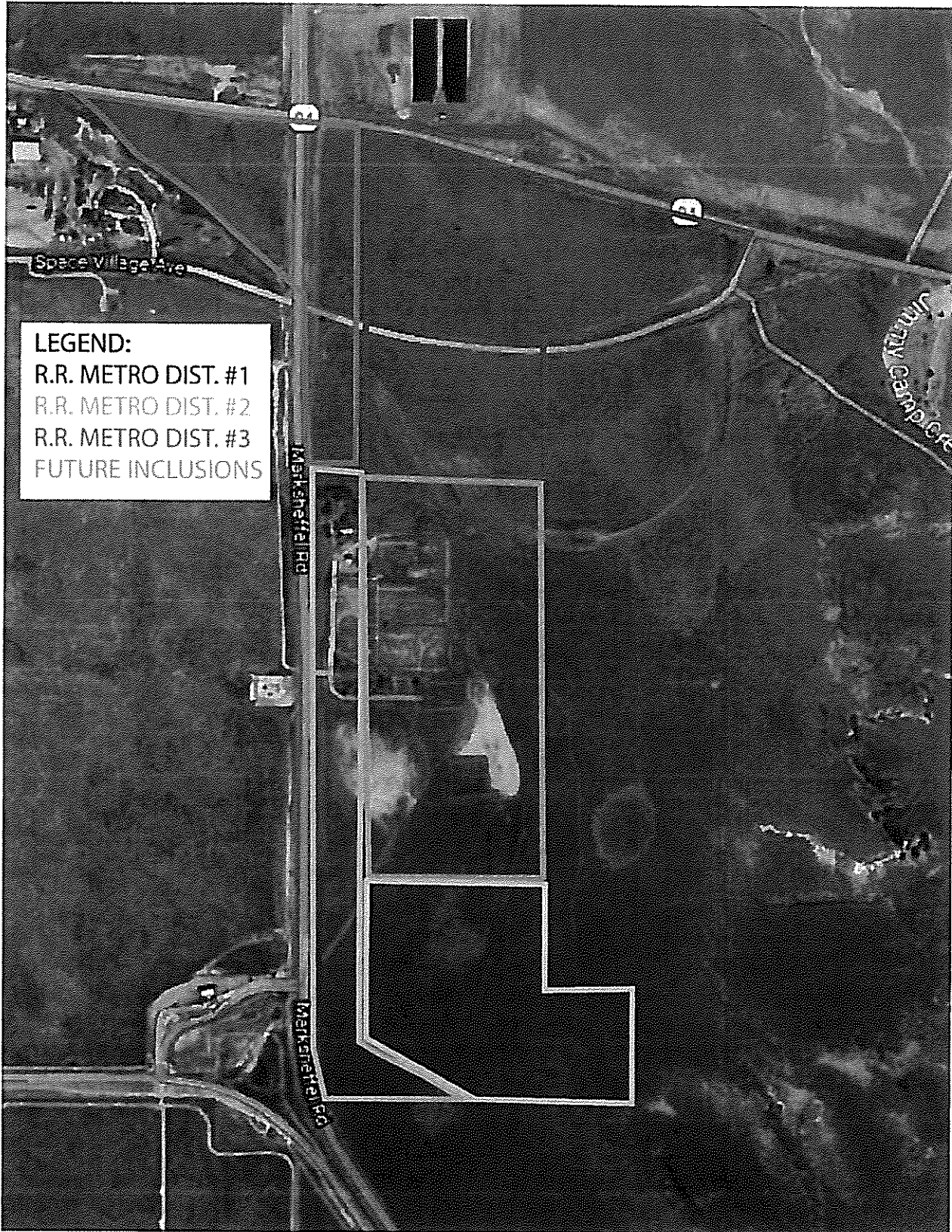


Reagan Ranch Metropolitan District No. 3

**RECEIVED**

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

JAN 25 2021  
Div of Local Government



Reagan Ranch Metropolitan District No. 3

District No. 3 Legal Description

TRACT IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14, RANGE 65, IN THE COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS: SD T RLY SLY OF HIGHWAY 94, WLY OF MARKSHEFFEL ROAD, NLY OF SPACE VILLAGE AVENUE, AND ELY AND NLY OF ABANDONED DENVER AND NEW ORLEANS RAILROAD, IDENTIFIED AS SCHEDULE NUMBER 5408000054 WITH THE EL PASO COUNTY ASSESSOR;

**RECEIVED**

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 S01°00'21"E, along said Airport overlay zoning line, a distance of 1307.18 feet, to a point on the south right-of-way line of Space Village Avenue, being the **POINT OF BEGINNING**; thence S01°00'21"E, continuing along said Airport overlay zoning line, a distance of 886.60 feet, to a point on the south line of said parcel; thence S89°28'57"W, along said south line, a distance of 581.91 feet, to a point on said east right-of-way line of Marksheffel Road; thence along said east right-of-way line, N02°58'32"W, a distance of 60.30 feet; thence continuing along said east right-of-way line, along the arc of a curve to the right, with an arc length of 69.36 feet, a radius of 1,600.00 feet, a delta angle of 02°29'01"; thence continuing along said east right-of-way line, N00°29'30"W, a distance of 882.69 feet; thence continuing along said east right-of-way line, N44°30'30"E, a distance of 52.34 feet, to a point on said south right-of-way line; thence along said south right-of-way line, S71°11'03"E, a distance of 179.18 feet; thence continuing along said east right-of-way line, along the arc of a curve to the left having a radius of 2915.00 feet, a central angle of 07°35'34", a distance of 386.29 feet, to the **POINT OF BEGINNING**.

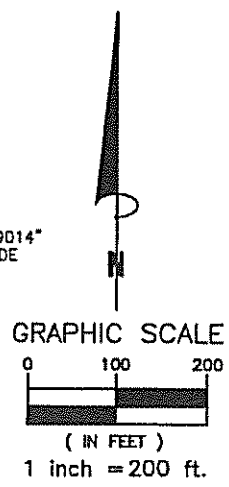
Containing 561,230 Sq. Ft. or 12.884 acres, more or less.



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



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

(BASIS OF BEARINGS)  
 S82°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

N44°30'30"E  
 52.34'

179.18'  
 S71°11'03"E

L=386.29'  
 R=2915.00'  
 Δ=7°35'34"

S01°00'21"E  
 1307.18'  
 (TIE)

POB

**MARKSHEFFEL ROAD**  
 (80' PUBLIC R.O.W.)  
 (REC. NO. 216093087)

N00°29'30"W 882.69'

REC. NO. 218032766

REC. NO. 218032766

EXISTING ZONING: PIP2  
 PROPOSED ZONING: PBC  
 561,230 S.F.  
 (12.884 ACRES)

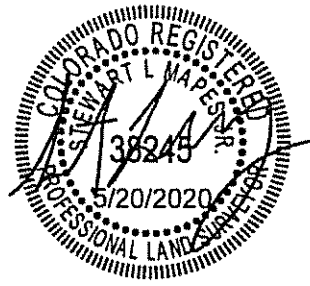
AIRPORT OVERLAY ZONING LINE

S01°00'21"E 886.60'

L=69.39'  
 R=1600.00'  
 Δ=2°29'01"

N02°58'32"W  
 60.30'

S89°28'57"W 581.91'



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

**Clark** Land Surveying, Inc.

177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270  
 www.clarkls.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

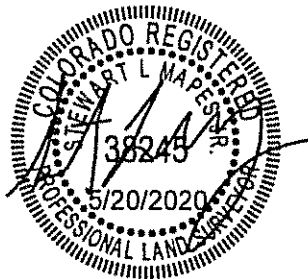
A portion of that parcel described in Book 5562, Page 362, recorded October 5, 1988, of the Official Public Records of El Paso County, Colorado, being more particularly described as follows:

**BEGINNING** at the northwest corner of said parcel, being a point on the south right-of-way line j 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 leaving said south right-of-way line, S01°00'21"E, along said zoning line, a distance of 1204.63 feet, to a point on the north right-of-way line of Space Village Avenue; thence along said north right-of-way line, along the arc of a non-tangent curve to the right, whose center bears N11°40'58"E, having a radius of 2815.00 feet, a central angle of 7°08'45", a distance of 351.08 feet; thence continuing along said north right-of-way line, N71°12'13"W, a distance of 218.95 feet; thence continuing along said north right-of-way line, transitioning to said east right-of-way line, N35°54'36"W, a distance of 81.68 feet, to a point on said east right-of-way line; thence along said east right-of-way line the following five (5) courses;

1. N00°30'20"W, a distance of 410.06 feet;
2. N02°22'05"E, a distance of 240.28 feet;
3. N00°31'32"W, a distance of 97.57 feet;
4. N89°02'42"E, a distance of 9.66 feet;
5. N06°13'39"E, a distance of 301.91 feet,

to the **POINT OF BEGINNING**.

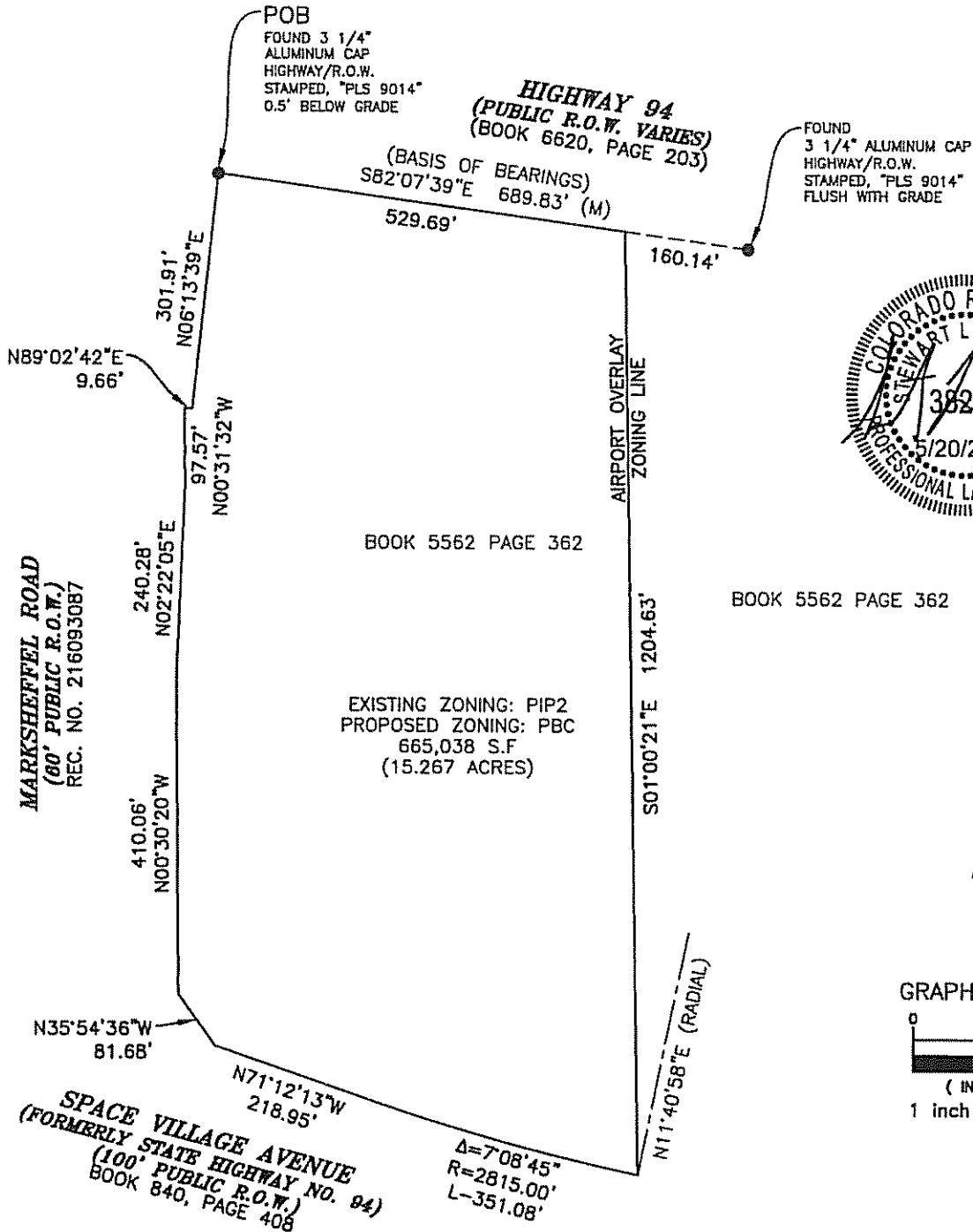
Containing 665,038 Sq. Ft. or 15.267 acres, more or less.



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



**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 2 of 2
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**Clark**  
 Land Surveying, Inc.

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