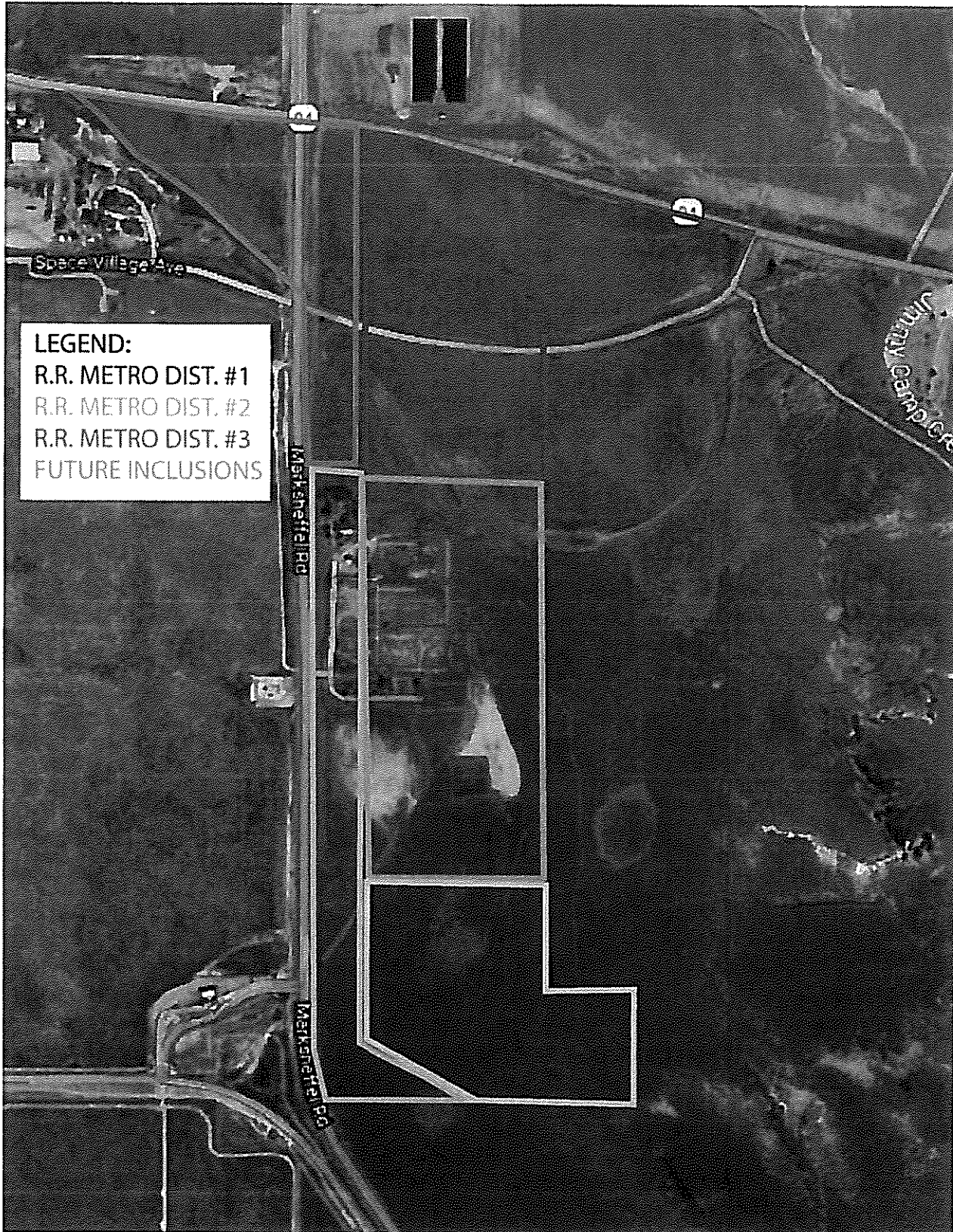


Reagan Ranch Metropolitan District No. 2

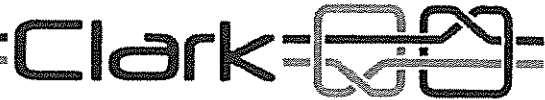
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**REAGAN RANCH METROPOLITAN DISTRICT NO. 1-3  
INITIAL INCLUSIONS & FUTURE INCLUSIONS**

JAN 25 2021  
Div of Local Government



Reagan Ranch Metropolitan District No. 2



**EXHIBIT A**  
Legal Description

May 20, 2020

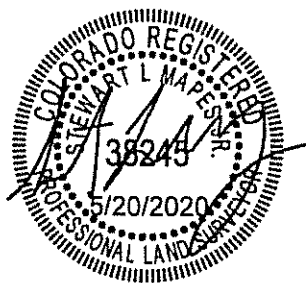
A portion of that parcel described in Reception No. 218032815, recorded March 23, 2018, of the Official Public Records of El Paso County, Colorado, being more particularly described as follows:

**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 4,922.09 feet to a point on the north line of said parcel, being the **POINT OF BEGINNING**; thence along said north line, N89°29'49"E, a distance of 927.93 feet, to the northeast corner of said parcel; thence along the east line of said parcel the following three (3) courses;

1. S01°21'41"E, a distance of 434.43 feet;
2. N89°28'36"E, a distance of 488.94 feet;
3. S01°21'24"E, a distance of 700.04 feet, to the southeast corner of said parcel;

thence along the south line of said parcel, S89°28'38"W, a distance of 1,423.85 feet, to a point on said Airport overlay zoning line; thence along said Airport overlay zoning line, N01°00'21"W, a distance of 1,134.70 feet to the **POINT OF BEGINNING**.

Containing 1,398,949 Sq. Ft. or 32.115 acres, more or less.



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

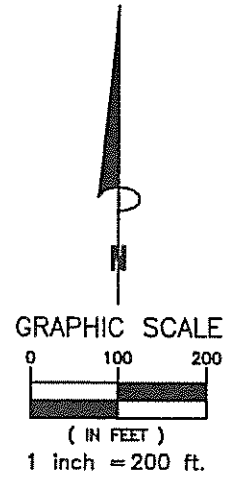
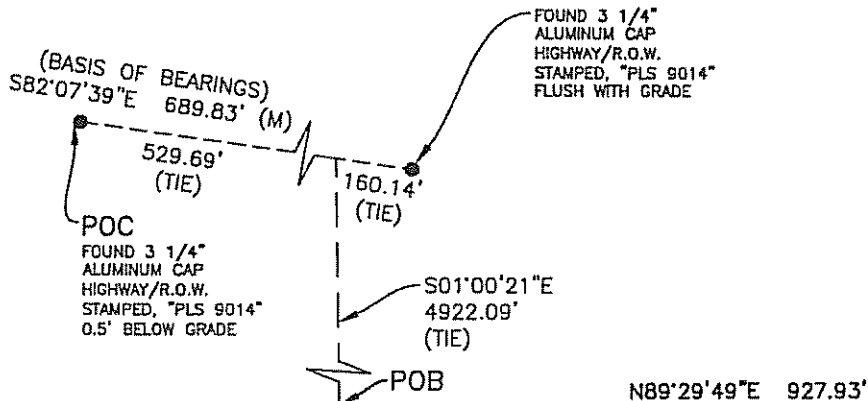
**RECEIVED**

JAN 25 2021

Div of Local Government

# EXHIBIT A

## DEPICTION OF LEGAL DESCRIPTION



REC. NO. 218032815

EXISTING ZONING: PIP2  
 PROPOSED ZONING: R-5  
 637,506 S.F.  
 (14.635 ACRES)

S01°00'21"E 1134.70'

AIRPORT OVERLAY ZONING LINE

REC. NO. 218032815

EXISTING ZONING: PIP2/PBC  
 PROPOSED ZONING: R-5  
 1,398,949 S.F.  
 (32.115 ACRES)

S01°21'41"E 434.43'

MATCH LINE

S89°28'38"W 1423.85'

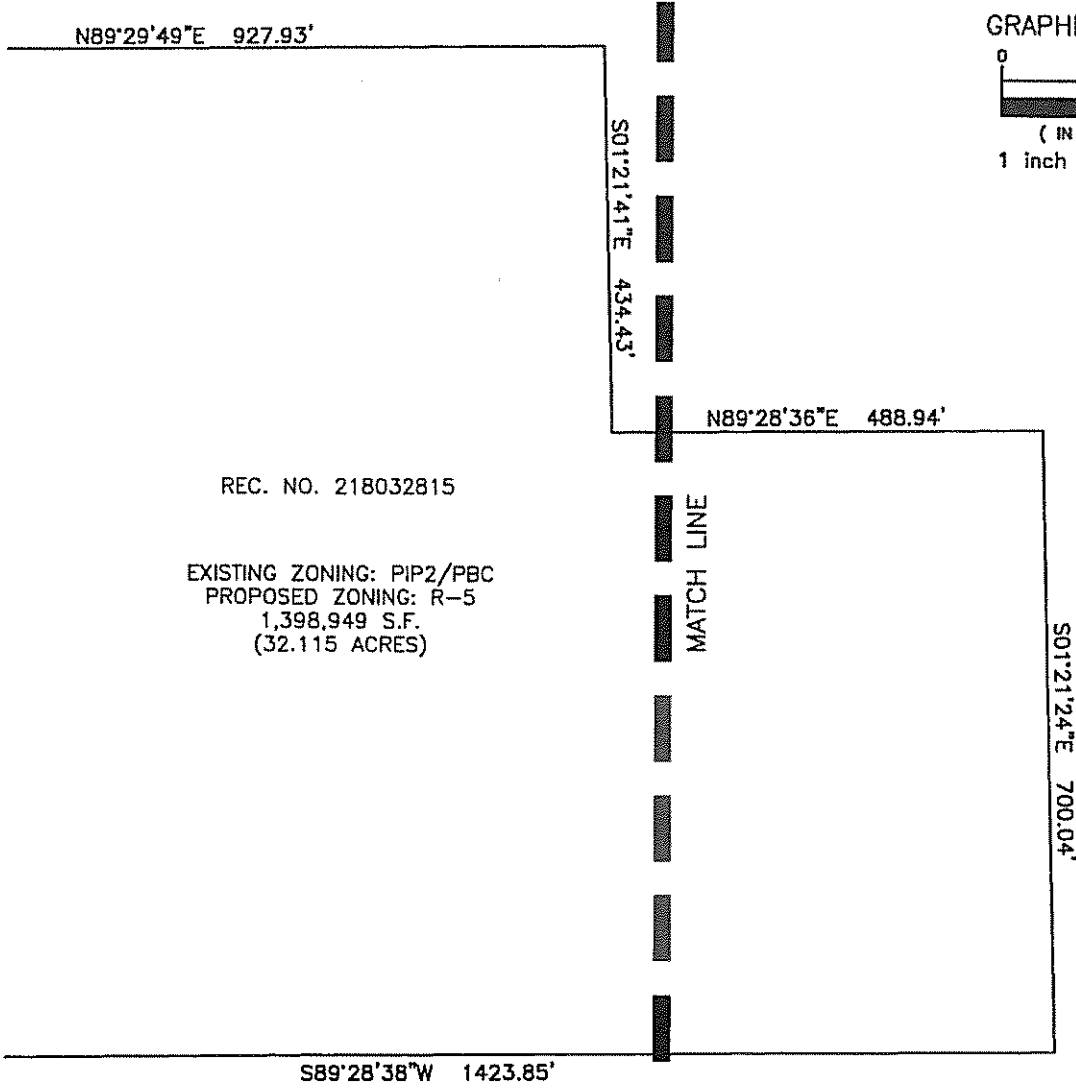
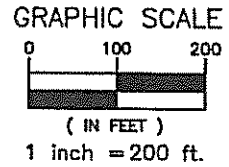


**NOTE:**  
 This EXHIBIT does not represent a monumented land survey, and is only intended to depict the attached LEGAL DESCRIPTION.

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

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 www.clarkls.com

# EXHIBIT A DEPICTION OF LEGAL DESCRIPTION



REC. NO. 218032815

EXISTING ZONING: PIP2/PBC  
PROPOSED ZONING: R-5  
1,398,949 S.F.  
(32.115 ACRES)



**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.  
177 S Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719 582 1270  
www.clarkis.com