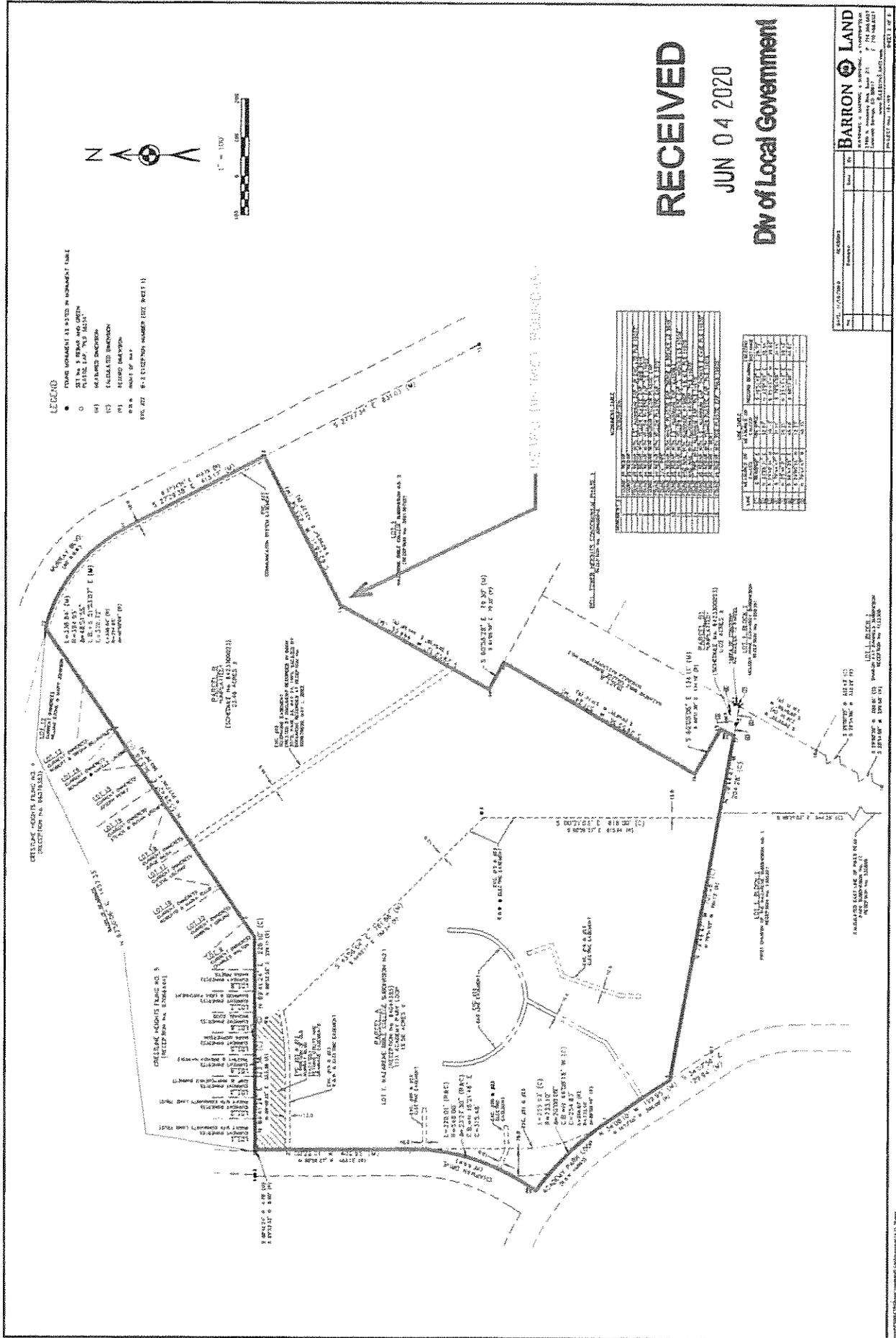


Chapel Heights Metropolitan District



RECEIVED JUN 04 2020

Div of Local Government

BARRON LAND

1200 S. Broadway, Dept. 401, P.O. Box 16117
 Denver, Colorado 80216-1117
 Phone: 303.733.1117 Fax: 303.733.1118

PLAT NO. 149, 763, 1623*

EXHIBIT A

Chapel Heights Metropolitan District

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Div of Local Government

PARCEL A:

LOT 1, NAZARENE BIBLE COLLEGE SUBDIVISION NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

A TRACT OF LAND LOCATED IN SECTION 23, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS S40° 27'01" W, A DISTANCE OF 4,219.34 FEET (ALL BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO THE WEST LINE OF SAID SECTION 23, WHICH WAS ASSUMED TO BE N 0° 25'09" W); SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MURRAY BOULEVARD AS RECORDED IN SANDPIPER SUBDIVISION FILING NO. 1 AS RECORDED IN PLAT BOOK M-3 AT PAGE 85 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 48° 50'09", A RADIUS OF 394.95 FEET, AND AN ARC LENGTH OF 336.64 FEET, (CHORD OF SAID CURVE BEARS N 51° 59'20" W); THENCE S 55° 23'06" W, 223.03 FEET; THENCE S 80° 25'40" E, 447.08 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO

AND

THAT PORTION OF SECTION 23 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23; THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION 23, 1,069.74 FEET; THENCE ANGLE RIGHT 90° 26'50" EASTERLY, 1092.56 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 28°

52'25", A RADIUS OF 1,000.00 FEET, AN ARC DISTANCE OF 503.93 FEET; THENCE ANGLE LEFT 90° 00'00" NORTHERLY FROM THE EASTERLY EXTENSION OF THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF FOUNTAIN BOULEVARD; (ALL BEARINGS HEREINAFTER USED ARE RELATIVE); THENCE ANGLE RIGHT 90° 00'00" (SOUTH 60° 39'27" EAST) 313.83 FEET; THENCE NORTH 29° 20'33" EAST, 313.68 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE NORTH 00° 00'00" EAST, 1,159.22 FEET; THENCE NORTH 59° 13'03" EAST, 752.58 FEET, THENCE SOUTH 12° 28'18" WEST, 294.82 FEET; THENCE SOUTH 29°33" WEST, 1,305.93 FEET TO THE POINT OF BEGINNING, EXCEPT A PORTION CONVEYED IN SAID DEED RECORDED AUGUST 28, 1986 UNDER RECEPTION NO. 1445110 AND NOW PLATTED AS FIRST CHURCH OF THE NAZARENE SUBDIVISION NO. 1, RECORDED SEPTEMBER 30, 1985 UNDER RECEPTION NO. 1305207, AND EXCEPT THAT PORTION OF SUBJECT PROPERTY NOW PLATTED AS NAZARENE BIBLE COLLEGE SUBDIVISION FILING NO. 2, RECORDED AUGUST 08, 2002 UNDER RECEPTION NO. 202130722, COUNTY OF EL PASO, STATE OF COLORADO

EXHIBIT A

AND

THAT PORTION OF SECTION 23 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23; THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION 23, 1069.74 FEET; THENCE ANGLE RIGHT $90^{\circ} 26' 50''$ EASTERLY, 1092.56 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF $28^{\circ} 52' 25''$, A RADIUS OF 1000.00 FEET, AN ARC DISTANCE OF 503.93 FEET; THENCE ANGLE LEFT $90^{\circ} 00' 00''$ NORTHERLY FROM THE EASTERLY EXTENSION OF THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF FOUNTAIN BOULEVARD; (ALL BEARINGS HEREINAFTER USED ARE RELATIVE); THENCE ANGLE RIGHT $80^{\circ} 00' 00''$ (SOUTH $60^{\circ} 39' 27''$ EAST) 313.83 FEET; THENCE NORTH $29^{\circ} 20' 33''$ EAST, 313.68 FEET; THENCE NORTH $00^{\circ} 00' 00''$ EAST, 1,159.22 FEET; TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE NORTH $69^{\circ} 13' 03''$ EAST, 1087.58 FEET; THENCE NORTH $27^{\circ} 08' 24''$ WEST, 616.62 FEET; THENCE NORTH $79^{\circ} 59' 13''$ WEST, 828.66 FEET TO INTERSECT A CURVE TO THE RIGHT; THENCE SOUTH $10^{\circ} 00' 47''$ WEST TO THE FORWARD TANGENT OF A CURVE TO THE RIGHT; THENCE ON THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $69^{\circ} 10' 53''$, A RADIUS OF 585.00 FEE, AN ARC DISTANCE OF 706.35 FEET; THENCE SOUTH $10^{\circ} 8' 20''$ EAST, 40.00 FEET; THENCE SOUTH $43^{\circ} 35' 50''$ EAST, 782.24 FEET, MORE OR LESS TO THE POINT OF BEGINNING, EXCEPT PORTION CONVEYED BY DEED RECORDED APRIL 02, 1982 IN BOOK 3549 AT PAGE 298 AND NOW BEING A PORTION OF CRESTLINE HEIGHTS FILING NO 4, RECORDED JUNE 19, 1996 UNDER RECEPTION NO. 86076353 AND A PORTION OF CRESTLINE HEIGHTS FILING NO. 5, RECORDED JUNE 11, 1997 UNDER RECEPTION NO. 97066444, COUNTY OF EL PASO, STATE OF COLORADO

EXHIBIT A