

A portion of the tract of land described in the Warranty Deed recorded at Reception No. 217058373 of the records of El Paso County, Colorado and located in a portion of the North 472 feet of Government Lot 5, being the Southwest quarter of the Northwest quarter (SW1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

COMMENCING at a No. 6 rebar with 3-1/4" aluminum cap stamped by PLS No. 19586 at the Northeast corner of Government Lot 4, being the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., from which a No. 6 rebar with 3-1/4" aluminum cap stamped by RLS No 10377 bears N00°28'36"W a distance of 1320.85 feet at the Northeast corner of the Southwest quarter of the Southwest quarter (SW1/4SW1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M., and is the basis of bearings used herein; thence S00°19'26"W on the East line of said Government Lot 4, a distance of 1303.18 feet to a No. 6 rebar with 3-1/4" aluminum cap stamped by PLS No. 19586, at the Northeast corner of said SW1/4NW1/4 and the POINT OF BEGINNING; thence S00°19'26"W on the East line of said SW1/4NW1/4, a distance of 472.19 feet to the Southeast corner of said tract of land; thence S88°42'56"W on the South line of said tract of land, a distance of 290.29 feet; thence N00°46'13"W a distance of 175.60 feet; thence N64°33'08"E a distance of 270.42 feet to a point fifty (50.00) feet West of said East line, as measured perpendicular thereto; thence S89°40'34"E a distance of 19.50 feet to a point thirty and one-half (30.50) feet West of said East line, as measured perpendicular thereto; thence N00°19'26"E parallel with said East line, a distance of 186.33 feet to the North line of said SW1/4NW1/4; thence N88°42'56"E on said North line, a distance of 30.51 feet to the POINT OF BEGINNING and containing 1.744 acres or 79,949 square feet of land, more or less.

Total perimeter: 1444.84 feet.

One-sixth (1/6th) of perimeter: 240.81 feet.

Contiguous perimeter to the existing city limits: 762.47 feet.

JOB NO. 17-023

FILE: 17023fp-annex.DWG  
DATE: 5/28/19

