

DUBLIN NORTH ADDITION NO. 4
Project No. 15005
October 25, 2017
Sheet 1 of 1

LEGAL DESCRIPTION: DUBLIN NORTH ADDITION NO. 4 ANNEXATION

A tract of land being a portion of the Southwest Quarter of Section 7, Township 13 South, Range 65 West of the 6th P.M., also being Lots 3 and 4, A A SUBDIVISION (Plat Book W-2, Page 94, El Paso County, Colorado records), and adjacent Vickie Lane (50' r.o.w.), in El Paso County, Colorado, described as follows:

BEGINNING at the Southwest corner of said Lot 3;
thence N 21°21'30" W along the Westerly line of said Lot 3 and its Northerly extension, 372.80 feet to a point on the Northerly right-of-way line of said Vickie Lane;

The following 3 courses are along said Northerly right-of-way line:

- 1) N 68°38'30" E, 509.00 feet;
 - 2) along the arc of a curve to the left, said curve having a central angle of 18°40'51", a radius of 96.59 feet for an arc distance of 31.49 feet;
 - 3) N 49°57'39" E, 189.15 feet to an angle point on the Westerly boundary of DUBLIN NORTH FILING NO. 5, Reception No. 214713496 said records;
- thence S 40°02'21" E, 50.00 feet to a point on the Southerly right-of-way line of said Vickie Lane and the North line of said Lot 4;

The following 4 courses are along the lines of said Lots 3 and 4:

- 1) along the arc of a curve to the right, said curve having a central angle of 38°02'41", a radius of 120.03 feet for an arc distance of 79.70 feet;
- 2) N 88°00'20" E tangent to aforesaid curve, 185.50 feet;
- 3) S 01°59'40" E, 639.13 feet;
- 4) S 88°04'07" W, 823.35 feet to the POINT OF BEGINNING.

Contains 10.916 acres, more or less.

SURVEYOR'S STATEMENT:

I, David V. Hostetler, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached LEGAL DESCRIPTION was prepared under my direct responsibility, supervision, and checking, and on the basis of my knowledge, information and belief, is correct.

David V. Hostetler, Professional Land Surveyor
Colorado P.L.S. No. 20681
For and on behalf of LDC, Inc.

