

THE RIDGE AT SAND CREEK
LEGAL DESCRIPTION

A tract in the Southeast Quarter of Section 12, 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:

Commencing at the Southeast corner of said Southeast Quarter, thence $N00^{\circ}11'50''E$ along the Easterly line of said Southeast Quarter 130.00 feet to a point on the Northerly right of way line of U.S. Highway 24; thence $N89^{\circ}43'10''W$ along said right of way 783.70 feet to a point of curve; thence continue Westerly along said Northerly right-of-way line on a curve to the right having a radius of 5660.0 feet, a central angle of $3^{\circ}35'00''$ a distance of 354.00 feet to a point of tangent; thence $N86^{\circ}08'10''W$ along said Northerly right-of-way line and said tangent 1124.86 feet; thence $N3^{\circ}10'00''E$ a distance of 534.69 feet to an angle point; thence $N00^{\circ}10'00''E$ a distance of 10.40 feet to a point on the Southerly line of a drainage right of way as described in Book 2336 at Page 572 of the records of said El Paso County; thence $N89^{\circ}45'10''W$ on said Southerly line a distance of 64.23 feet to the Southwest corner of said drainage right of way; thence $N00^{\circ}14'50''E$ on the Westerly line of said drainage right of way a distance of 300.00 feet to the Northwest corner of said drainage right of way; thence $S89^{\circ}45'10''E$ on the Northerly line of said drainage right of way a distance of 64.46 feet; thence $N3^{\circ}41'40''E$ a distance of 385.90 feet to the TRUE POINT OF BEGINNING of the tract to be described hereby; thence continue $N3^{\circ}41'40''E$ a distance of 252.70 feet to a point of curve; thence continue Northeasterly on a curve to the right having a radius of 437.50 feet and a central angle of $13^{\circ}30'00''$ a distance of 103.08 feet to a point of tangent; thence $N17^{\circ}11'40''E$ on said tangent 210.37 feet to a point of curve; thence continue Northeasterly on a curve to the right having a radius of 644.50 feet and a central angle of $41^{\circ}00'24''$ a distance of 461.27 feet to a point of tangent; thence $N58^{\circ}12'04''E$ on said tangent 612.52 feet to a point on the Southerly right of way line of Galley Road as described in Book 2336 at Page 571 of said records of El Paso County; thence $N86^{\circ}13'35''W$ on said Southerly line a distance of 1288.55 feet to a point on the Easterly right of way line of Babcock Road as described in Book 441 at Page 11 of said records of El Paso County; thence $S00^{\circ}14'50''W$ of said Easterly line a distance of 1317.38 feet; thence $S89^{\circ}45'10''E$ a distance of 397.66 feet to the POINT OF BEGINNING.