

LEGAL DESCRIPTION

A parcel of land located in the northwest one-quarter of SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., El Paso County, Colorado. A portion of Lots in Block 6 and Block 8 except Block 7 and portions of street right of ways all in PARK VISTA ADDITION as recorded at Plat Book W page 69, in the records of El Paso County, State of Colorado, more particularly described as follows;

BEGINNING at the northeast corner of Lot 44 Block 8 of said PARK VISTA ADDITION ;

thence S00°10'50"E and coincident with the east boundary of said Lot 44 to the south boundary of said lot 44 a distance of 119.77 feet;

thence S89°49'10"W and coincident with the south boundary of Lots 44 thru 37, Block 8 a distance of 480.00 feet to the southwest corner of said lot 37;

thence S00°10'50"E and coincident with the east boundary of Lot 12, Block 8 to the south boundary of said lot 12 and the north boundary of Siferd Blvd. a distance of 120.00 feet;

thence S89°49'10"W and coincident with the north boundary of said Siferd Blvd. a distance of 590.19 feet;

thence S00°10'50"E a distance of 80.00 feet to a point of curve on the east boundary line of Lot 1 Block 9 in said PARK VISTA ADDITION;

thence along the arc of a non-tangent curve to the left, said curve having a central angle of 90°00'00", a radius of 20.00 feet and an arc length of 31.42 feet, a chord bearing of N45°10'50"W, chord length of 28.28 feet to a point on the south boundary of said Siferd Blvd.;

thence S89°49'10"W and coincident with the south boundary of said Siferd Blvd. a distance of 226.51 feet to a point of curve;

thence along the arc of a tangent curve to the right, said curve having a central angle of 26°15'30", a radius of 130.00 feet and an arc length of 59.58 feet;

thence N63°55'20"W and coincident with the south boundary of said Siferd Blvd. a distance of 73.91 feet;

thence N30°59'57"E a distance of 74.30 feet to a point on the southeasterly boundary line of Lot 19. Block 2 and the northwest boundary of Date Street (formerly dahlia St.) in said PARK VISTA ADDITION;

thence N43°03'30"E and coincident with the north boundary of said Dahlia Street a distance of 308.84 feet;

thence S46°56'30"E a distance of 60.00 feet to a point on the southeast boundary of said Date Street and a point of curve;

thence along the arc of a non-tangent curve to the right, said curve having a central angle of 46°45'40", a radius of 20.00 feet and an arc length of 16.32 feet, a chord bearing of N66°26'20"E, chord length of 15.87 feet to a point on the south boundary of Lotus Street (formerly Lily St.);

thence N89°49'10"E and coincident with the south boundary line of said Lily Street a distance of 917.64 feet;

thence N00°10'50"W a distance of 60.00 feet to a point on the north boundary line of said Lily Street;

thence N89°49'10"E and coincident with the north boundary line of said Lily Street a distance of 274.53 feet to the point of a curve;

thence along the arc of a tangent curve to the left, said curve having a central angle of 46°45'40", a radius of 20.00 feet and an arc length of 16.32 feet;

thence N43°03'30"E and coincident with the northwest boundary line Lily Place a distance of 232.16 feet to a point on the south corner of Lot 3, Block 6 of said PARK VISTA ADDITION;

the following 3 courses are coincident with the boundary lines of Lots 3 and 2, Block 6. in said PARK VISTA ADDITION;

thence N46°56'30"W a distance of 120.00 feet;

thence N43°03'30"E a distance of 120.00 feet;

thence S46°56'30"E a distance of 106.79 feet to a point on the west boundary line of said Siferd Boulevard;

thence N00°08'50"W and coincident with the west boundary of said Siferd Boulevard a distance of 280.76 feet;

thence N89°51'10"E a distance of 60.00 feet to a point on the east boundary line of said Siferd Boulevard;

thence S00°08'50"E and coincident with the east boundary of said Siferd Boulevard a distance of 269.46 feet to a point of a curve;

thence along the arc of a tangent curve to the left, said curve having a central angle of 90°00'00", a radius of 20.00 feet and an arc length of 31.42 feet;

thence N89°51'10"E and coincident with the north boundary of a road right of way to a point on the east boundary of said PARK VISTA ADDITION a distance of 100.00 feet;

thence S00°08'50"E and coincident with the east boundary of said PARK VISTA ADDITION a distance of 60.00 feet to the south boundary of said road right of way;

thence S89°51'10"W and coincident with the south boundary of said road right of way a distance of 100.00 feet to a point of a curve;

thence along the arc of a tangent curve to the left, said curve having a central angle of 90°00'00", a radius of 20.00 feet and an arc length of 31.42 feet to a point on the east boundary of said Siferd Boulevard;

thence S00°08'50"E and coincident with the east boundary of said Siferd Boulevard a distance of 453.18 feet to a point of a curve;

thence along the arc of a tangent curve to the left, said curve having a central angle of 36°52'00", a radius of 50.00 feet and an arc length of 32.17 feet to a point of reverse curve to the right;

thence along the arc of a tangent curve to the right, said curve having a central angle of 163°42'04", a radius of 50.00 feet and an arc length of 142.86 feet to a point to a point of reverse curve to the left;

thence along the arc of a tangent curve to the left, said curve having a central angle of 36°52'00", a radius of 50.00 feet and an arc length of 32.17 feet to a point on the south boundary line of said Siferd Boulevard;

thence S89°49'10"W and coincident with the south boundary of said Siferd Boulevard a distance of 305.85 feet

thence N00°10'50"W a distance of 60.00 feet to a point on the north boundary line of said Siferd Boulevard;

thence N89°49'10"E and coincident with the north boundary of said Siferd Boulevard a distance of 239.69 feet to the point of a curve;

thence along the arc of a tangent curve to the left, said curve having a central angle of 136°46'58", a radius of 20.00 feet and an arc length of 47.74 feet to a point on the southwest boundary line of Lotus Street;

thence N46°56'30"W a distance of 291.95 feet to a point of a curve;

thence along the arc of a tangent curve to the left, said curve having a central angle of 34°36'31", a radius of 20.00 feet and an arc length of 12.08 feet to the **POINT OF BEGINNING.**

Said portion containing a protracted area of 441,914 Square feet.



ANNEXATION

Lotus Siferd Addition No.1
Description

Drawn By: R. Kotwica	Date: 07/17/2025
Job Number: 2025006	PAGE 1 OF 1