

LEGAL DESCRIPTION
CORDERA FILING NO. 3I

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, THE NORTHEAST ONE-QUARTER OF SECTION 27, AND THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 26 BEING MONUMENTED ON BOTH ENDS BY A FOUND 3-1/4" ALUMINUM CAP WITH ILLEGIBLE STAMPING AND IS ASSUMED TO BEAR NORTH 89°18'07" EAST 2644.70 FEET

COMMENCE AT THE WEST END OF SAID NORTH LINE; THENCE NORTH 89 18'07" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 16.51 FEET; THENCE SOUTH 00°41'53" EAST, A DISTANCE OF 30.00 FEET TO THE MOST WESTERLY CORNER OF CORDERA FILING NO. 4 RECORDED ON JANUARY 20, 2017 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 217713897 AND THE **POINT OF BEGINNING**.

THENCE ALONG THE SOUTH LINES OF SAID CORDERA FILING NO. 4 THE FOLLOWING 3 COURSES:

1. THENCE SOUTH 69°31'59" EAST, A DISTANCE OF 404.39 FEET;
2. THENCE SOUTH 70°47'29" EAST, A DISTANCE OF 384.86 FEET;
3. THENCE SOUTH 70°14'08" EAST, A DISTANCE OF 11.44 FEET TO THE MOST NORTHERLY CORNER OF CORDERA FILING NO. 3H RECORDED ON JUNE 16, 2016 IN SAID RECORDS UNDER RECEPTION NUMBER 216713791;

THENCE ALONG THE WEST LINES OF SAID CORDERA FILING NO. 3H THE FOLLOWING 14 COURSES:

1. THENCE SOUTH 19°45'52" WEST, A DISTANCE OF 7.00 FEET;
2. THENCE SOUTH 11°51'54" EAST, A DISTANCE OF 163.95 FEET;
3. THENCE SOUTH 35°05'51" WEST, A DISTANCE OF 107.13 FEET;
4. THENCE SOUTH 67°11'39" WEST, A DISTANCE OF 76.92 FEET;
5. THENCE NORTH 84°16'02" WEST, A DISTANCE OF 130.72 FEET;
6. THENCE SOUTH 56°26'11" WEST, A DISTANCE OF 98.09 FEET;
7. THENCE SOUTH 70°57'46" WEST, A DISTANCE OF 94.99 FEET;
8. THENCE SOUTH 76°48'18" WEST, A DISTANCE OF 75.00 FEET;
9. THENCE SOUTH 72°29'35" WEST, A DISTANCE OF 70.28 FEET;
10. THENCE SOUTH 61°23'42" WEST, A DISTANCE OF 73.66 FEET;
11. THENCE SOUTH 57°46'52" WEST, A DISTANCE OF 85.08 FEET;
12. THENCE SOUTH 60°35'13" WEST, A DISTANCE OF 34.50 FEET TO A 1,467.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 60°35'13" EAST;

13. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°22'30", AN ARC DISTANCE OF 9.61 FEET;
14. THENCE SOUTH 60°12'43" WEST, A DISTANCE OF 65.00 FEET TO A 1,532.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 60°12'43" EAST AND THE MOST SOUTHERN CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE PERMANENT EASEMENT AGREEMENT RECORDED ON DECEMBER 02, 2014 IN SAID RECORDS UNDER RECEPTION NUMBER 214110671;

THENCE NORTHWESTERLY ALONG SAID CURVE AND THE WEST LINE OF SAID PERMANENT EASEMENT AGREEMENT, THROUGH A CENTRAL ANGLE OF 00°56'13", AN ARC DISTANCE OF 25.06 FEET;

THENCE NORTH 28°51'04" WEST, ALONG PORTIONS OF SAID WEST LINE, A DISTANCE OF 620.86 FEET TO A TANGENT 986.50 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 61°08'56" WEST;

THENCE ALONG SAID WEST LINE, THE FOLLOWING 15 COURSES:

1. THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°49'42", AN ARC DISTANCE OF 48.70 FEET;
2. THENCE SOUTH 64°18'44" WEST, A DISTANCE OF 2.05 FEET;
3. THENCE NORTH 25°41'16" WEST, A DISTANCE OF 11.89 FEET TO A 74.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 49°55'56" WEST;
4. THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°40'26", AN ARC DISTANCE OF 110.65 FEET;
5. THENCE SOUTH 54°15'30" WEST, A DISTANCE OF 6.36 FEET TO A TANGENT 971.50 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 35°44'30" EAST;
6. THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°51'15", AN ARC DISTANCE OF 48.40 FEET;
7. THENCE NORTH 38°18'04" WEST, A DISTANCE OF 21.51 FEET;
8. THENCE SOUTH 51°41'56" WEST, A DISTANCE OF 10.00 FEET;
9. THENCE NORTH 38°18'04" WEST, A DISTANCE OF 30.00 FEET;
10. THENCE NORTH 51°41'56" EAST, A DISTANCE OF 10.00 FEET;
11. THENCE NORTH 38°18'04" WEST, A DISTANCE OF 5.49 FEET TO A 1,028.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 38°34'47" EAST;
12. THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°01'32", AN ARC DISTANCE OF 36.36 FEET TO A 990.50 FOOT RADIUS REVERSE CURVE;
13. THENCE NORTHEASTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 01°12'39", AN ARC DISTANCE OF 20.93 FEET TO A 80.00 FOOT RADIUS COMPOUND CURVE;
14. THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 96°38'30", AN ARC DISTANCE OF 134.94 FEET TO A 717.50 FOOT RADIUS COMPOUND CURVE;
15. THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°07'26", AN ARC DISTANCE OF 139.30 FEET TO A 1,040.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 24°08'48" EAST AND A POINT ON THE SOUTH LINE OF OLD RANCH ROAD RIGHT-OF-WAY AS DEDICATED ON THE PLAT OF

ACADEMY HIGH SCHOOL FILING NO. 5 RECORDED ON SEPTEMBER 19, 1997 IN SAID RECORDS UNDER RECEPTION NUMBER 97110362;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°23'02", AN ARC DISTANCE OF 442.60 FEET TO A POINT ON THE SOUTH LINE OF THE PREVIOUSLY EXISTING OLD RANCH ROAD RIGHT-OF-WAY;

THENCE NORTH 89°45'46" EAST, ALONG SAID SOUTH LINE AND A LINE BEING 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 27, A DISTANCE OF 137.06 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 27;

THENCE NORTH 00°36'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 10.01 FEET TO A POINT ON THE SOUTH LINE OF THE PREVIOUSLY EXISTING OLD RANCH ROAD RIGHT-OF-WAY;

THENCE NORTH 89°18'07" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 16.56 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 570,978 SQUARE FEET OR (13.10785 ACRES), MORE OR LESS.