



20 Boulder Crescent, STE 110
Colorado Springs, CO 80903
Mail to: PO Box 1360
Colorado Springs, CO 80901
719.955.5485

**SORPRESA EAST ADDITION
LEGAL DESCRIPTIONS**

TITLE COMMITMENT LEGAL DESCRIPTION:

PARCEL A:

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., WHOSE LOCATIONS AND BOUNDARIES ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THAT IS ON A LINE DRAWN PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, AND 860 FEET SOUTHERLY THEREFROM, SAID POINT BEING 211.8 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AS MEASURED ON SAID PARALLEL LINE; THENCE WESTERLY ON SAID PARALLEL LINE A DISTANCE OF 211.8 FEET; THENCE ANGLE LEFT 88°16'30" SOUTHERLY A DISTANCE OF 1058.8 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE TRACT OF LAND TO BE DESCRIBED HEREBY; THENCE ANGLE RIGHT 88°16'30" WESTERLY A DISTANCE OF 423.6 FEET; THENCE ANGLE LEFT 88°16'30" SOUTHERLY A DISTANCE OF 663.78 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 843.85 FEET WESTERLY FROM THE SOUTHEAST CORNER THEREOF; THENCE EASTERLY ON SAID SOUTH LINE A DISTANCE OF 423.81 FEET THENCE ANGLE LEFT 87°18' NORTHERLY A DISTANCE OF 656.56 FEET MORE OR LESS TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTHERLY 360 FEET ON THE EASTERLY LINE THEREOF; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 423.6 FEET; THENCE ANGLE LEFT 88°16'30" SOUTHERLY 1058.8 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 423.6 FEET; THENCE ANGLE LEFT 88°16'30" SOUTHERLY PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 344.4 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE ANGLE RIGHT 88°16'30" WESTERLY PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 326.93 FEET; THENCE ANGLE LEFT 88°16'30" SOUTHERLY PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 324.92 FEET, MORE OR LESS, TO INTERSECT THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE ANGLE LEFT

92°42' EASTERLY ON SAID SOUTH LINE 327.16 FEET TO INTERSECT A LINE DRAWN SOUTHERLY FROM THE POINT OF BEGINNING AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTHERLY ON SAID PARALLEL LINE 319.38 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED TRACT OVER AND ACROSS THE RIGHT OF WAY DESCRIBED IN INSTRUMENT RECORDED IN BOOK 1587 AT PAGE 149 UNDER RECEPTION NO. 10735, IN THE COUNTY OF EL PASO, STATE OF COLORADO.

LEGAL DESCRIPTION: (METES/BOUNDS AS SURVEYED)

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4, SE 1/4) OF SECTION 6, T13S R65W OF THE 6th P.M. EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF (NW 1/4, SE 1/4) OF SECTION 6, FROM WHICH THE SOUTHWEST CORNER OF SAID (NW 1/4, SE 1/4) BEARS S87°07'10"W A DISTANCE OF 162.97 FEET, SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF "WOODMEN VISTAS SUBDIVISION" AS RECORDED UNDER RECEPTION NO. 208712760 IN THE EL PASO COUNTY RECORDS;

THENCE N00°10'04"W ALONG THE EAST LINE THEREOF, 328.82 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN A QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 201168820;

THENCE N88°43'47"E ALONG THE SOUTHERLY LINE THEREOF, 327.12 FEET TO THE SOUTHEAST CORNER OF SAID QUIT CLAIM DEED;

THENCE N00°11'01"W, ALONG THE EASTERLY LINE THEREOF AND ALONG THE EASTERLY LINES OF QUIT CLAIM DEED UNDER RECEPTION NO. 213108148 AND WARRANTY DEED UNDER RECEPTION NO. 205009334, A DISTANCE OF 348.52 FEET TO THE SOUTH LINE OF 30 FOOT SORPRESA LANE AS RECORDED IN BOOK 1587 AT PAGE 149 OF THE EL PASO COUNTY RECORDS;

THENCE N87°59'29"E ALONG THE SOUTHERLY LINE THEREOF 423.10 FEET TO THE WESTERLY LINE OF THE C. ARLENE NANCE PROPERTY (NO RECORDING INFORMATION KNOWN);


THENCE S00°14'19"E ALONG THE WESTERLY LINE THEREOF AND ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN A WARRANTY DEED RECORDED UNDER RECEPTION NO. 204150183 IN THE EL PASO COUNTY RECORDS A DISTANCE OF 661.40 FEET TO THE NORTH LINE OF "LODGE AT BLACK FOREST SUBDIVISION FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 214713432 IN THE EL PASO COUNTY RECORDS;

THENCE S87°05'29"W ALONG THE NORTHERLY LINE THEREOF, 423.81 FEET;

THENCE CONTINUING S87°06'40"W ALONG SAID NORTHERLY LINE 327.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 8.8929 ACRES OF LAND, MORE OR LESS.

PREPARED BY:


VERNON P. TAYLOR, COLORADO PLS NO. 25966 DATE 8/29/18
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903

