



**LEGAL DESCRIPTION:**

A PORTION OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE EAST LINE OF LOT 1, BLOCK 1, INTERNATIONAL BIBLE SOCIETY FILING NO. 1 AS PLATTED IN THE EL PASO COUNTY RECORDS IN PLAT BOOK O-4 AT PAGE 86 BEING MONUMENTED AT BOTH ENDS BY A SURVEY CAP STAMPED "PLS 20681" ASSUMED TO BEAR S00°01'38"E A DISTANCE OF 700.00 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, INTERNATIONAL BIBLE SOCIETY FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°01'38"W AND ON THE EAST LINE OF SAID LOT 1 A DISTANCE OF 700.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE EASTERLY AND SOUTHERLY AND ON THE BOUNDARY OF FLYING HORSE RANCH ADDITION AS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NUMBER 204011499 THE FOLLOWING TWO (2) COURSES:

1. N89°04'45"E A DISTANCE OF 622.45 FEET;
  2. S00°05'27"W A DISTANCE OF 701.12 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NEW LIFE DRIVE;
- THENCE S89°10'49"W ON THE NORTH RIGHT-OF-WAY OF NEW LIFE DRIVE A DISTANCE OF 620.99 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 435,498 SQ. FEET, OR 9.998 ACRES.

TOGETHER WITH THAT PORTION OF NEW LIFE DRIVE DESCRIBED AS FOLLOWS: COMMENCING AT SAID SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, INTERNATIONAL BIBLE SOCIETY FILING NO.1, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID NEW LIFE DRIVE AND THE POINT OF BEGINNING; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. N89°10'49"E, ON SAID NORTH RIGHT-OF-WAY LINE, 620.99 FEET TO A POINT ON THE BOUNDARY LINE OF SAID FLYING HORSE RANCH ADDITION;

2. THENCE CONTINUING N89°10'49"E ON THE NORTH RIGHT-OF-WAY OF NEW LIFE DRIVE A DISTANCE OF 782.58 TO A POINT ON CURVE, THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 9°43'06", A RADIUS OF 1,372.48 FEET AN ARC DISTANCE OF 232.80 FEET, HAVING A CORD BEARING OF N74°59'05"E AND A CHORD DISTANCE OF 232.52 FEET TO A POINT ON CURVE;

3. THENCE S10°30'50"E A DISTANCE OF 36.48 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 24°15'22", A RADIUS OF 441.27 FEET AN ARC DISTANCE OF 186.81 FEET, HAVING A CHORD BEARING OF S88°23'10"E AND A CHORD DISTANCE OF 185.42 FEET TO A POINT OF TANGENT; THENCE S76°15'28"E A DISTANCE OF 10.42 FEET; THENCE S76°15'29"E A DISTANCE OF 44.16 FEET; THENCE S00°15'49"W A DISTANCE OF 82.27 FEET; THENCE S00°15'49"W A DISTANCE OF 49.13 FEET; THENCE S89°03'26"W A DISTANCE OF 135.67 FEET; THENCE S50°57'29"W A DISTANCE OF 44.93 FEET; THENCE S89°10'49"W A DISTANCE OF 1,701.97 FEET; THENCE N00°01'28"W A DISTANCE OF 160.02 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 306,005SQ. FEET OR 7.025 ACRES.

CONTAINING A COMBINED AREA OF 741,503 SQ. FEET OR 17.023 ACRES.



**LEGAL DESCRIPTION STATEMENT**

I, JAMES L. SINCOVEC, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS CORRECT.

A handwritten signature in blue ink, which appears to read 'James L. Sincovec', is written over a circular professional seal. The seal contains the text 'COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR', 'JAMES L. SINCOVEC', '17502', and the date '5-17-16'.

JAMES L. SINCOVEC, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 17502  
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.