

LEGAL DESCRIPTION :

A parcel of land located in southeast one-quarter of SECTION 2, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., El Paso County, Colorado in the records of El Paso County, Colorado. More particularly described as follows;

BEGINNING at the southwest corner of an unplatted tract as recorded at reception number 203022065 in the records of El Paso County, Colorado;  
thence S79°26'57"E and coincident with the south line of said tract and the north boundary of the existing 60 foot road right of way as described at Book 1625 at Page 20 as recorded in the records of El Paso County, Colorado, a distance of 12.34 feet to the northwest corner of an ANNEXATION PLAT A.K.A. FALCON RIDGE ANNEX as recorded at Plat Book U-3 Page 24 in the records of El Paso County, Colorado;  
thence S80°09' 40" E and coincident with the boundary of said ANNEXATION PLAT a distance of 46.88 feet to an angle point;  
thence S36°14'25" W and coincident with the west boundary of said ANNEXATION PLAT to a point on the north line of WOODMEN ROAD FILING NO. 1 as recorded at Plat Book C-4 Page 37 in the records of El Paso County, Colorado a distance of 67.67 feet more or less;  
thence N79°12'49"W and coincident with the north line of said WOODMEN ROAD FILING NO. 1 a distance of 95.89 more or less to the northwest corner of said WOODMEN ROAD FILING NO. 1 and the northeast corner of an unplatted tract with tax schedule number 7302400001, reception no. 205118315;  
thence N58°16'52"E a distance of 89.20 feet to the point of beginning.  
Said portion containing a protracted area of 4,683 Square feet.

All bearings in this description are relative to a line between the most northerly corner of Lot 28, a found red cap PLS #27234 and the most easterly corner of lot 29, a found #4 rebar all in said THE VILLAGE AT PEREGRINE FILING NO. 1 subdivision which is assumed to bear S44°57'31"E. Tie to P.O.B. from said #4 rebar bears S85°37'21"E a distance of 557.92 feet.

This legal description was prepared for and on behalf of The City of Colorado Springs by  
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**ANNEXATION**

Woodmen Road Addition No.3  
Description

Drawn By: R. Kotwica Date: 02/28/2022

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