

## LEGAL DESCRIPTION: THE RESERVE AT INDIGO RANCH FILING NO.2

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY BOUNDARY LINE OF TRACT J AS PLATTED IN THE RESERVE AT INDIGO RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 213713386, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR  $N00^{\circ}57'47''E$ , A DISTANCE OF 530.85 FEET.

LOTS 35 THROUGH 64, INCLUSIVE, AND TRACTS H, I, AND L, THE RESERVE AT INDIGO RANCH FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED UNDER RECEPTION NO. 213713386, RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 4.842 ACRES.

TOGETHER WITH A PORTION OF RIPPY DRIVE AS PLATTED IN THE RESERVE AT INDIGO RANCH FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED UNDER RECEPTION NO. 213713386, RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 35 AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF EMILY LOOP AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, BEING ALSO ON THE WESTERLY RIGHT OF WAY LINE OF SAID RIPPY DRIVE, SAID POINT BEING THE POINT OF BEGINNING;

$N00^{\circ}23'05''E$ , ON THE WESTERLY RIGHT OF WAY LINE OF SAID RIPPY DRIVE AND THE EASTERLY BOUNDARY OF LOTS 35 THROUGH 38, INCLUSIVE, A DISTANCE OF 179.16 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT ON NORTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID RIPPY DRIVE, BEING ALSO THE EASTERLY BOUNDARY LINE OF LOT 38, THE SOUTHERLY BOUNDARY LINE TRACT H AND THE WESTERLY BOUNDARY LINES OF LOT 39 AND LOT 40, ALL AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, HAVING A DELTA OF  $270^{\circ}00'00''$ , A RADIUS OF 50.00 FEET AND A DISTANCE OF 235.62 FEET TO A POINT ON CURVE;

THENCE  $S00^{\circ}23'05''W$ , ON THE EASTERLY RIGHT OF WAY LINE OF SAID RIPPY DRIVE BEING ALSO THE WESTERLY BOUNDARY LINE OF LOT 41 AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, A DISTANCE OF 128.85 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 41, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID EMILY LOOP;

THENCE  $N89^{\circ}58'31''W$ , ON THE NORTHERLY RIGHT OF WAY OF SAID EMILY LOOP, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.341 ACRES

TOGETHER WITH A PORTION OF RIPPY DRIVE AS PLATTED IN THE RESERVE AT INDIGO RANCH FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED UNDER RECEPTION NO. 213713386, RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 58 AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO.1, BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF EMILY LOOP AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO.1, BEING ALSO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID RIPPY DRIVE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°23'05"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID RIPPY DRIVE, BEING ALSO THE WESTERLY BOUNDARY LINE OF LOTS 58 AND 59 AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, A DISTANCE OF 145.94 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, ON THE EASTERLY, SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID RIPPY DRIVE, BEING ALSO THE WESTERLY BOUNDARY LINE OF LOTS 59 AND 60, THE NORTHERLY BOUNDARY LINE OF TRACT L AND THE EASTERLY BOUNDARY LINE OF LOT 61 ALL AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, WHOSE CENTER BEARS S00°23'05"W, HAVING A DELTA OF 270°00'00", A RADIUS OF 50.00 FEET AND A DISTANCE OF 235.62 FEET TO A POINT OF TANGENT;

THENCE N00°23'05"E, ON THE WESTERLY RIGHT OF WAY LINE OF SAID RIPPY DRIVE, BEING ALSO THE EASTERLY BOUNDARY OF LOTS 62 THROUGH 64, INCLUSIVE, A DISTANCE OF 195.62 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 64 SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID EMILY LOOP;

THENCE S89°58'31"E, ON THE SOUTHERLY RIGHT OF WAY OF SAID EMILY LOOP, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.360 ACRES

TOGETHER WITH A PORTION OF EMILY LOOP AS PLATTED IN THE RESERVE AT INDIGO RANCH FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED UNDER RECEPTION NO. 213713386, RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 45 AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY OF SAID EMILY LOOP;

THENCE S89°58'31"E, ON THE NORTHERLY RIGHT OF WAY OF SAID EMILY LOOP, BEING ALSO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 45 A DISTANCE OF 23.31 FEET TO A POINT OF CURVE SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY RIGHT OF WAY OF SAID EMILY LOOP, BEING ALSO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 45, ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 89°03'42', A RADIUS OF 40.00 FEET AND A DISTANCE OF 62.18 FEET TO A POINT OF TANGENT;

THENCE N00°57'47"E, ON THE WESTERLY RIGHT OF WAY LINE SAID EMILY LOOP, BEING ALSO THE EASTERLY BOUNDARY LINE OF SAID LOTS 45 AND 46 AS PLATTED SAID THE RESERVE AT INDIGO RANCH FILING NO.1, A DISTANCE OF 89.52 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT ON THE WESTERLY, NORTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID EMILY LOOP, BEING ALSO THE EASTERLY

BOUNDARY LINE OF LOTS 46 AND 47, THE SOUTHERLY BOUNDARY LINE OF TRACT I AND THE WESTERLY BOUNDARY LINE OF LOT 48, ALL AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, WHOSE CENTER BEARS N00°57'47"E, HAVING A DELTA OF 270°00'00", A RADIUS OF 50.00 FEET AND A DISTANCE OF 235.62 FEET TO A POINT OF TANGENT;

THENCE S00°57'47"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID EMILY LOOP BEING ALSO THE WESTERLY BOUNDARY LINE OF LOTS 48 THROUGH 51, A DISTANCE OF 139.52 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, ON THE EASTERLY RIGHT OF WAY LINE OF SAID EMILY LOOP, BEING ALSO THE WESTERLY BOUNDARY LINE OF SAID LOT 51, HAVING A DELTA OF 12°16'32", A RADIUS OF 90.00 FEET AND A DISTANCE OF 19.28 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, ON THE EASTERLY AND SOUTHERLY RIGHT OF WAY LINE OF SAID EMILY LOOP BEING ALSO THE WESTERLY BOUNDARY LINE OF LOTS 51 AND 52, THE NORTHERLY BOUNDARY LINE OF LOTS 53 AND 54, ALL AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, WHOSE CENTER BEARS S29°21'59"W, HAVING A DELTA OF 212°15'19", A RADIUS OF 50.00 FEET AND A DISTANCE OF 185.23 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID EMILY LOOP, BEING ALSO THE NORTHERLY BOUNDARY LINE OF LOTS 54 AND 55, WHOSE CENTER BEARS N12°15'03"W, HAVING A DELTA OF 12°16'33", A RADIUS OF 90.00 FEET AND A DISTANCE OF 19.28 FEET TO A POINT ON CURVE;

THENCE N00°01'29"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 0.512 ACRES

CONTAINING A TOTAL CALCULATED AREA OF 6.055 ACRES.