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LEGAL DESCRIPTION
SOUTHERN COLORADO RAIL PARK ADDITION NO. 1
REVISED JANUARY 27, 2025
3,107.113 ACRES

A PARCEL OF LAND BEING THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2 OF SW 1/4) SECTION 19, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 OF NW 1/4) SECTION 30, T16S, R65W, OF THE SIXTH P.M. AND THE SOUTH HALF OF THE SOUTH HALF (S1/2 OF S1/2) SECTION 12, SECTION 13, THE EAST HALF (E 1/2) SECTION 14, THE EAST HALF (E 1/2) SECTION 23, SECTION 24, SECTION 25 AND THE EAST HALF (E 1/2) OF SECTION 26, ALL IN T16S, R66W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO, EXCEPT THOSE PARTS CONVEYED TO EL PASO COUNTY BY SPECIAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 219042943 AND 219042944, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 23, T16S, R66W, SAID POINT BEING A FOUND STONE, FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 11 AND SECTION 14, T16S, R66W SAID POINT BEING A FOUND 3.25" ALUMINUM CAP STAMPED "R G OBERING, T16S R66W, S11, 1/4 COR, S14, 1999, PE & PLS 13226" ON A NO. 6 REBAR BEARS N01°30'28"W A DISTANCE OF 5,285.06 FEET, BEING THE BASIS OF ALL BEARINGS IN THIS LEGAL DESCRIPTION. (SAID LINE BEING THE NORTH-SOUTH CENTERLINE OF SAID SECTION 14.)

THE FOLLOWING FOUR (4) COURSES ARE ALONG THE EASTERLY LINES OF THE FORT CARSON MILITARY RESERVATION:

1) THENCE N01°30'28"W ALONG THE AFORESAID NORTH-SOUTH CENTERLINE OF SECTION 14, 5,285.06 FEET TO THE QUARTER CORNER COMMON TO SECTIONS 11 AND SECTION 14, T16S, R66W;
2) THENCE N88°40'09"E ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 2,788.00 FEET TO THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13, AND 14, T16S, R66W, SAID POINT BEING THE END OF PROJECT, "BOUNDARY RETRACEMENT SURVEY - FORT CARSON, EL PASO COUNTY, COLORADO" RECORDED UNDER RECEPTION NO. 212900048 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
3) THENCE N00°39'18"W ALONG THE EAST LINE OF AFORESAID SECTION 11 A DISTANCE OF 1,312.70 FEET;
4) THENCE N89°11'58"E A DISTANCE OF 1,197.78 FEET TO THE WESTERLY RIGHT-OF-WAY OF CHARTER OAK RANCH ROAD AS SHOWN ON AFORESAID "BOUNDARY RETRACEMENT SURVEY";

THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING THREE (3) COURSES:

1) THENCE 38.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 13°36'22", THE CHORD OF 37.91 FEET WHICH BEARS S28°08'29"W TO A POINT OF TANGENT;
2) THENCE S21°20'19"W A DISTANCE OF 355.09 FEET;

3) THENCE S68°39'41"E A DISTANCE OF 70.00 FEET TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED UNDER RECEPTION NO. 219042943 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE SOUTHERLY LINES THEREOF THE FOLLOWING THREE (3) COURSES:

1) THENCE 646.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 68°33'42", THE CHORD OF 608.31 FEET WHICH BEARS N55°37'10"E TO A POINT OF TANGENT;
2) THENCE N89°54'02"E A DISTANCE OF 356.58 FEET;
3) THENCE N88°26'46"E A DISTANCE OF 623.16 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED UNDER RECEPTION NO. 219042944 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE SOUTHERLY LINES THEREOF THE FOLLOWING SIX (6) COURSES:

1) THENCE CONTINUING N88°26'46"E A DISTANCE OF 224.24 FEET;
2) THENCE N89°38'21"E A DISTANCE OF 293.10 FEET;
3) THENCE N89°04'51"E A DISTANCE OF 753.88 FEET;
4) THENCE N86°07'34"E A DISTANCE OF 381.70 FEET;
5) THENCE N86°06'37"E A DISTANCE OF 476.16 FEET;
6) THENCE N86°06'40"E A DISTANCE OF 471.02 FEET TO THE WESTERLY LINE OF LOT 1 BLOCK 1 "VALLEY VIEW SUBDIVISION" AS RECORDED IN PLAT BOOK O-3 AT PAGE 57 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FIVE (5) COURSES:

1) THENCE S00°57'56"E A DISTANCE OF 25.58 FEET TO THE SOUTH SIXTEENTH CORNER COMMON TO SECTION 7 T16S, R65W AND SECTION 12, T16S, R66W;
2) THENCE CONTINUING S00°57'56"E A DISTANCE OF 1,329.72 FEET TO THE SECTION CORNER COMMON TO SECTIONS 7 AND 18, T16S, R65W AND SECTIONS 12 AND 13, T16S, R66W;
3) THENCE S00°59'15"E A DISTANCE OF 2,639.23 FEET TO THE QUARTER CORNER (1/4 COR) COMMON TO SECTION 18, T16S, R65W AND SECTION 13, T16S, R66W;
4) THENCE S00°59'25"E A DISTANCE OF 2,639.15 FEET TO THE SECTION CORNER COMMON TO SECTIONS 18 AND 19, T16S, R65W AND SECTIONS 13 AND 24, T16S, R66W;
5) THENCE S00°46'56"E A DISTANCE OF 2,617.07 FEET TO THE QUARTER CORNER (1/4 COR) COMMON TO SECTION 24, T16S, R66W AND SECTION 19, T16S, R65W AND THE SOUTHWEST CORNER OF SAID LOT 1 BLOCK 1 "VALLEY VIEW SUBDIVISION";

THENCE N89°21'33"E ALONG THE SOUTH LINE THEREOF, SAID LINE BEING A PORTION OF EAST-WEST CENTERLINE OF SAID SECTION 19, T16S, R65W 1,171.75 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 19;
THENCE S00°51'32"E A DISTANCE OF 2,637.30 FEET TO THE WEST SIXTEENTH CORNER COMMON TO SAID SECTION 19 AND SECTION 30, T16S, R65W;
THENCE S00°20'16"E A DISTANCE OF 1,320.03 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 30;
THENCE S89°13'59"W A DISTANCE OF 1,155.32 FEET TO THE NORTH SIXTEENTH CORNER OF THE SECTION LINE COMMON TO SECTION 30, T16S, R65W AND SECTION 25, T16S, R66W;
THENCE S01°04'10"E ALONG SAID SECTION LINE 1,326.55 FEET TO THE QUARTER CORNER COMMON TO SAID SECTIONS;
THENCE S00°39'21"E ALONG SAID SECTION LINE 2,640.17 FEET TO THE SECTION CORNER COMMON TO SECTIONS 30 AND 31, T16S, R65W AND SECTIONS 25 AND 36, T16S, R66W, SAID POINT LYING ON THE AFORESAID EASTERLY LINES OF THE FORT CARSON MILITARY RESERVATION;

THENCE ALONG SAID EASTERLY LINES THE FOLLOWING FOUR (4) COURSES:

1) THENCE S89°36'51"W ALONG THE SECTION LINE BETWEEN SAID SECTIONS 25 AND 36 A DISTANCE OF 5,275.28 FEET TO THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, T16S, R66W;
2) THENCE S89°07'11"W ALONG THE SECTION LINE COMMON TO SECTIONS 26 AND 35, A DISTANCE OF 2,637.64 FEET TO THE QUARTER CORNER COMMON TO SAID SECTIONS 26 AND 35;
3) THENCE N01°34'52"W ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 26, 5,263.81 FEET TO THE QUARTER CORNER COMMON TO SECTIONS 23 AND 26, T16S, R66W;
4) THENCE N00°25'00"W ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 23, 5,230.86 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A GROSS AREA OF 137,084,509 SQUARE FEET (3,147.027 ACRES, MORE OR LESS).

EXCEPTING THEREFROM THE FOLLOWING TWO (2) EXCEPTIONS:

EXCEPTION 'A':

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4 SW 1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4 SW 1/4) OF SECTION 13 AS DESCRIBED IN QUITCLAIM DEED RECORDED UNDER RECEPTION NO. 209137369;
AND
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (S 1/2 NE 1/4 SW 1/4 SW 1/4) OF SAID SECTION 13 AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5826 AT PAGE 208, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377;
AND
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N 1/2 NE 1/4 SW 1/4 SW 1/4) OF SAID SECTION 13 DESCRIBED AS "PARCEL B" IN WARRANTY DEED UNDER RECORDED RECEPTION NO. 210059631, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377;
ALL DOCUMENTS FOUND IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23, AND 24, SAID CORNER BEING MONUMENTED WITH A 3.25” ALUMINUM CAP WITHOUT STAMPS;
THENCE N00°30'22"W ALONG THE SECTION LINE COMMON TO SAID SECTIONS 13 AND 14, 659.62 FEET TO A BENT NO. 5 REBAR WITHOUT CAP;
THENCE N88°38'46"E A DISTANCE OF 658.63 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;
THENCE N00°30'34"W ALONG THE WEST LINE THEREOF, 659.83 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;
THENCE N88°33'19"E ALONG THE NORTH LINE THEREOF, 658.50 FEET TO A NO. 3 REBAR WITH RED PLASTIC CAP STAMPED "LS 1593";
THENCE S00°31'35"E A DISTANCE OF 1,320.88 FEET TO A NO. 3 REBAR WITH RED PLASTIC CAP STAMPED "LS 1593";
THENCE S88°39'48"W A DISTANCE OF 1,317.54 FEET TO THE POINT OF BEGINNING.

SAID PARCELS CONTAINING A COMBINED AREA OF 1,304,015 SQUARE FEET (29.936 ACRES, MORE OR LESS).

EXCEPTION 'B':

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, T16S, R66W AS DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 219082791, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377;
AND
A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, T16S, R66W AS DESCRIBED AS "PARCEL A" IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 210059631, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377;
ALL DOCUMENTS FOUND IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14, SAID QUARTER CORNER BEING MONUMENTED BY A BENT NO. 5 REBAR WITHOUT CAP;
THENCE N88°39'52"E A DISTANCE OF 658.34 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, AND THE POINT OF BEGINNING;

THENCE N88°40'01"E ALONG THE NORTH LINE THEREOF, 661.09 FEET TO THE NORTHEAST CORNER OF AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;
THENCE S00°05'37"E ALONG THE EAST LINE THEREOF, 328.97 FEET TO A NO. 3 REBAR WITHOUT CAP;
THENCE S00°24'52"E A DISTANCE OF 330.21 FEET TO A NO. 3 REBAR WITHOUT CAP, BEING THE SOUTHEAST CORNER OF AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;
THENCE S88°36'23"W ALONG THE SOUTH LINE THEREOF, 658.17 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;
THENCE N00°30'34"W ALONG THE WEST LINE THEREOF, 659.83 FEET TO THE POINT OF BEGINNING.

SAID PROPERTIES COMBINED CONTAINING AN AREA OF 434,661 SQUARE FEET (9.978 ACRES, MORE OR LESS).

GROSS AREA 137,084,509 SQUARE FEET (3,147.027 ACRES, MORE OR LESS),
LESS EXCEPTION 'A' AREA OF 1,304,015 SQUARE FEET (29.936 ACRES, MORE OR LESS)
LESS EXCEPTION 'B' AREA OF 434,661 SQUARE FEET (9.978 ACRES, MORE OR LESS)
NET AREA 135,345,833 SQUARE FEET (3,107.113 ACRES MORE OR LESS).

PREPARED BY:

VERNON P. TAYLOR, COLORADO P.L.S. NO. 25966 DATE
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC