

TUTT CORNERS
LEGAL DESCRIPTION

A tract of land being a portion of the Southwest Quarter of Section 7, Township 13 South, Range 65 West of the 6th P.M., also being Lot 2, A A SUBDIVISION, Plat Book W-2, Page 94, El Paso County, Colorado records, EXCEPT that tract described by document at Reception No. 202065921 (Exception Tract No. 1) said El Paso County records and TOGETHER WITH those adjacent portions of Templeton Gap Road (80' right-of-way) and Vickie Lane (50' right-of-way) in El Paso County, Colorado, described as follows:

Beginning at the Southeast corner of said Lot 2 (all bearings in this description are relative to those platted in said SUBDIVISION);

thence S88°04'07"W along the Southerly line of said Lot 2, 475.58 feet to the Easterly corner of said EXCEPTION Tract No. 1;

thence on a curve to the right and along the Northerly line of said Tract No. 1, said curve having a central angle of 16°48'35", a radius of 986.25 feet for an arc distance of 289.35 feet;

thence N75°07'17"W along said Northerly line of Tract No. 1 and as extended Northwesterly, 97.57 feet to a point on the Northwesterly right-of-way line of said Templeton Gap Road;

thence N30°11'05"E along said Northwesterly right-of-way line of Templeton Gap Road, 538.62 feet to a point on the Northwesterly extension of the Northerly right-of-way line of said Vickie Lane

The following three (3) courses are along said Northwesterly extension and the Northerly right-of-way line of said Vickie Lane

1) S59°48'55"E, 348.19 feet;

2) on a curve to the left, said curve having a central angle of 51°32'35", a radius of 105.78 feet for an arc distance of 95.16 feet;

3) N68°38'30"E, 61.00 feet to a point on the Northwesterly extension of the Easterly line of said Lot 2;

thence S21°21'30"E along said Northwesterly extension and said Easterly line of Lot 2, 372.80 feet to the Point of Beginning;

Containing 6.331 acres, more or less.


