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ANNEXATION LEGAL DESCRIPTION FROM TITLE COMMITMENT

PARCEL A:

A portion of the Northwest quarter of the Southeast quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M., whose locations and boundaries are more particularly described as follows:

Commencing at a point that is on a line drawn parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, and 860 feet Southerly therefrom, said point being 211.8 feet West of the East line of said Southwest quarter of the Northeast quarter as measured on said parallel line;

Thence Westerly on said parallel line a distance of 211.8 feet;

Thence angle left $88^{\circ}16'30''$ Southerly a distance of 1058.8 feet to the Point of Beginning and the Northeast corner of the tract of land to be described hereby;

Thence angle right $88^{\circ}16'30''$ Westerly a distance of 423.6 feet;

Thence angle left $88^{\circ}16'30''$ Southerly a distance of 663.78 feet more or less to a point of intersection with the South line of the Northwest quarter of the Southeast quarter of said Section 6, a distance of 843.85 feet Westerly from the Southeast corner thereof;

Thence Easterly on said South line a distance of 423.81 feet

Thence angle left $87^{\circ}18'$ Northerly a distance of 656.56 feet more or less to the Point of Beginning, County of El Paso, State of Colorado.

PARCEL B:

A portion of the Northwest quarter of the Southeast quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M., described as follows:

Commencing at the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 6; thence Southerly 860 feet on the Easterly line thereof;

Thence West parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 423.6 feet; Thence angle left $88^{\circ}16'30''$ Southerly 1058.8 feet;

Thence Westerly parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 423.6 feet; Thence angle left $88^{\circ}16'30''$ Southerly parallel with the East line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 344.4 feet to the point of beginning of the tract to be described hereby;

Thence angle right $88^{\circ}16'30''$ Westerly parallel with the North line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 326.93 feet;

Thence angle left $88^{\circ}16'30''$ Southerly parallel with the East line of the Southwest quarter of the Northeast quarter of said Section 6, a distance of 324.92 feet, more or less, to intersect the South line of the Northwest quarter of the Southeast quarter of said Section 6; Thence angle left $92^{\circ}42'$ Easterly on said South line 327.16 feet to intersect a line drawn Southerly from the point of beginning and parallel with the East line of the Northwest quarter of the Southeast quarter of said Section 6;

Thence Northerly on said parallel line 319.38 feet, more or less, to the point of beginning, except the Easterly 30.03 feet as measured on the Northerly line thereof.

Together with a non-exclusive right of way for ingress and egress to the above described tract over and across the right of way described in instrument recorded in Book 1587 at Page 149 under Reception No. 10735, in the County of El Paso, State of Colorado.

PARCEL C:

A portion of that parcel of land described in the Personal Representative's Deed recorded under Reception No. 207119516 of the El Paso County records, lying within the Northwest Quarter of the Southeast Quarter of Section 6, Township 13 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado, described as follows:

Bearings are based upon the East line of said Personal Representative's Deed, monumented at the Northeast corner with a #3 rebar and monumented at the Southeast corner with a #4 rebar and red plastic cap (stamping illegible), and assumed to bear S 00°12'01" E, a field measured distance of 663.78 feet.

BEGINNING at the Southeast corner of said Personal Representative's Deed;
thence S 87°05'31" W along the South line of said Personal Representative's Deed coincident with the South line of the Northwest Quarter of the Southeast Quarter of said Section 6, a distance of 30.06 feet to the Southwest corner of said Personal Representative's Deed;
thence N 00°12'01" W along the West line of said Personal Representative's Deed, a distance of 320.08 feet to a point of the South line of that parcel of land described under Reception No. 201168820;
thence N 88°06'16" E along said South line of that parcel of land described under Reception No. 201168820, a distance of 30.04 feet to a point on said East line of said Personal Representative's Deed;
thence S 00°12'01" E along said East line, a distance of 319.55 feet to the Point of Beginning.

NOTE: THE ABOVE LEGAL DESCRIPTION WAS PROVIDED IN A TITLE COMMITMENT ISSUED BY LEGACY TITLE GROUP, LLC, FILE NO. 22597LTG, DATED 3/09/2020
TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE LEGAL DESCRIPTION ACCURATELY DESCRIBES THE LAND BEING ANNEXED.


VERNON P. TAYLOR, COLORADO PLS NO. 25966

5/18/2020
DATE

