

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16 AND A PART OF THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

“**COMMENCING**” AT THE NORTHWEST CORNER OF SAID SECTION 16 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16 TO BEAR NORTH 89°33’51” EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 63°05’51” WEST, A DISTANCE OF 67.31 FEET TO A POINT AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF THE BANNING LEWIS RANCH ANNEXATION No. 10, RECORDED AT RECEPTION No. 205087764 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, AND THE EASTERLY BOUNDARY LINE OF THE STETSON RIDGE ADDITION, RECORDED AT RECEPTION No. 1980101, SAID COUNTY RECORDS, SAID POINT BEING THE “**POINT OF BEGINNING**”; THENCE NORTH 89°33’51” EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 730.63 FEET; THENCE SOUTH 00°19’05” EAST, A DISTANCE OF 615.07 FEET; THENCE SOUTH 89°30’40” WEST, A DISTANCE OF 734.63 FEET TO THE EASTERLY BOUNDARY LINE OF SAID STETSON RIDGE ADDITION; THENCE NORTH 00°03’13” EAST, ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 615.77 FEET TO THE “**POINT OF BEGINNING**”.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 10.35 ACRES, MORE OR LESS.

I, PATRICK C. O’HEARN, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



PATRICK C. O’HEARN PLS No. 23515
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.
3 South 7th Street
Colorado Springs, Colorado 80905
719.260.0887