

A TRACT OF LAND LOCATED IN THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, WHICH TRACT INCLUDES THOSE PARCELS DESCRIBED IN BOOK 5779 AT PAGE 1084 AND AT RECEPTION No. 205199409 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER TOGETHER WITH THAT PARCEL DESCRIBED AS THE FORMER TRACT 10 OF SADDLEBACK ESTATES, A SUBDIVISION RECORDED AT RECEPTION No. 672786, SAID EL PASO COUNTY RECORDS, ALL IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

“BEGINNING” AT THE NORTH WEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 5779 AT PAGE 1084, SAID POINT BEING ALSO THE MOST NORTHEASTERLY CORNER OF THE RIDGE SUBDIVISION, ACCORDING TO THE PLAT RECORDED AT RECEPTION No. 029965932, SAID EL PASO COUNTY RECORDS AND CONSIDERING THE NORTH LINE OF SAID PARCEL TO BEAR NORTH 89°41’21” EAST, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE NORTH 89°42’21" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 909.97 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION No. 205199409, SOUTH 89°48’25" EAST, A DISTANCE OF 20.26 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 89°43’17" EAST, A DISTANCE OF 9.26 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 00°20’50" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD, A DISTANCE OF 299.57 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 89°43’17" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 28.96 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN BOOK 5779 AT PAGE 1084; THENCE NORTH 89°46’09" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 699.93 FEET TO THE NORTHEAST CORNER OF SAID FORMER TRACT 10, SADDLEBACK ESTATES; THENCE SOUTH 00°13’51" WEST, ALONG THE EAST LINE OF SAID TRACT 10, A DISTANCE OF 556.89 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 83°04’48" WEST, ALONG THE SOUTH LINE OF SAID TRACT 10, A DISTANCE OF 413.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 06°55’12" EAST, ALONG THE WESTERLY LINE OF SAID TRACT 10 AND ALONG THE EASTERLY LINE OF CHAPARRAL ROAD, A DISTANCE OF 159.04 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF TRACT 10 AND SAID EASTERLY LINE OF CHAPARRAL ROAD, 252.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 63°00’00", A RADIUS OF 230.00 FEET AND A CHORD WHICH BEARS NORTH 24°34’48" WEST, A DISTANCE OF 240.35 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT 10; THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID TRACT 10, THE NORTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 3743 AT PAGE 963 AND THE SOUTHEASTERLY LINE OF SAID RIDGE SUBDIVISION, NORTH 33°55’12" EAST, A DISTANCE OF 509.42 FEET TO THE “POINT OF BEGINNING”.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 12.153 ACRES OR 529382 SQUARE FEET, 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.



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