

December 17, 2019

DBC Project: 21150-00

LEGAL DESCRIPTION- PIKES PEAK HEIGHTS P.U.D. ZONE

PARCEL A

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 13, T14S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 13 AND CONSIDERING THE WEST LINE OF SAID NW 1/4 TO BEAR N00°24'39" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE N 00°24'39" W, 1084.27 FEET ALONG SAID WEST LINE;

THENCE N 89°35'21" E, 40.00 FEET; THENCE S 00°24'39" E, 13.28 FEET; THENCE S 04°09'47" W, 51.33 FEET; THENCE S 32°05'21" E, 217.26 FEET; THENCE S 00°24'39" E, 305.37 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY 128.02 FEET, ALONG THE ARC OF SAID NON-TANGENT CURVE, SAID ARC HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 26°40'24", AND BEING SUBTENDED BY A CHORD THAT BEARS S 13°20'40" E, 126.87 FEET;

THENCE S 85°24'39" E, 360.89 FEET; THENCE N 88°52'39" E, 204.80 FEET;

THENCE S 69°54'23" E, 32.63 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE 34.09 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 16°58'57", AND BEING SUBTENDED BY A CHORD THAT BEARS S 61°24'54" E, 33.96 FEET;

THENCE S 52°55'26" E, 38.97 FEET; THENCE N 37°08'58" E, 82.01 FEET; THENCE S 51°13'57" E, 162.38 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE ALONG THE ARC OF A SAID NON-TANGENT CURVE 338.39 FEET TO THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED AT BOOK 1682, PAGE 598 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, SAID ARC HAVING A RADIUS OF 504.00 FEET, A CENTRAL ANGLE OF 38°28'08", AND BEING SUBTENDED BY A CHORD THAT BEARS S 57°34'10" E, 332.07 FEET;

THENCE S00°24'51"E, 188.76 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID NW 1/4 OF SECTION 13;

THENCE S 86°48'49" E, 30.06 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 13;

THENCE S 00°24'40" E, 255.32 FEET ALONG THE EAST LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 13; THENCE S 59°48'05" W, 210.98 FEET; THENCE S 48°06'35" W, 101.55 FEET; THENCE S 23°38'22" W, 48.07 FEET; THENCE S 06°48'15" W, 116.17 FEET; THENCE S 25°11'55" W, 72.04 FEET; THENCE S 45°58'52" W, 216.16 FEET; THENCE S 49°46'11" W, 232.28 FEET; THENCE S 62°52'18" W, 114.03 FEET; THENCE S 31°27'29" W, 98.30 FEET; THENCE S 41°35'58" W, 59.55 FEET; THENCE S 27°26'20" W, 108.38 FEET; THENCE S 25°38'35" W, 77.74 FEET; THENCE N 77°23'16" W, 55.12 FEET; THENCE S 00°25'33" E, 64.79 FEET; THENCE S 49°35'44" W, 427.43 FEET TO THE WEST LINE OF THE SW 1/4 OF SAID SECTION 13; THENCE N 00°24'16" W, 386.77 FEET ALONG SAID WEST LINE TO THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 13; THENCE CONTINUING ALONG SAID WEST LINE N 00°24'16" W, 1317.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 42.965 ACRES OR 1,871,560 SQUARE FEET, MORE OR LESS.

PARCEL B

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 13, T14S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 13 AND CONSIDERING THE WEST LINE OF SAID NW 1/4 TO BEAR N00°24'39" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE S86°48'49"E, 1351.43 FEET ALONG THE SOUTH LINE OF SAID NW 1/4 TO EAST LINE OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED AT BOOK 1682, PAGE 599 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, AND THE POINT OF BEGINNING;

THENCE N0°24'51"W, 130.00 FEET ALONG SAID EAST LINE; THENCE S74°39'53"E, 141.33 FEET; THENCE S03°11'11"W, 100.00 FEET TO THE SOUTH LINE OF SAID NW 1/4 OF SECTION 13; THENCE N86°48'49"W, 130.00 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 15,342 SQUARE FEET (0.352 ACRES), MORE OR LESS.

JOHN C. DAY PLS 29413
FOR AND ON BEHALF OF
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