

ANNEXATION PLAT - PARK VISTA ADDITION FILING NO. 10
(formerly known as PARK VISTA ADDITION NO. 6)

Jeff A. Carter

Name (Print)

[Signature]

Signature

1/30/2023

Date

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15954 Jackson Creek Parkway, Suite B-281, Monument, CO 80132

LEGAL DESCRIPTION:

Lots 1, 2, 36, 37 and 38, Block Five, TOGETHER WITH portions of Orchid Street (60' public R.O.W.) lying Southeasterly, Rosalie Street (60' public R.O.W.) lying Northwesterly and Siferd Boulevard (60' public R.O.W.) lying Easterly of said Lots inclusive, and the adjacent intersection portions of said Siferd Boulevard, said Orchid Street and Hopeful Drive (60' public R.O.W.), all as platted within PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records), described as follows:

Bearings are based on the Easterly right-of-way line of said Siferd Boulevard and is assumed to bear S 00°08'50" E;

BEGINNING at the most Westerly corner of said Lot 2; thence N43°03'30"E along the Northwesterly line of said Lot 2, 60.00 feet to the most Northerly corner of said Lot 2, said corner also being the most Southerly corner of said Lot 36; thence N46°56'30"W along the Southwesterly line of said Lot 36, 120.00 feet to the most Westerly corner of said Lot 36; thence N43°03'30"E along the Northwesterly line of said Lot 36, said line also being coincident with the Southeasterly right-of-way line of said Rosalie Street, 60.00 feet; thence N46°56'30"W, 60.00 feet to a point on the Northwesterly right-of-way line of said Rosalie Street; thence N43°03'30"E along said Rosalie Street's Northwesterly right-of-way line, 256.82 feet; thence on a curve to the left and along said Northwesterly right-of-way line, said curve having a central angle of 43°12'20", a radius of 20.00 feet, an arc length of 15.08 feet to a point on the Westerly right-of-way line of said Siferd Boulevard; thence N00°08'50"W along said Siferd Boulevard's Westerly right-of-way line, 46.28 feet; thence N89°51'10"E, 60.00 feet to a point on the Easterly right-of-way line of said Siferd Boulevard; thence Southerly on a non-tangent curve to the left along said Siferd Boulevard's Easterly right-of-way line, said curve having a central angle of 90°00'00", a radius of 20.00 feet, an arc length of 31.42 feet (the chord to said curve bears S45°08'50"E, a distance of 28.28 feet) to a point on the Northerly right-of-way line of said Hopeful Drive; thence S00°08'50"E, 60.00 feet to a point on the Southerly right-of-way line of said Hopeful Drive; thence Westerly on a non-tangent curve to the left and along said Hopeful Drive's Southerly right-of-way line, said curve having a central angle of 90°00'00", a radius of 20.00 feet, an arc length of 31.42 feet (the chord to said curve bears S44°51'10"W, a distance of 28.28 feet) to a point on the Easterly right-of-way line of said Siferd Boulevard; thence S00°08'50"E along said Siferd Boulevard's Easterly right-of-way line, 530.55 feet; thence S89°51'10"W, 60.00 feet to a point on the Westerly right-of-way line of said Siferd Boulevard; thence on a non-tangent curve to the left, said curve having a central angle of 136°47'40", a radius of 20.00 feet, an arc length of 47.75 feet (the chord to said curve bears N68°32'40"W, a distance of 37.19 feet) to a point on the Southeasterly right-of-way line of said Orchid Street; thence N43°03'30"E along the Northeasterly extension of Orchid Street's Southeasterly right-of-way line, 49.05 feet to a point on the Southeasterly extension of the Southwesterly line of said Lot 2; thence N46°56'30"W, 180.00 feet to the POINT OF BEGINNING;

Containing 2.178 acres (94,859 square feet), more or less.

