

PROPOSED PARCEL DESCRIPTION:

A TO BE PLATTED PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND IN THE E1/2 OF THE SE1/4 OF SECTION 35 AND THE W1/2 OF THE SW1/4 OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST AND THE NE1/4 OF THE NE1/4 OF SECTION 2 AND THE NW1/4 OF THE NW1/4 OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER, SECTION 35, T13S, R67W OF THE 6TH P.M., THENCE S00°37'28"W ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 35 A DISTANCE OF 2,612.63 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35 (BEARINGS BASED UPON THE THE EAST LINE OF THE SE1/4 OF SAID SECTION 35, MONUMENTED AT EACH END WITH A 3 3/4" CAP ON A CONCRETE PILLAR, AND BEARS S00°37'28"W); THENCE S26°04'42"E A DISTANCE OF 600.14 FEET TO THE POINT OF BEGINNING:

THENCE THE FOLLOWING 5 COURSES ALONG A PORTION OF THE NORTHEASTERLY BOUNDARY OF THE PARCEL DESCRIBED IN BOOK 6496, PAGE 989 IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE;

- 1.) S88°07'21"W A DISTANCE OF 150.04 FEET;
- 2.) N08°12'39"W A DISTANCE OF 250.07 FEET;
- 3.) N29°54'30"W A DISTANCE OF 466.26 FEET;
- 4.) N25°22'48"W A DISTANCE OF 485.41 FEET;
- 5.) N48°23'18"W A DISTANCE OF 655.05 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE, N05°24'54"W A DISTANCE OF 300.63 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, A DISTANCE 140.48 FEET, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 28°14'30", AND A CHORD BEARING N81°17'39"W, A CHORD DISTANCE OF 139.06 FEET;

THENCE N67°10'25"W A DISTANCE OF 49.42 FEET;
THENCE N02°40'52"W A DISTANCE OF 97.82 FEET TO THE SOUTHERLY RIGHT OF WAY OF GRAND VISTA CIRCLE;
THENCE THE FOLLOWING NEXT 3 COURSES ALONG SAID SOUTHERLY RIGHT OF WAY:
1.) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, A DISTANCE 201.47 FEET, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 37°50'53", AND A CHORD BEARING N68°57'35"E, A CHORD DISTANCE OF 197.83 FEET;
2.) N50°02'04"E A DISTANCE OF 300.95 FEET;
3.) ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE 88.32 FEET, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 15°20'05", AND A CHORD BEARING N42°21'59"E, A CHORD DISTANCE OF 88.06 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY, S55°20'33"E A DISTANCE OF 250.10 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, A DISTANCE 120.88 FEET, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 30°46'55", AND A CHORD BEARING S34°52'27"E, A CHORD DISTANCE OF 119.43 FEET;

THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, A DISTANCE 236.79 FEET, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 25°50'31", AND A CHORD BEARING S32°24'15"E, A CHORD DISTANCE OF 234.79 FEET;
THENCE S45°19'31"E A DISTANCE OF 125.00 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE 200.71 FEET, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 65°42'50", AND A CHORD BEARING S12°28'06"E, A CHORD DISTANCE OF 189.89 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, A DISTANCE 235.43 FEET, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 49°03'08", AND A CHORD BEARING S04°08'15"E, A CHORD DISTANCE OF 228.31 FEET;

THENCE S28°39'48"E A DISTANCE OF 130.48 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE 117.91 FEET, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 27°01'24", AND A CHORD BEARING S15°09'07"E, A CHORD DISTANCE OF 116.82 FEET;
THENCE S01°38'24"E A DISTANCE OF 49.92 FEET;
THENCE N88°21'36"E A DISTANCE OF 50.00 FEET;
THENCE N67°19'55"E A DISTANCE OF 136.50 FEET;
THENCE S22°14'00"E A DISTANCE OF 68.02 FEET;
THENCE S07°40'39"E A DISTANCE OF 91.04 FEET;
THENCE S02°24'04"W A DISTANCE OF 132.02 FEET;
THENCE S01°24'17"E A DISTANCE OF 300.75 FEET;
THENCE S12°03'23"W A DISTANCE OF 56.61 FEET;
THENCE S04°22'01"W A DISTANCE OF 57.94 FEET TO A POINT ON THE NORTHERLY LINE OF THE PARCEL DESCRIBED IN SAID BOOK 6496, PAGE 989;
THENCE S02°12'39"E ALONG A PORTION OF THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 425.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,115,799 SQUARE FEET OR 25.615 ACRES, MORE OR LESS.