

**ASPEN MEADOWS FILING NO. 4
(ZONE CHANGE PARCEL DESCRIPTION)**

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 4 AND THE EAST ONE-HALF OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE WEST LINE OF SHILOH MESA FILING NO. 2, ACCORDING TO THE OFFICIAL MAP, THEREOF RECORDED DECEMBER 7, 2016 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE UNDER REC. NO. 216713874, MONUMENTED AT EACH END WITH A FOUND 5/8 INCH REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "PLS 30118 CCES", HAVING AN ASSUMED BEARING OF NORTH 31° 25' 00" WEST 224.08 FEET;

COMMENCING AT THE SOUTHWEST CORNER OF LOT 14 IN PAWNEE RANCHEROS ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED FEBRUARY 15, 1972 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN BOOK U-2, PAGE 45;

THENCE NORTH 89°17'23" EAST, ON THE SOUTH LINE OF SAID PAWNEE RANCHEROS, A DISTANCE OF 393.05 FEET TO THE EXTERIOR OF THAT CERTAIN PARCEL DESCRIBED IN A DOCUMENT RECORDED MAY 07, 2007 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER AT RECEPTION NO. 207061477 ALSO BEING THE EXTERIOR OF SHILOH MESA FILING NO. 4 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 7, 2018 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 218714157;

THENCE SOUTHERLY, ON SAID EXTERIOR, THE FOLLOWING (6) SIX COURSES:

1. THENCE SOUTH 45°46'03" WEST A DISTANCE OF 69.05 FEET;
2. THENCE SOUTH 60°48'07" WEST A DISTANCE OF 348.05 FEET;
3. THENCE SOUTH 13°26'17" WEST A DISTANCE OF 146.94 FEET;
4. THENCE SOUTH 17°09'46" EAST A DISTANCE OF 103.94 FEET;
5. THENCE SOUTH 34°19'43" EAST A DISTANCE OF 107.02 FEET;
6. THENCE SOUTH 41°33'40" EAST A DISTANCE OF 204.03 FEET TO THE EXTERIOR OF SHILOH MESA FILING NO. 3 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED OCTOBER 20, 2017 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 217714037;

THENCE SOUTHERLY, ON SAID EXTERIOR, THE FOLLOWING (2) TWO COURSES:

1. THENCE SOUTH 25°22'52" EAST A DISTANCE OF 271.96 FEET;
2. THENCE SOUTH 17°07'01" WEST A DISTANCE OF 51.46 FEET TO THE EXTERIOR OF SHILOH MESA FILING NO. 2 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED DECEMBER 7, 2016 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 216713874;

THENCE SOUTHERLY, ON SAID EXTERIOR, THE FOLLOWING (4) FOUR COURSES:

1. THENCE CONTINUE SOUTH 17°07'01" WEST A DISTANCE OF 170.50 FEET;
2. THENCE SOUTH 63°38'11" WEST A DISTANCE OF 205.00 FEET;
3. THENCE SOUTH 31°25'00" WEST A DISTANCE OF 224.08 FEET;

THENCE SOUTH 13°39'28" EAST A DISTANCE OF 345.92 FEET TO THE EXTERIOR OF PARCEL NO. 4 OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 20, 2019 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 219146908;

THENCE WESTERLY, ALONG SAID EXTERIOR, THE FOLLOWING (4) FOUR COURSES:

1. THENCE NORTH 62°11'19" WEST A DISTANCE OF 148.81 FEET;
2. THENCE SOUTH 56°59'53" WEST A DISTANCE OF 93.43 FEET;
3. THENCE NORTH 74°22'07" WEST A DISTANCE OF 162.23 FEET;

THENCE SOUTH 56°21'51" WEST A DISTANCE OF 126.04 FEET TO THE EXTERIOR OF PARCEL NO. 2 OF SAID SPECIAL WARRANTY DEED;

THENCE SOUTHWESTERLY, ON SAID EXTERIOR, THE FOLLOWING (4) FOUR COURSES:

1. THENCE SOUTH 56°21'51" WEST A DISTANCE OF 19.97 FEET;
2. THENCE SOUTH 10°24'44" WEST A DISTANCE OF 187.63 FEET;
3. THENCE SOUTH 49°32'10" WEST A DISTANCE OF 338.50 FEET;
4. THENCE SOUTH 33°38'09" EAST A DISTANCE OF 28.59 FEET TO A POINT ON THE EXTERIOR OF THE NOOK AT SHILOH MESA FILING NO. 1 RECORDED MAY 28, 2020 IN SAID RECORDS UNDER RECEPTION NUMBER 220714516;

THENCE SOUTHWESTERLY, ON SAID EXTERIOR, THE FOLLOWING (3) THREE COURSES:

1. THENCE SOUTH 63°50'50" WEST A DISTANCE OF 50.66 FEET;
2. THENCE SOUTH 38°29'43" WEST A DISTANCE OF 362.11 FEET;
3. THENCE SOUTH 49°05'51" WEST A DISTANCE OF 112.01 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 49°05'51" WEST ON SAID EXTERIOR, A DISTANCE OF 268.99 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 15, 2013 IN SAID RECORDS UNDER RECEPTION NUMBER 213006396;

THENCE ON THE EXTERIOR OF SAID SPECIAL WARRANTY DEED THE FOLLOWING (2) TWO COURSES:

1. NORTH 82°23'34" WEST, A DISTANCE OF 54.68 FEET;
2. THENCE NORTH 89°59'11" WEST A DISTANCE OF 633.04 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 723.00 FEET, WHOSE CENTER BEARS NORTH 49°45'52" WEST, SAID POINT BEING ON THE EXTERIOR OF FOREST MEADOWS FILING NO. 6A RECORDED SEPTEMBER 10, 2013 IN SAID RECORDS UNDER RECEPTION NUMBER 213713374;

THENCE ON THE EXTERIOR OF SAID FOREST MEADOWS FILING NO. 6A AND THE EXTERIOR OF FOREST MEADOWS FILING NO. 7 RECORDED NOVEMBER 20, 2014 IN SAID RECORDS UNDER RECEPTION NUMBER 214713542 AND THE EXTERIOR OF FOREST MEADOWS FILING NO 7A RECORDED NOVEMBER 20, 2014 IN SAID RECORDS UNDER RECEPTION NUMBER 214713543 THE FOLLOWING (2) TWO COURSES:

1. THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°52'01", AN ARC DISTANCE OF 515.69 FEET;
2. THENCE NORTH 00°37'53" WEST A DISTANCE OF 874.97 FEET;

THENCE NORTH 89°21'51" EAST A DISTANCE OF 524.04 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 733.00 FEET, WHOSE CENTER BEARS NORTHWESTERLY;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°49'16", AN ARC DISTANCE OF 202.41 FEET;

THENCE SOUTH 00°20'05" EAST A DISTANCE OF 965.29 FEET;

THENCE SOUTH 00°00'05" WEST A DISTANCE OF 251.68 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 986,780 SQUARE FEET OR (22.65336 ACRES), MORE OR LESS.



PATRICK S. JERNIGAN, PLS 37042
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920
(719) 575-0100