



619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903

**PERCHERON SW & COMMERCIAL**

JOB NO. 2505.17-07

SEPTEMBER 29, 2025

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### **LEGAL DESCRIPTION PARCEL NO. 1**

A PARCEL OF LAND BEING A PORTIONS OF THE NORTH HALF (N1/2) OF SECTION 10 AND THE NORTH HALF (N1/2) OF SECTION 11, ALL IN, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A NO. 5 REBAR (NO CAP) AT THE NORTHWEST CORNER OF TRACT F AS PLATTED IN BANNING LEWIS RANCH FILING NO. 16A RECORDED MAY 14, 2017 UNDER RECEPTION NUMBER 218714160 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER FROM WHICH A NO. 5 REBAR WITH 1-3/8" INCH ALUMINUM SURVEYORS CAP COLLAR STAMPED "D.B. & CO. LS 17664" AT THE NORTHWEST CORNER OF THE PARCEL H DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AUGUST 7, 2017 UNDER RECEPTION NUMBER 217093800 OF SAID RECORDS BEARS NORTH 89°51'37" EAST A DISTANCE OF 3266.11 FEET, AS DETERMINED BY GPS OBSERVATIONS, AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE ON THE NORTHERLY LINE OF TRACT B AS PLATTED IN BANNING LEWIS RANCH FILING NO. 15 RECORDED JANUARY 9, 2017 UNDER RECEPTION NUMBER 217713891 OF SAID RECORDS, THE FOLLOWING THREE COURSES:

1. THENCE SOUTH 89°51'40" WEST A DISTANCE OF 688.65 FEET (688.64 FEET OF RECORD);
2. THENCE NORTH 00°12'57" WEST A DISTANCE OF 394.26 FEET (394.31 FEET OF RECORD);
3. THENCE SOUTH 89°58'04" WEST A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SAID SECTION 10, ALSO BEING THE SOUTHEAST CORNER OF TRACT A AS PLATTED IN WOODMEN EAST COMMERCIAL RECORDED OCTOBER 29, 2024 UNDER RECEPTION NUMBER 224715432 OF SAID RECORDS;

THENCE NORTH 00°12'57" WEST ON THE EAST LINE OF SAID NW1/4NW1/4, AND SAID WOODMEN EAST COMMERCIAL, A DISTANCE OF 1051.30 FEET (1051.18 FEET OF RECORD) TO A POINT ON A CURVE, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD AS DESCRIBED IN FINAL CONDEMNATION ORDER FOR PERMANENT POSSESSION OF REAL PROPERTY RECORDED FEBRUARY 27, 2008 UNDER RECEPTION NUMBER 208022510 OF SAID RECORDS, FROM WHICH A RADIAL LINE BEARS NORTH 07°27'43" WEST;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES:

ZONE-25-0025

1. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°11'00", (00°11'03" OF RECORD), HAVING A RADIUS OF 10088.00 FEET FOR AN ARC DISTANCE OF 32.26 FEET (32.43 FEET OF RECORD) TO A POINT OF REVERSE CURVE;
2. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°29'55", HAVING A RADIUS OF 9912.00 FEET FOR AN ARC DISTANCE OF 1297.24 FEET;
3. THENCE NORTH 89°51'12" EAST A DISTANCE OF 33.38 FEET (32.67 FEET OF RECORD);
4. THENCE NORTH 89°51'29" EAST A DISTANCE OF 2716.46 FEET (2717.15 FEET OF RECORD) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD AS DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 31, 2003 UNDER RECEPTION NUMBER 203296742 OF SAID RECORDS;

THENCE SOUTH 89°08'04" EAST ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 92.09 FEET;

THENCE SOUTH 00°33'32" WEST A DISTANCE OF 1535.06 FEET TO THE NORTHERLY LINE OF SAID PARCEL H;

THENCE ON THE NORTHERLY LINE OF SAID PARCEL H THE FOLLOWING TWO COURSES:

1. THENCE NORTH 89°08'22" WEST A DISTANCE OF 92.05 FEET;
2. THENCE SOUTH 89°51'37" WEST A DISTANCE OF 3266.11 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 144.674 ACRES OF LAND, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

#### **LEGAL DESCRIPTION PARCEL NO. 2**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF BANNING LEWIS PARKWAY AS DEDICATED TO THE PUBLIC IN MIDTOWN AT PERCHERON FILING NO. 1 RECORDED NOVEMBER 20, 2024 UNDER RECEPTION NUMBER 224715448 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BANNING LEWIS PARKWAY THE FOLLOWING THREE COURSES:

1. THENCE NORTH 30°08'45" WEST A DISTANCE OF 74.04 FEET TO A NO 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLS PLS 34977";

2. THENCE NORTH 00°08'45" EAST, THE BASIS OF BEARINGS USED HEREIN, A DISTANCE OF 731.93 FEET TO A NO 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLS PLS 34977;
3. THENCE NORTH 30°08'45" EAST A DISTANCE OF 36.65 FEET;

THENCE SOUTH 89°51'15" EAST A DISTANCE OF 589.93 FEET;

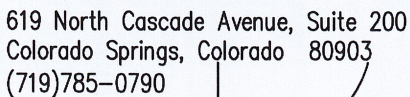
THENCE SOUTH 00°08'45" WEST A DISTANCE OF 824.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD AS DESCRIBED IN ROAD ORDER RECORDED OCTOBER 3, 1887 IN ROAD BOOK A AT PAGE 78 OF SAID RECORDS;

THENCE SOUTH 89°51'29" WEST ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 570.91 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11.503 ACRES OF LAND, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JOHN L. BAILEY, PLS 19586  
PREPARED FOR AND ON BEHALF OF  
CLASSIC CONSULTING ENGINEERS AND SURVEYORS



**WOODMEN ROAD**  
(160' ADDITIONAL ROW)  
PARCEL 209  
REC. NO. 208022510  
N07°27'43"W(R)

**WOODMEN ROAD**  
(160' ADDITIONAL ROW)  
PARCEL 213

**WOODMEN EAST COMMERCIAL**  
REC. NO. 224715432

**SECTION 10, T. 13 S., R. 65 W.**  
**SECTION 11, T. 13 S., R. 65 W.**

**PARCEL NO. 1**  
144.674 ACRES±

**POINT OF BEGINNING**  
NO. 5 REBAR (NO CAP),  
FLUSH WITH GROUND

**BASIS OF BEARINGS** S89°51'37"W 3266.11'

**BANNING LEWIS RANCH**  
FILING NO. 15  
REC. NO. 217713891

**BANNING LEWIS RANCH**  
FILING NO. 16A  
REC. NO. 218714160

**BANNING LEWIS RANCH**  
FILING NO. 16B  
REC. NO. 218714161

**BANNING LEWIS RANCH**  
FILING NO. 42  
REC. NO. 221714734

**PARCEL H**  
RECEPTION NO. 217093800

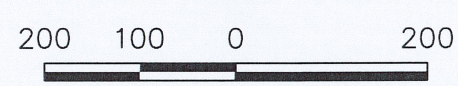
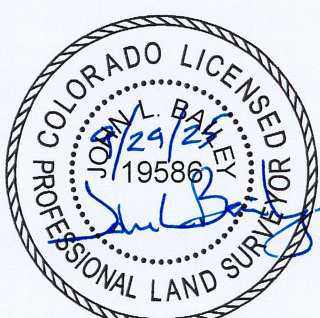
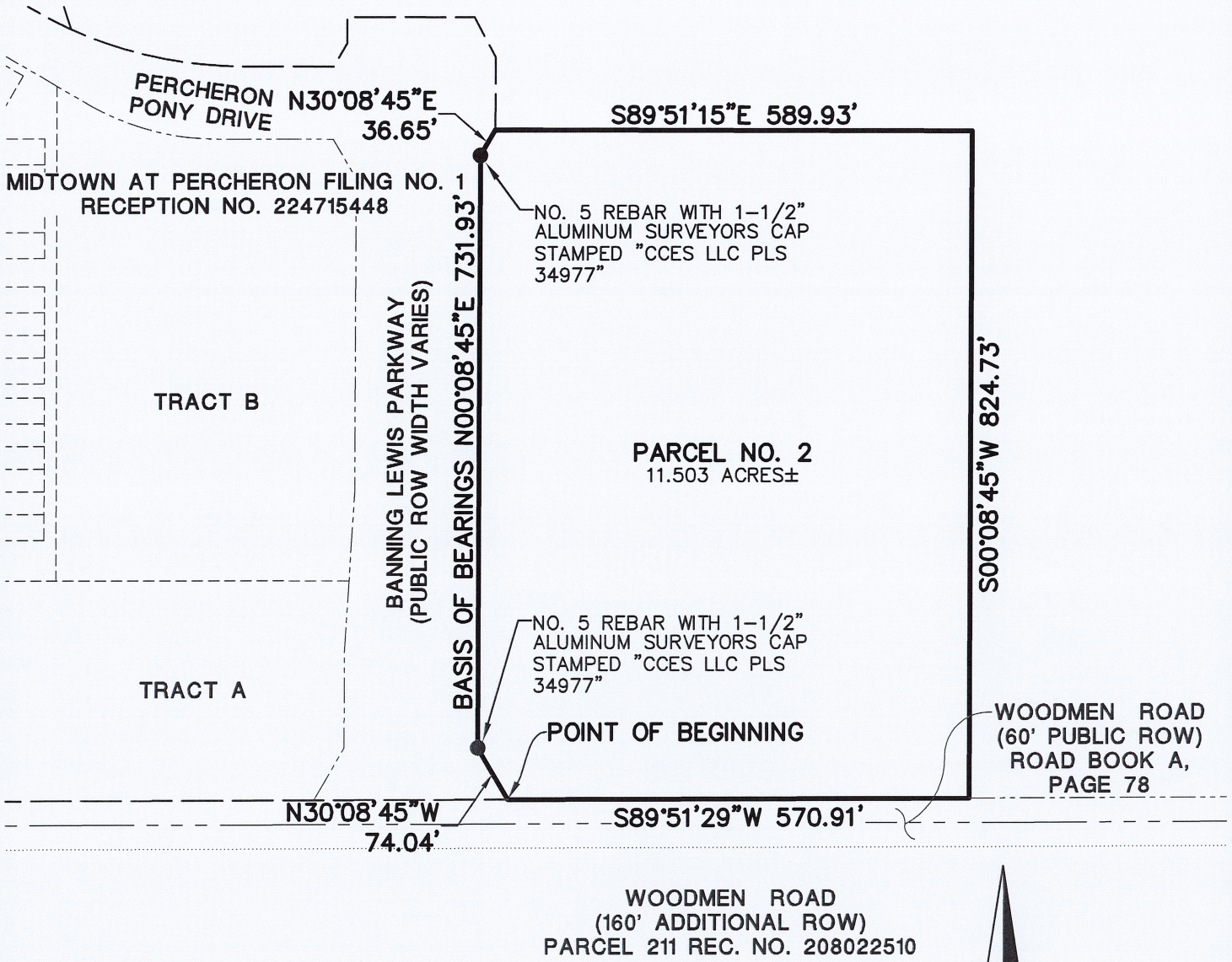
**SCALE: 1" = 500'**  
U.S. SURVEY FEET

**COLORADO LICENSED**  
**JOHN L. BAILEY**  
19586  
**PROFESSIONAL LAND SURVEYOR**

N: \250517\DRAWINGS\SURVEY\LEGALS\07-250517\250517-07 P1 PERCHERON SW.DWG

ZONE-25-0025

619 North Cascade Avenue, Suite 200  
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(719)785-0790



SCALE: 1" = 200'  
U.S. SURVEY FEET