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**ANNEXATION PLAT
PEACOCK RANCH SOUTH ADDITION NO. 1**

LEGAL DESCRIPTION:

FROM THE TITLE COMMITMENT:

PARCEL A:

A TRACT OF LAND BEING A PORTION OF THE NORTH 472.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A RECOVERED 3 1/4" ALUMINUM CAP STAMPED LS 10956 WITH APPROPRIATE MARKINGS AT THE NORTHWEST CORNER OF SAID SECTION 6 AND A RECOVERED NO. 5 REBAR WITH A PLASTIC YELLOW CAP STAMPED LS 11330 AT THE WEST QUARTER CORNER OF SAID SECTION 6 BEING CONSIDERED TO BEAR S 00 DEGREES 07 MINUTES 23 SECONDS E HAVING A DISTANCE OF 2635.07 FEET.

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE S 88 DEGREES 37 MINUTES 54 SECONDS W (RECORDED AS S 88 DEGREES 46 MINUTES W) ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 461.08 FEET (RECORDED AS 463.25 FEET) TO THE POINT OF BEGINNING; THENCE S 00 DEGREES 16 MINUTES 26 SECONDS W (RECORDED AS S 00 DEGREES 14 MINUTES 17 SECONDS W), A DISTANCE OF 472.12 FEET (RECORDED AS 472.00 FEET) TO A POINT ON THE SOUTH LINE OF THE NORTH 472.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE S 88 DEGREES 37 MINUTES 54 SECONDS W (RECORDED AS S 88 DEGREES 45 MINUTES 48 SECONDS W) ALONG THE SOUTH LINE OF THE NORTH 472.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 920.36 FEET (RECORDED AS 924.39 FEET) TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE N 00 DEGREES 07 MINUTES 23 SECONDS W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 472.04 FEET (RECORDED AS 472.00 FEET) TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE N 88 DEGREES 37 MINUTES 54 SECONDS E (RECORDED AS N 88 DEGREES 46 MINUTES E) ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 923.63 FEET (RECORDED AS 926.49 FEET) TO THE POINT OF BEGINNING, BEING THAT PARCEL OF LAND DESCRIBED AS THE CHEW PROPERTY AS CONTAINED IN THE DEED RECORDED IN BOOK 5801 AT PAGE 1259, RECORDS OF EL PASO COUNTY, COLORADO.

PARCEL B:

A NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE CHEW PARCEL OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO AND STATE OF COLORADO, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S 88 DEGREES 37 MINUTES 54 SECONDS W (RECORDED AS S 88 DEGREES 46 SECONDS W) ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 461.08 FEET (RECORDED AS 463.25 FEET); THENCE S 00 DEGREES 16 MINUTES 26 SECONDS W (RECORDED AS S 00 DEGREES 14 MINUTES 17 SECONDS W), A DISTANCE OF 30.00 FEET; THENCE N 88 DEGREES 37 MINUTES 54 SECONDS E (RECORDED AS N 88 DEGREES 46 MINUTES E) ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 461.71 FEET (RECORDED AS 463.25 FEET) TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE N 00 DEGREES 23 MINUTES 01 SECONDS E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL C:

A NON-EXCLUSIVE RIGHT-OF-WAY FOR INGRESS AND EGRESS AND RELATED PURPOSES OVER AND ACROSS THE SOUTH 30.00 FEET OF THE EAST 50.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL D:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M, IN EL PASO COUNTY, COLORADO, EXCEPTING THEREFROM THAT TRACT CONVEYED TO BERNARD GRIFFIN AND BETTY GRIFFIN BY WARRANTY DEED RECORDED NOVEMBER 8, 1956 IN BOOK 1601 AT PAGE 129, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE WESTERLY ON THE SOUTH LINE THEREOF A DISTANCE OF 450 FEET; THENCE ANGLE RIGHT NORTHERLY PARALLEL TO THE EAST LINE THEREOF A DISTANCE OF 162 FEET; THENCE ANGLE RIGHT EASTERLY PARALLEL TO THE SOUTHERLY LINE THEREOF 450 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE ANGLE RIGHT SOUTHERLY ON SAID EAST LINE A DISTANCE OF 162 FEET TO THE POINT OF BEGINNING.

BUT EXCEPTING FROM SAID EXCLUDED TRACT, THE SOUTH 30 FEET OF THE EAST 50 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6.

PARCEL E:

AN EASEMENT FOR UTILITY AND ROAD RIGHT OF WAY PURPOSES OVER THE SOUTHERLY 30 FEET AND THE EASTERLY 30 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED IN WARRANTY DEED TO BERNARD GRIFFIN AND BETTY GRIFFIN RECORDED NOVEMBER 8, 1956 IN BOOK 1601 AT PAGE 129 (WHICH IS ALSO THE "EXCEPTED" PORTION OF PARCEL B, AS ABOVE DESCRIBED).

MORE PARTICULARLY DESCRIBED AS:

THOSE PARCELS OF LAND BEING PORTIONS OF THE WEST HALF OF THE NORTHWEST QUARTER (W 1/2 NW 1/4) SECTION 6, T13S, R66W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO:

BEGINNING AT THE SECTION CORNER COMMON TO SECTION 1, T13S, R66W, SECTION 6, T13S, R65W, SECTION 31, T12S, R65W, AND SECTION 36, T12S, R66W;

THENCE N89°17'26"E ALONG THE NORTH LINE OF AFORESAID WEST HALF OF THE NORTHWEST QUARTER (W 1/2 NW 1/4) SECTION 6 A DISTANCE OF 1,397.22 FEET TO THE WEST RIGHT-OF-WAY LINE OF TUTT BOULEVARD;
THENCE S00°19'29"W ALONG SAID RIGHT-OF WAY LINE A DISTANCE OF 1,141.04 FEET;
THENCE S88°42'13"W A DISTANCE OF 450.13 FEET;
THENCE S00°15'07"W A DISTANCE OF 161.79 FEET;
THENCE N89°46'56"W A DISTANCE OF 13.68 FEET;
THENCE S00°16'09"W A DISTANCE OF 472.69 FEET TO THE NORTH LINE OF TRACT A, "POWERWOOD SUBDIVISION FILING NO. 2" RECORDED UNDER RECEPTION NO. 219714437 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S88°41'07"W ALONG THE NORTH LINE THEREOF, 920.38 FEET TO THE SECTION LINE COMMON TO AFORESAID SECTIONS 1 AND 6;
THENCE N00°07'26"W ALONG SAID SECTION LINE A DISTANCE OF 1,789.45 FEET TO THE POINT OF BEGINNING.

SAID PARCELS CONTAINING A CALCULATED AREA OF 2,185,925 SQUARE FEET (50.182 ACRES, MORE OR LESS).

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, T13S, R65W, THE SECTION CORNER COMMON TO SECTION 1, T13S, R66W, SECTION 6, T13S, R65W, SECTION 31, T12S, R65W, AND SECTION 36, T12S, R66W, MONUMENTED BY A FOUND 3.25" ALUMINUM CAP STAMPED "SURVEY MONUMENT ~ DO NOT DISTURB ~ T12S ~ R66W R65W ~ S36 S31 ~ S1 S6 ~ L NICHOLS ~ PLS 10956 ~ 1984 ~ ORR/NICHOLS & ASSOCIATES" ON A NO. 6 REBAR, FROM WHENCE THE WEST 16TH CORNER COMMON TO AFORESAID SECTION 6, T13S, R65W AND SECTION 31, T12S, R65W MONUMENTED BY A FOUND 3.25" ALUMINUM CAP STAMPED "ROCKWELL CONSULTING ~ W 1/16 S31/S6 ~ 2017 ~ PLS 19586" ON A NO. 6 REBAR BEARS N89°17'26"E A DISTANCE OF 1,397.22 U.S. SURVEY FEET.

PREPARED BY:

VERNON P. TAYLOR, COLORADO PLS NO. 25966 DATE
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC