

LEGAL DESCRIPTION Date Siferd Addition No.1 Annexation

A parcel of land located in the northwest one-quarter of SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., El Paso County, Colorado. A portion of Siferd Boulevard right of way, Lot 43 and Lot 2 of Block 1 in PARK VISTA ADDITION as recorded at Plat Book W page 69, in the records of El Paso County, State of Colorado, more particularly described as follows.

Beginning at the north corner of Lot 43, Block 1 in said PARK VISTA ADDITION;

thence S46°56'30"E and coincident with the northeast line of said Lot 43 and Lot 2 of said Block 1 a distance of 240.00 feet to the east corner of said lot 2 and the northwesterly right of way of Date Street (formerly Siferd Boulevard);

The following six courses are coincident with the westerly right of way line of said Date Street;

thence N43°03'30"E a distance of 36.23 feet to the point of a curve;

thence along the arc of a tangent curve to the left, said curve having a central angle of 43°12' 20", a radius of 20.00 feet and an arc length of 15.08 feet;

thence N00°08'50"W a distance of 68.08 feet to the the point of a curve;

thence along the arc of a tangent curve to the left, said curve having a central angle of 46°47'40", a radius of 160.00 feet and an arc length of 130.67 feet;

thence N46°56'30"W a distance of 51.35 feet to the point of a curve;

thence along the arc of a tangent curve to the left, said curve having a central angle of 90°00'00", a radius of 20.00 feet and an arc length of 31.42 feet to a point on the southeast right of way line of Austin Bluffs Parkway;

thence N43°03'30"E and coincident with the northwest boundary line of said PARK VISTA ADDITION and the southeast right of way line of said Austin Bluffs Parkway a distance of 100.00 feet to the point of a curve;

thence along the arc of a non- tangent curve to the left, said curve having a central angle of 90°00'00", a radius of 20.00 feet and an arc length of 31.42 feet and a chord bearing S01°56'30"E with a chord distance of 28.28 feet;

thence S46°56'30"E a distance of 51.35 feet to the point of a curve;

thence along the arc of a tangent curve to the right, said curve having a central angle of 46°47'40", a radius of 220.00 feet and an arc length of 179.68 feet;

S00°08'50"E a distance of 120.00 feet to the northeast corner of Extol Park Vista Addition No. 1 annexation plat recorded at reception no. 223715096 in the records of El Paso County, Colorado;

the following three courses are coincident with the north and westerly boundary lines of said Extol Park Vista Addition No. 1; thence S89°51'10"W a distance of 30.00 feet;

thence N86°52'00"W a distance of 64.45 feet;

thence S43°03'30"W a distance of 61.32 feet to the northeast boundary line of Penkhush Annexation as recorded at reception number 207712545 in the records of El Paso County, State of Colorado;

thence N46°56'30"W and coincident with the northeast boundary of said Penkhush Annexation a distance of 2.57 feet more or less to the northwesterly right of way line of Date Street;

thence N43°03'30"E and coincident with the northwest right of way line of said Date Street a distance of 10.08 feet to the south corner of said Lot 2 Block 1; thence N46°56'30"W and coincident with the southeast line of said Lot 2 and Lot 43 Block 1 a distance of 240.00 feet to the

southeast right of way line of Austin Bluffs Parkway;

thence N43°03'30"E and coincident with the southwest boundary line of said Austin Bluffs Parkway a distance of 60.00 feet more or less to the **Point of Beginning**.

Said portion containing a protracted area of 36,295 Square feet.



ANNEXATION

Date Siferd Addition No.1
Description

Drawn
By: R. Kotwica

Date: 10/14/2025

Job Number: 2025020

PAGE 1 OF 1