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**CBP 2-1A FILING NO. 1 (2.988 ACRES)**

August 14, 2019

LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A" AS RECORDED IN THE EL PASO COUNTY, COLORADO RECORDS UNDER RECEPTION NO. 206712398 AND A PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2 AS RECORDED UNDER RECEPTION NO. 207712506 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

BEING A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY , COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A";

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MEADOWBROOK PARKWAY AS RECORDED IN "CLAREMONT BUSINESS PARK FILING NO. 1" UNDER RECEPTION NO. 205127124 THE FOLLOWING TWO (2) COURSES;

(1) THENCE 219.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 20°46'58", THE CHORD OF WHICH BEARS N22°17'26"E (BASIS OF BEARING, SEE NOTE 1), A DISTANCE OF 218.25 FEET TO THE SOUTHWEST CORNER OF AFORESAID TRACT C, "CLAREMONT BUSINESS PARK FILING NO. 2";

(2) THENCE 46.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 04°23'12", THE CHORD OF WHICH BEARS N09°42'20"E A DISTANCE OF 46.31 FEET;

THENCE S56°02'38"E A DISTANCE OF 124.64 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF AFORESAID LOT 2, "CLAREMONT BUSINESS PARK FILING NO. 1A";

THENCE ALONG THE LINES OF LOT 2 THE FOLLOWING FOUR (4) COURSES;

(1) THENCE S56°02'38"E A DISTANCE OF 427.24 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 24, CDOT PROJECT NO. NH 0243-058 UNIT 2;

(2) THENCE S33°34'46"W ALONG SAID RIGHT-OF-WAY LINE, 120.34 FEET TO A POINT OF CURVE;

(3) THENCE 136.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 11584.00 FEET, A CENTRAL ANGLE OF 00°40'23", THE CHORD OF WHICH BEARS S37°47'25"W A DISTANCE OF 136.07 FEET TO THE NORTHEAST CORNER OF LOT 3, "CLAREMONT BUSINESS PARK FILING NO. 1A";

(3) THENCE N56°01'38"W ALONG THE NORTHERLY LINE OF SAID LOT 3 AND THE NORTHERLY LINE OF LOT 25 OF "CLAREMONT BUSINESS PARK FILING NO. 1A", A DISTANCE OF 480.42 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 130,172 S.F. (2.988 ACRES MORE OR LESS).

NOTE 1.) BASIS OF BEARINGS: THE CHORD OF THE WESTERLY LINE OF SAID LOT 2, BEING MONUMENTED AT THE SOUTHERLY END WITH A NAIL AND WASHER, PLS NO. ILLEGIBLE, AND AT THE NORTHERLY END WITH A REBAR AND ALUMINUM CAP PLS NO. 27605 IS ASSUMED TO BEAR N22°17'26"E A DISTANCE OF 218.25 U.S. SURVEY FEET

PREPARED BY:

VERNON P TAYLOR DATE

COLORADO PLS NO. 25966

FOR AND ON BEHALF OF

M&S CIVIL CONSULTANTS INC.