

102 E. Pikes Peak Ave, STE 500

Colorado Springs, CO 80903

Mail to: PO Box 1360

Colorado Springs, CO 80901

 v 719.955.5485

**CLAREMONT BUSINESS PARK**

**LOTS 1 AND 2 FILING NO. 1B**

A PARCEL OF LAND IN THE NORTHEST QUARTER OF SECTION 8, T14S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO CONSISTING OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A" AS RECORDED UNDER RECEPTION NO. 206712398 AND THAT PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 207712506 CONVEYED TO HAMMERS CONSTRUCTION IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219078479. ALL 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 80 FOOT MEADOWBROOK PARKWAY THE FOLLOWING THREE (3) COURSES;

(1) THENCE 473.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 44°52'27", AND A CHORD OF 461.82 FEET WHICH BEARS N10°15'36"E TO A POINT OF TANGENT;

(2) THENCE N12°09'05"W ALONG SAID TANGENT 118.55 FEET TO A POINT OF CURVE;

(3) THENCE 131.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 14°23'53", AND A CHORD OF 131.58 FEET WHICH BEARS N04°56'10"W;

THENCE N89°40'58"E A DISTANCE OF 578.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 24, CDOT PROJECT NO. NH 0243-058 UNIT 2;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES;

(1) THENCE S00°00'33"E A DISTANCE OF 48.74 FEET TO A POINT OF CURVE;

(2) THENCE 264.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 25°02'58", AND A CHORD OF 262.40 FEET WHICH BEARS S12°21'26"E;

(3) THENCE S06°46'53"E NON-TANGENT TO THE PREVIOUS COURSE 142.32 FEET;

(4) THENCE S14°56'24"W A DISTANCE OF 164.34 FEET;

(5) THENCE S33°35'01"W A DISTANCE OF 312.56 FEET TO A POINT OF CURVE;

(6) 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", AND A CHORD OF 136.07 FEET WHICH BEARS S37°47'25"W TO THE NORTHEAST CORNER OF LOT 4 "CLAREMONT BUSINESS PARK FILING NO. 1A";

THENCE N56°1'38"W ALONG THE NORTH LINES OF LOT 4 AND LOT 25 "CLAREMONT BUSINESS PARK FILING NO. 1A" 480.42 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 493,020 S.F. (11.318 ACRES MORE OR LESS).

PREPARED BY:

VERNON P. TAYLOR, COLORADO PLS NO. 25966 DATE

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS

**BASIS OF BEARING:** 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.