

Monument Ridge East Annexation Legal Description

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 2, AND THE WEST 1/2 OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH WEST SECTION CORNER OF SAID SECTION 2
WHENCE THE WEST 1/4 CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'21" EAST,
A DISTANCE OF 2767.12 FEET:
THENCE NORTH 89°46'22" EAST, A DISTANCE OF 1953.69 FEET;
THENCE SOUTH 00°13'38" EAST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, ALONG THE SOUTH LINE OF THE NORTH 30 FEET OF SAID SECTION 2 NORTH 89°46'22" EAST, A DISTANCE OF 398.16 FEET TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF PARCEL GRANTED TO EL PASO COUNTY FOR COUNTY ROAD UNDER THE RECEPTION NUMBER 214002145 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE FOLLOWING SAID RIGHT OF WAY, THE FOLLOWING 5 COURSES:
1) THENCE SOUTH 00°19'37" EAST, A DISTANCE OF 11.75 FEET;
2) THENCE SOUTH 89°17'54" EAST, A DISTANCE OF 182.88 FEET;
3) THENCE NORTH 84°31'33" EAST, A DISTANCE OF 3.14 FEET;
4) THENCE SOUTH 89°40'13" EAST, A DISTANCE OF 87.26 FEET;
5) THENCE SOUTH 88°20'10" EAST, A DISTANCE OF 154.53 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE 60 FEET WIDE DOEWOOD DRIVE AS DEDICATED IN HEIGHTS FILING TWO AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NUMBER 2287623 OF THE RECORDS OF EL PASO COUNTY;
THENCE SOUTH 00°41'56" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID DOEWOOD DRIVE, A DISTANCE OF 249.69 FEET, TO THE NORTHEAST CORNER OF LOT 10 OF SAID HEIGHTS FILING TWO;
THENCE SOUTH 89°50'30" WEST, A DISTANCE OF 129.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 10;
THENCE SOUTH 15°46'00" WEST, A DISTANCE OF 1267.84 FEET ALONG THE WESTERLY LINE OF SAID HEIGHTS FILING TWO, TO THE SOUTHEAST CORNER HEIGHTS FILING 1 AS RECORDED IN PLAT BOOK E-5 PAGE 167 RECORDS OF EL PASO COUNTY;
THENCE NORTH 89°15'42" WEST, ALONG THE SOUTH LINE OF SAID "HEIGHTS FILING 1, A DISTANCE OF 487.45 FEET, TO THE NORTHWEST CORNER OF LOT 27 OF MISTY ACRES FILING 1 AS RECORDED UNDER RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY;
THENCE THE FOLLOWING 4 COURSES ALONG THE EASTERLY LINE OF SAID LOT 27;
1) THENCE SOUTH 14°00'25" WEST, A DISTANCE OF 242.35 FEET;
2) THENCE SOUTH 11°49'44" EAST, A DISTANCE OF 121.06 FEET;
3) THENCE SOUTH 59°49'44" EAST, A DISTANCE OF 49.90 FEET;
4) THENCE SOUTH 30°35'19" WEST, A DISTANCE OF 224.59 FEET;
THENCE SOUTH 74°25'30" WEST, A DISTANCE OF 80.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MISTY ACRES BOULEVARD AS RECORDED IN RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY;

THENCE THE FOLLOWING 4 COURSES ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID MISTY ACRES BOULEVARD;

- 1) THENCE SOUTH 15°34'30" EAST, A DISTANCE OF 259.01 FEET;
- 2) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 264.52 FEET, A RADIUS OF 521.00 FEET, WITH A CHORD DISTANCE OF 261.68 FEET AND A CHORD BEARING OF SOUTH 01°01'49" EAST;
- 3) THENCE SOUTH 13°30'52" WEST, A DISTANCE OF 382.56 FEET;
- 4) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 248.06 FEET, A RADIUS OF 650.71 FEET, WITH A CHORD DISTANCE OF 246.56 FEET AND A CHORD BEARING OF SOUTH 24°26'06" WEST;

THENCE SOUTH 89°49'59" WEST, A DISTANCE OF 221.85 FEET, ALONG THE NORTH LINE OF A DEED AS RECORDED UNDER RECEPTION NUMBER 220189049 RECORDS OF EL PASO COUNTY;

THENCE NORTH 00°47'39" EAST, A DISTANCE OF 443.01 FEET;

THENCE NORTH 89°06'43" WEST, A DISTANCE OF 449.29 FEET, TO THE EASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 25 AS RECORDED UNDER RECEPTION NUMBER 218052925 RECORDS OF EL PASO COUNTY;

THENCE ALONG SAID EASTERLY RIGHT OF WAY OF SAID INTERSTATE HIGHWAY 25 THE FOLLOWING 7 COURSES;

- 1) THENCE NORTH 07°25'20" EAST, A DISTANCE OF 1957.48 FEET;
- 2) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 297.93 FEET, A RADIUS OF 900.00 FEET, WITH A CHORD DISTANCE OF 296.57 FEET AND A CHORD BEARING OF NORTH 16°54'20" EAST;
- 3) THENCE NORTH 26°23'20" EAST, A DISTANCE OF 310.00 FEET;
- 4) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 344.65 FEET, A RADIUS OF 310.00 FEET, WITH A CHORD DISTANCE OF 327.17 FEET AND A CHORD BEARING OF NORTH 58°14'20" EAST;
- 5) THENCE SOUTH 89°54'40" EAST, A DISTANCE OF 275.00 FEET;
- 6) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 94.25 FEET, A RADIUS OF 75.00 FEET, WITH A CHORD DISTANCE OF 88.17 FEET AND A CHORD BEARING OF NORTH 54°05'19" EAST;
- 7) THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 7.47 FEET, A RADIUS OF 30.00 FEET, WITH A CHORD DISTANCE OF 7.45 FEET AND A CHORD BEARING OF NORTH 10°57'19" EAST, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WOODMOOR WATER AND SANITATION DISTRICT FOR THE CRYSTAL CREEK LIFT STATION BY DEED RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175218 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTING DEED RECORDED NOVEMBER 29, 2010 AT RECEPTION NO. 210120918 AND JANUARY 9, 2014 AT RECEPTION NO. 214002145 AND FURTHER EXCEPTING ANY PORTION WITHIN THE RIGHT OF WAY OF COUNTY LINE ROAD OR INTERSTATE HIGHWAY 25, AND FURTHER EXCEPTING THAT PORTION DEDICATED AS DOEWOOD DRIVE IN "HEIGHTS FILING TWO" AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NO. 2287623 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SAID PARCEL CONTAINS 71.01 ACRES MORE OR LESS.