

THE RESIDENCE AT STRATMOOR TOWNHOMES REPLAT

THAT IGD INVESTMENTS, LLC, DAVID MEHRING, MANAGER IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LOTS 11 THROUGH 88, INCLUSIVE, AND A PORTION OF TRACT A, THE RESIDENCE AT STRATMOOR TOWNHOMES, EL PASO COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 206712380 OF THE EL PASO COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID TRACT A; THENCE N49°12'00"E ON THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 37.00 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED AT RECEPTION NO. 215095448 OF SAID EL PASO COUNTY RECORDS AND THE BUILDING SETBACK LINE AS PLATTED BY SAID SUBDIVISION; THENCE S44°47'59"E ON THE WEST LINE OF SAID TRACT AND THE BUILDING SETBACK LINE A DISTANCE OF 194.56 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT; THENCE N43°43'08"E ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 200.54 FEET TO A POINT ON THE WEST BOUNDARY OF BLOCK 5, STRATMOOR VALLEY 8th FILING SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK K-2 AT PAGE 56 OF SAID EL PASO COUNTY RECORDS; THE FOLLOWING THREE (3) COURSES ARE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID BLOCK 5;

1. THENCE SOUTHEASTERLY ON THE WESTERLY BOUNDARY OF SAID SUBDIVISION ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1238.37 FEET, THROUGH A CENTRAL ANGLE OF 08°22'31" AN ARC DISTANCE OF 181.02 FEET, THE LONG CHORD OF WHICH BEARS S53°49'29"E A DISTANCE OF 180.86 FEET;
2. THENCE S58°00'44"E ON THE FORWARD TANGENT OF THE PRECEDING ARC A DISTANCE OF 128.02 FEET;
3. THENCE N32°02'05"E A DISTANCE OF 100.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF WILLSHIRE DRIVE AS PLATTED BY SAID STRATMOOR VALLEY 8TH FILING SUBDIVISION;

THE FOLLOWING THREE (3) COURSES ARE ALONG THE WESTERLY RIGHT OF WAY OF WILLSHIRE DRIVE;

1. THENCE S58°07'43"E A DISTANCE OF 130.06 FEET;
2. THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 743.08 FEET, THROUGH A CENTRAL ANGLE OF 19°53'07" AN ARC DISTANCE OF 257.90 FEET;
3. THENCE S78°00'50"E A DISTANCE OF 124.59 FEET TO THE NORTHWEST CORNER OF BLOCK 11, OF SAID STRATMOOR VALLEY 8TH FILING SUBDIVISION;

THENCE SOUTHERLY ON THE WESTERLY BOUNDARY OF SAID BLOCK 11 ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1162.05 FEET, THROUGH A CENTRAL ANGLE OF 08°36'48" AN ARC DISTANCE OF 174.69 FEET, THE LONG CHORD OF WHICH BEARS S06°21'50"W A DISTANCE OF 174.53 FEET; THENCE S02°03'26"W ON THE FORWARD TANGENT OF THE PRECEDING ARC, CONTINUING ON THE WEST LINE OF SAID BLOCK 11, A DISTANCE OF 423.29 FEET TO

THE NORTH LINE OF THE ROAD RESERVATION TRACT AS SHOWN ON SAID STRATMOOR VALLEY 8TH FILING SUBDIVISION;
THENCE S89°38'47"W ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 3.32 FEET;
THENCE S00°21'13"E ON THE WEST LINE OF SAID TRACT AND THE WEST LINE OF BLOCK 10 OF SAID STRATMOOR VALLEY 8TH FILING SUBDIVISION, A DISTANCE OF 172.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF INTERSTATE 25;
THE FOLLOWING THREE (3) COURSES ARE ALONG THE EASTERLY RIGHT OF WAY OF INTERSTATE 25.

1. THENCE S89°25'46"W A DISTANCE OF 160.75 FEET;
2. THENCE N47°08'11"W A DISTANCE OF 1040.90 FEET;
3. THENCE N21°17'19"W A DISTANCE OF 333.87 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 13.600 ACRES, MORE OR LESS.