

**"CATHEDRAL ROCK COMMONS COMMERCIAL"**

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

**LEGAL DESCRIPTION:** A portion of the Northeast Quarter of the Southeast Quarter of Section 36, Township 11 South, Range 67 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

The Land referred to herein below is situated in the County of El Paso, State of Colorado, and is described as follows: A tract of land in the Northeast quarter of the Southwest quarter in Section 36, Township 11 South, Range 67 West of the 6th P.M., El Paso County, Colorado, described as follows: Beginning at a point of intersection with the West line of said Northeast quarter of the Southwest quarter and the northeasterly line of a tract described by Deed to the Department of Highways, State of Colorado, recorded August 12, 1963 in Book 1969 at Page 746 under Reception No. 301954 of the records of El Paso County, Colorado; thence  $N00^{\circ}39'12''E$  on said West line, 745.58 feet to the most westerly corner of Lot 28, Chaparral Hills, as recorded in Plat Book T2 at Page 2 in the records of El Paso County, Colorado; thence  $S89^{\circ}20'48''E$ , 485.53 feet to an angle point on the southerly line of said Lot 28; thence  $S40^{\circ}33'06''E$ , 471.44 feet to a point of intersection with the northwesterly line of Spanish Bit Drive as platted in Chaparral Hills; thence along said northwesterly line of Spanish Bit Drive for the following five courses;  $S49^{\circ}26'54''W$ , 227.19 feet to a point of curve; thence on a curve to the left, through a central angle of  $14^{\circ}19'10''$ , having a radius of 530.00 feet, an arc distance of 132.46 feet; thence  $S35^{\circ}07'44''W$ , 167.67 feet to a point of curve; thence on a curve to the right through a central angle of  $29^{\circ}52'41''$ , having a radius of 470.00 feet, an arc distance of 245.09 feet; thence  $S65^{\circ}00'25''W$ , 166.60 feet to a point of intersection with said recorded Department of Highways northeasterly line; thence  $N24^{\circ}59'35''W$ , 250.13 feet to the point of beginning, except that portion conveyed by Special Warranty Deed recorded January 2, 2007 under Reception No. 207000187, County of El Paso, State of Colorado.

BEING THE SAME AS THAT PROPERTY ON ALTA/ACSM SURVEY BY DANIEL L. BOYD, FOR ALTA SURVEYS OF COLORADO INC., JOB NO. S15-64, SIGNED DECEMBER 2, 2015, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 36, Township 11 South, Range 67 West of the Sixth P.M. in El Paso County Colorado, more particularly described as follows:

Commencing from the southwest corner of Lot 27 Chaparral Hills, recorded in Plat Book T2 at Page 2, El Paso County records being the True Point of Beginning;  $S49^{\circ}26'54''W$  along the northwesterly right of way line of Spanish Bit Drive as platted in said Chaparral Hills Subdivision, a distance of 227.19 feet to a point of curve; Thence continuing along said northerly right of way of said Spanish Bit Drive on a curve to the left having a central angle of  $14^{\circ}19'10''$ , a radius of 530.00 feet and a length of 131.27 feet; Thence continuing along said right of way line  $S35^{\circ}07'44''W$ , a distance of 167.67 feet to a point of

curve; Thence continuing on the said right of way line through a curve to the right having a central angle of  $29^{\circ}52'41''$ , a radius of 470.00 feet and a length of 242.19 feet; Thence continuing along said right of way of Spanish Bit Drive  $S65^{\circ}00'25''W$ , a distance of 6.60 feet to a point on the northeasterly line of Struthers Road as described in a Special Warranty Deed recorded January 2, 2007 under Reception No. 207000187, El Paso County records; Thence along the easterly line of said Struthers right of way the following four courses;

1.  $N69^{\circ}59'25''W$ , a distance of 70.71 feet;
2. Thence  $N24^{\circ}59'27''$ , a distance of 115.63 feet;
3. Thence along a curve to the right having a central angle of  $25^{\circ}38'51''$ , a radius of 880.00 feet and a length of 393.92 feet;
4. Thence  $N00^{\circ}39'12''E$ , a distance of 392.80 feet to a point on the south line of Lot 28 of said Chaparral Hills; Thence  $S89^{\circ}20'48''E$ , a distance of 435.53 feet to an angle point on the southerly line of said Lot 28, Thence  $S40^{\circ}33'06''E$  along the southwesterly lines of said lots 28 and 27 a distance of 471.44 feet to the True Point of Beginning.

Containing 10.246 acres, more or less.