

DESCRIPTION:

A PORTION OF TRACT J, TRACT K, TRACT L AND TRACT M, BENT GRASS RESIDENTIAL FILING NO. 1, AND A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DEED AT RECEPTION NUMBER 219072805, ALL SITUATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 BEARS $N00^{\circ}13'46''W$, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 1, BEING A 2-1/2 INCH ALUMINUM CAP IN RANGE BOX STAMPED "PLS 17664", AND BY THE WEST QUARTER CORNER OF SAID SECTION 1, BEING A 2" ALUMINUM CAP STAMPED "PLS 28651", WITH ALL BEARINGS HEREIN RELATIVE THERETO;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1;

THENCE WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, $S00^{\circ}13'46''E$, A DISTANCE OF 706.50 FEET;

THENCE WITH THE EXTENDED SOUTH LINE OF SAID PARCEL DESCRIBED IN DEED AT RECEPTION NUMBER 219072805, $N89^{\circ}47'22''E$, A DISTANCE OF 1,288.72 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING THE SOUTH LINE OF SAID PARCEL, $N01^{\circ}08'16''E$, A DISTANCE OF 523.77 FEET;

THENCE $N08^{\circ}44'20''W$, A DISTANCE OF 489.40 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE;

THENCE WITH THE SOUTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE, $N89^{\circ}30'12''E$, A DISTANCE OF 275.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT L;

THENCE WITH THE EAST LINE OF SAID TRACT L, $S04^{\circ}50'25''W$, A DISTANCE OF 80.27 FEET;

THENCE CONTINUING WITH THE EAST LINE OF SAID TRACT L, $S03^{\circ}12'36''E$, A DISTANCE OF 153.30 FEET;

THENCE CONTINUING WITH THE EAST LINE OF SAID TRACT L, $S03^{\circ}42'06''E$, A DISTANCE OF 84.68 FEET;

THENCE WITH THE EAST LINES OF SAID TRACTS L AND M, $S12^{\circ}45'12''E$, A DISTANCE OF 155.33 FEET;

THENCE CONTINUING WITH THE EAST LINE OF SAID TRACT M, $S77^{\circ}46'36''W$, A DISTANCE OF 30.12 FEET;

THENCE CONTINUING WITH THE EAST LINE OF SAID TRACT M, $S17^{\circ}37'13''E$, A DISTANCE OF 160.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE EAST LINE OF SAID TRACT M AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $8^{\circ}44'32''$, HAVING A RADIUS OF 1,840.12 FEET, AN ARC LENGTH OF 280.77, AND A CHORD BEARING $S10^{\circ}08'34''E$, A CHORD DISTANCE OF 280.50 FEET;

THENCE CONTINUING WITH THE EAST LINE OF SAID TRACT M, S04°52'53"E, A DISTANCE OF 8.49 FEET;

THENCE CONTINUING WITH THE EAST LINE OF SAID TRACT M AND SAID TRACT K, S00°13'15"E, A DISTANCE OF 95.50 FEET TO THE SOUTHEAST CORNER OF SAID TRACT K;

THENCE WITH THE SOUTH LINES OF SAID TRACT K AND SAID PARCEL DESCRIBED IN DEED AT RECEPTION NUMBER 219072805, S89°47'22"W, A DISTANCE OF 322.45 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6.17 ACRES (268,587 SQUARE FEET), MORE OR LESS.

LYLE G. BISSEGGER, PLS 38038

PROJECT NO. CLH000018.10

PREPARED FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC

1155 KELLY JOHNSON BLVD, SUITE #305

COLORADO SPRINGS, COLORADO 80920



QUARTER CORNER
SEC. 2 | SEC. 1
T13S R65W
FOUND 2"
ALUMINUM CAP
STAMPED
"PLS 28651"



WEST LINE SW/4 SEC. 1
(BASIS OF BEARINGS)
S00°13'46"E 2635.17'
706.50'

REC. 219072805

TRACT J

BENT GRASS MEADOWS DRIVE
N89°30'12"E 275.18'

PROPOSED
EASEMENT
6.17 ACRES
(268,587 SQ. FT.)

BENT GRASS
RESIDENTIAL
FILING NO. 1

TRACT K

S77°46'36"W
30.12'

N01°08'16"E 523.77'

POINT OF
BEGINNING

N89°47'22"E 1288.72'

S89°47'22"W 322.45'

S00°13'15"E
95.50'

SECTION CORNER
SEC. 2 | SEC. 1
SEC. 11 | SEC. 12
T13S R65W
FOUND 2-1/2" ALUMINUM CAP
IN RANGE BOX
STAMPED "PLS 17664"

NOTE:
THIS DOES NOT REPRESENT A MONUMENTED
LAND SURVEY. IT IS INTENDED ONLY TO DEPICT
THE ATTACHED DESCRIPTION.

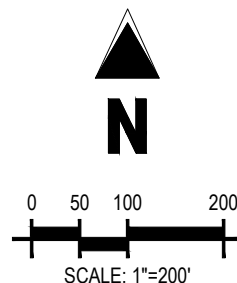


EXHIBIT
BENT GRASS RESIDENTIAL FILING NO. 1
EL PASO COUNTY, COLORADO

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Project No:	CLH000018.10
Drawn By:	EMV
Checked By:	BJD
Date:	09/09/21

Galloway

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