DESCRIPTION

TRACT J, TRACT K, TRACT L, AND TRACT M, BENT GRASS RESIDENTIAL FILING NO. 2, AND A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER 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°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;

**BEGINNING** AT THE SOUTHWEST CORNER OF TRACT B, BENT GRASS RESIDENTIAL FILING NO. 2, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS N66°32'10"W, A DISTANCE OF 1759.47 FEET;

S89°47'22"W, A DISTANCE OF 1,111.18 FEET TO A POINT ON THE EAST LINE OF BENT GRASS MEADOWS DRIVE;

THENCE WITH THE WEST AND SOUTH LINES OF BENT GRASS MEADOWS DRIVE THE FOLLOWING 5 COURSES AND DISTANCES:

1) THENCE N00°13'46"W, A DISTANCE OF 206.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

2) THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°58'12", HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 219.64 FEET, AND WHOSE CHORD BEARS N11°45'20"E, A CHORD DISTANCE OF 218.04 FEET;

3) THENCE N23°44'26"E, A DISTANCE OF 301.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

4) THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 65°45'45", HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 602.58 FEET, AND WHOSE CHORD BEARS N56°37'18"E, A CHORD DISTANCE OF 570.04 FEET;

5) THENCE N89°30'12"E, A DISTANCE OF 358.96 FEET TO THE NORTHEAST CORNER OF TRACT K, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE WITH THE EAST LINES OF SAID TRACT K, TRACT L, AND TRACT M THE FOLLOWING 9 COURSES AND DISTANCES:

1) S04°50'25""W, A DISTANCE OF 80.27 FEET;

2) S03°12'36""E, A DISTANCE OF 153.30 FEET;

3) S03°42'06""E, A DISTANCE OF 84.68 FEET;

4) S12°45'12""E, A DISTANCE OF 155.33 FEET;

5) S77°46'36""W, A DISTANCE OF 30.12 FEET;

6) S17°37'13""E, A DISTANCE OF 160.63 FEET;

7) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°44'32", HAVING A RADIUS OF 1,840.12 FEET, AN ARC LENGTH OF 280.77 FEET, AND WHOSE CHORD BEARS S10°08'34"E, A CHORD DISTANCE OF 280.50 FEET;

8) S04°52'53""E, A DISTANCE OF 8.49 FEET;

9) S00°13'15""E, A DISTANCE OF 95.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 21.31 ACRES (928,092 SQUARE FEET), MORE OR LESS.