LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS

THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED AT THE NORTH END BY A FOUND 2" ALUMINUM CAP STAMPED ACCORDINGLY, PLS 13830 AND AT THE SOUTH END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED ACCORDINGLY, PLS 30130; MEASURED AS BEARING S00°33'00"E WITH A DISTANCE OF 1317.81 FEET;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 3, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°33'00"E ON THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER SAID SECTION 3, A DISTANCE OF 1317.81 TO THE S 1/16 CORNER OF SECTION 3 AND 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.;

THENCE ALONG A BOUNDARY LINE AS DESCRIBED IN BOOK 3410 AT PAGE 490 OF THE RECORDS OF EL PASO COUNTY COLORADO FOR THE FOLLOWING TEN COURSES:

1. N86°42'10"W, A DISTANCE OF 169.06 FEET;
2. N22°57'04"W, A DISTANCE OF 350.00 FEET;
3. N00°28'12"W, A DISTANCE OF 603.27 FEET;
4. S79°37'51"W, A DISTANCE OF 187.15 FEET;
5. N72°09'05"W, A DISTANCE OF 155.20 FEET;
6. N73°21'44"W, A DISTANCE OF 342.37 FEET;
7. N85°32'34"W, A DISTANCE OF 515.84 FEET;
8. S77°20'48"W, A DISTANCE OF 330.71 FEET;
9. S37°35'28"W, A DISTANCE OF 758.87 FEET;
10. S43°21'52"W, A DISTANCE OF 528.81 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 3, SAID POINT BEING THE SOUTHEASTERLY CORNER OF SHAMROCK RANCH FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 215713683 OF SAID RECORDS;

THENCE N00°40'38"W ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 124.60 FEET, SAID LINE ALSO BEING THE EASTERLY BOUNDARY LINE OF SAID SHAMROCK RANCH FILING NO. 1;

THENCE N12°26'43"E, ALONG THE EASTERLY BOUNDARY OF SAID SHAMROCK RANCH FILING NO. 1, A DISTANCE OF 337.04 FEET;

THENCE CONTINUE N12°26'43"E ALONG THE EASTERLY BOUNDARY LINE OF A PARCEL OF LAND AS DESCRIBED IN BOOK 3326 AT PAGE 844, A DISTANCE OF 882.17 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 3 BEARS N89°21'26"W A DISTANCE OF 276.88 FEET;

THENCE S89°21'26"E ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2359.28 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,385,491 SQUARE FEET (31.80 ACRES) MORE OR LESS.

MICHAEL J. MUIRHEID, PLS

COLORADO NO. 37909

FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING