LEGAL DESCRIPTION: PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, BEING MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" BLM BRASS CAP AND AT THE NORTH END BY A FOUND 3-1/4" BLM BRASS CAP, ASSUMED TO BEAR N 02°34'24" W A DISTANCE OF 2630.10 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 18;

THENCE N 02°34'24” W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1016.69 FEET;

THENCE S 89°45’14" E A DISTANCE OF 676.09 FEET;

THENCE S 49°34’59" E A DISTANCE OF 184.96 FEET TO THE POINT OF BEGINNING;

THENCE N48’17 ' 28" E A DISTANCE OF 559.22 FEET;

THENCE S 43°15’00" E A DISTANCE OF 584.41 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 115;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES;

1. THENCE S 48°09'41" W A DISTANCE OF 440.33 FEET;
2. THENCE N 42 °41 ’41" W A DISTANCE OF 10.00 FEET;
3. THENCE S 51°59'51" W A DISTANCE OF 55.50 FEET;

THENCE N 49°34'59" W A DISTANCE OF 577.07 FEET TO THE POINT OF BEGINNING. CONTAINING 307,174 SQUARE FEET OR 7.053 ACRES MORE OR LESS.



DATE: 04/18/20

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 THOMAS S. MARR

COLORADO PLS 30106

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LEGAL DESCRIPTION:

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, BEING MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" BLM BRASS CAP AND AT THE NORTH END BY A FOUND 3-1/4" BLM BRASS CAP, ASSUMED TO BEAR N 02°34'24" W A DISTANCE OF 2630.10 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 18;

THENCE N 02°34'24" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1016.69 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 02°34'24" W ALONG SAID WEST LINE OF THE NORTHWEST QUARTER A DISTANCE OF 601.83 FEET;

THENCE S 85°13'22" E A DISTANCE OF 864.46 FEET;

THENCE S 62°45'00" E A DISTANCE OF 298.00 FEET;

THENCE S 43°15'00" E A DISTANCE OF 197.06 FEET;

THENCE S 48°17' 28" W A DISTANCE OF 559.22 FEET;

THENCE N 49°34'59" W A DISTANCE OF 184.96 FEET;

THENCE N 89°45'14" W A DISTANCE OF 676.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 627,582 SQUARE FEET OR 14.407 ACRES MORE OR LESS.



DATE: 04/18/20

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 THOMAS S. MARR

COLORADO PLS 30106

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LEGAL DESCRIPTION

30’ INGRESS, EGRESS AND UTILITY EASEMENT

A 30 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, BEING MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" BLM BRASS CAP AND AT THE NORTH END BY A FOUND 3-1/4" BLM BRASS CAP, ASSUMED TO BEAR N 02°34'24" W A DISTANCE OF 2630.10 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 18;

THENCE N 02°34'24" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1016.69 FEET;

THENCE S 89°45'14" E A DISTANCE OF 676.09 FEET;

THENCE S 49°34'59" E A DISTANCE OF 184.96 FEET;

THENCE N 48°17' 28" E A DISTANCE OF 212.64 FEET TO A POINT ON THE CENTERLINE OF SAID 30' EASEMENT, SAID POINT BEING THE POINT OF BEGINNING;

THE FOLLOWING SEVEN (7) COURSES ARE ALONG THE CENTERLINE OF SAID 30 FOOT EASEMENT;

 1) THENCE S 18°34'51" E A DISTANCE OF 42.31 FEET TO A POINT OF CURVE;

 2) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET,

 A CENTRAL ANGLE OF 36°29'10", A LENGTH OF 47.76 FEET AND WHOSE

 CHORD BEARS S 36°49'25" E A DISTANCE OF 46.96 FEET TO THE POINT OF A

 REVERSE CURVE;

 3) THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET,

 A CENTRAL ANGLE OF 48°20'31", A LENGHTH OF 42.19 FEET AND WHOSE

 CHORD BEARS S 30°53'45" E A DISTANCE OF 40.95 FEET;

 4) THENCE S 06°43'29" E A DISTANCE OF 60.17 FEET TO A POINT OF CURVE;

 5) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET,

 A CENTRAL ANGLE OF 30°13'12", A LENGTH OF 105.49 FEET AND WHOSE

 CHORD BEARS S 21°50'05" E A DISTANCE OF 104.27 FEET;

 6) THENCE S 36°56'41" E A DISTANCE OF 108.76 FEET;

 7) THENCE S 42°24'10" E A DISTANCE TO 191.84 FEET TO A POINT ON THE

 NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 115, SAID POINT

 BEING THE POINT OF TERMINUS OF SAID CENTERLINE OF A 30 FOOT EASEMENT AND BEIING

 N 51°59'51" E A DISTANCE Of 28.69 FEET FROM THE SOUTHWEST CORNER Of A PARCEL OF LAND

 RECORDED AT RECEPTION NUMBER \_\_\_\_\_\_\_\_\_\_, RECORDS OF EL PASO COUNTY.

SIDELINES ARE 15 FEET EACH SIDE OF THE DESCRIBED CENTERLINE AND EXTEND OR SHORTEN AS NEEDED.



DATE: 04/18/20

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 THOMAS S. MARR

COLORADO PLS 30106