

LEGAL DESCRIPTION – TEMPORARY TURNAROUND EASEMENT:

AN EASEMENT FOR TEMPORARY TURNAROUND PURPOSES LYING OVER AND ACROSS A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2C, AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (S1/2 SE1/4 NE1/4) OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QTR SE QTR SEC 23", SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 6 OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C, FROM WHICH THE CENTER ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLEGIBLE) BEARS N89°57'46"W (PER SAID PLAT OF SETTLERS RANCH SUBDIVISION FILING NO. 2C), A DISTANCE OF 1326.42 FEET (OF RECORD) AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N00°47'45"E ALONG A PORTION OF THE WESTERLY LINE OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C, A DISTANCE OF 662.45 FEET TO THE NORTHWESTERLY CORNER THEREOF, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF LOT 9 OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C; THENCE S60°12'24"E ALONG THE NORTHERLY LINE OF SAID LOT 9, SAID LINE ALSO BEING A PORTION OF THE WESTERLY LINE OF SAID TRACT A, A DISTANCE OF 668.36 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SETTLERS RANCH ROAD RIGHT-OF-WAY, AS SHOWN ON SAID PLAT OF SETTLERS RANCH SUBDIVISION FILING NO. 2C, AND THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED;

THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°58'21", AN ARC LENGTH OF 18.25 FEET (THE LONG CHORD OF WHICH BEARS N22°30'37"E, A LONG CHORD DISTANCE OF 18.25 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 100.55 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31°54'31", AN ARC LENGTH OF 56.00 FEET (THE LONG CHORD OF WHICH BEARS N07°32'32"E, A LONG CHORD DISTANCE OF 55.28 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 62.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 252°23'33", AN ARC LENGTH OF 273.12 FEET (THE LONG CHORD OF WHICH BEARS S62°12'57"E, A LONG CHORD DISTANCE OF 100.07 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 100.55 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°35'30", AN ARC LENGTH OF 67.73 FEET (THE LONG CHORD OF WHICH BEARS S44°57'35"W, A LONG CHORD DISTANCE OF 66.45 FEET) TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SAID SETTLERS RANCH ROAD RIGHT-OF-WAY; THENCE N68°28'34"W ALONG THE NORTHERLY LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 15,107 SQUARE FEET (0.35 ACRES) OF LAND, MORE OR LESS.

PREPARED BY:
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EXHIBIT

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	ChD BEARING	ChD DIST.
C1	01°58'21"	530.00'	18.25'	N22°30'37"E	18.25'
C2	31°54'31"	100.55'	56.00'	N07°32'32"E	55.28'
C3	252°23'33"	62.00'	273.12	S62°12'57"E	100.07'
C4	38°35'30"	100.55'	67.73'	S44°57'35"W	66.45'

LINE TABLE

NO.	BEARING	LENGTH
L1	N68°28'34"W	60.00'

RAMPART
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