**LEGAL DESCRIPTION: URBAN COLLECTION AT PALMER VILLAGE PUD ZONING/DEVELOPMENT PLAN**

Parcel I:

That portion of the Northeast Quarter of Section 5, Township 14 South, Range 65 West of the 6th P.M. of El Paso County, Colorado, more particularly described as follows;

(Bearings referred to herein are based on the north line of said Northeast Quarter of Section 5, assumed to bear N89°53’50”E.)

Beginning at the northwest corner of said Northeast Quarter, said corner being on the southerly line of Constitution Avenue as described in “Constitution Avenue / Peterson Road Right-of-way”, recorded in Plat Book V-3 at Page 169 of the records of said County (the following three (3) courses are along said southerly line.);

1. Thence S89°54’50”E, 107.89 feet;
2. Thence along the arc of a curve to the right, said curve having a central angle of 6°04’26”, a radius of 1,310.93 feet, for an arc distance of 138.97 feet;
3. Thence S83°50’24”E, 364.67 feet to the westerly Right-of-way line of Hannah Ridge Drive, an 80 foot Right-of-way as shown on Jessica Heights Filing No. 1 as recorded under Reception No. 206712249 of the records of said County;

Thence S00°20’42”W, 370.62 feet along said westerly Right-of-way line to the northeast corner of Lot 26 of said Jessica Heights Filing No. 1;

Thence N89°39’18”W, 609.42 feet along the northerly lines of said Lot 26 and Lots 25, 24, 15, 14, and 13 of said Jessica Heights Filing No. 1 to the northwest corner of said Lot 13, said corner also being on the west line of said Northeast Quarter of Section 5;

Thence N00°20’42”E, 413.81 feet along said west line to the Point of Beginning.

For a total of 243,396 SF, or 5.588 acres, more or less.

Per the Commitment for Title Insurance, issued by Stewart Title Guaranty Company, Commitment No. 18000311012, dated December 17, 2018.

Parcel II:

That portion of the Northeast Quarter of Section 5, Township 14 South, Range 65 West of the 6th P.M. of El Paso County, Colorado, more particularly described as follows;

(Bearings referred to herein are based on the north line of said Northeast Quarter of Section 5, assumed to bear N89°53’50”E.)

Commencing at the northwest corner of said Northeast Quarter, said corner being on the southerly line of Constitution Avenue as described in “Constitution Avenue / Peterson Road Right-of-way”, recorded in Plat Book V-3 at Page 169 of the records of said County (the following six (6) courses are along said southerly line);

1. Thence S89°54’50”E, 107.89 feet;
2. Thence along the arc of a curve to the right, said curve having a central angle of 6°04’26”, a radius of 1,310.93 feet, for an arc distance of 138.97 feet;
3. Thence S83°50’24”E, 396.82;
4. Thence along the arc of a curve to the left, said curve having a central angle of 1°55’47”, a radius of 1,430.93 feet, for an arc distance of 48.19 feet to a point on the easterly Right-of-way line of Hannah Ridge Drive, an 80 foot Right-of-way as shown on Jessica Heights Filing No. 1 as recorded under Reception No. 206712249 of the records of said County, said point also being the Point of Beginning of the Tract of land herein described;
5. Thence continuing along the arc of a curve to the left, said curve having a central angle of 4°19’59”, a radius of 1,430.93 feet, for an arc distance of 108.22 feet to a line 60 feet south of and parallel to said north line of the Northeast Quarter of Section 5;
6. Thence N89°32’50”E, 524.11 feet along said parallel line to its intersection with the west line of the northeast corner of said Northeast Quarter of Section 5;

Thence S00°17’12”W, 364.14 feet along said west line to the northeast corner of Lot 85 of said Jessica Heights Filing No. 1;

Thence N89°39’18”W, 632.60 feet along the northerly lines of said Lot 85 and Lots 86, 87, 96, 97, and 98 of said Jessica Heights Filing No. 1 to the northwest corner of said Lot 98, said corner also being on the said easterly Right-of-way line of Hannah Ridge Drive;

Thence N00°20’42”E, 363.29 feet along said easterly Right-of-way line to the Point of Beginning.

For a total of 228,886 SF, or 5.254 acres, more or less.

Per the Commitment for Title Insurance, issued by Stewart Title Guaranty Company, Commitment No. 18000311012, dated December 17, 2018.

For an overall total of 472,282 SF, or 10.842 acres, more or less.