



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF SECTIONS 29, 30, 31 AND 32, TOWNSHIP 10 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO; AND SECTIONS 5 AND 6, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS:

FOR PURPOSES OF THIS DESCRIPTION, BEARINGS ARE BASED ON THE EAST LINE OF SECTION 31, AS MONUMENTED AT THE NORTHEAST CORNER BY A 2 - 1/2" ALUMINUM CAPPED MONUMENT, LS 29052, AND AT THE SOUTHEAST CORNER BY A G.L.O. STONE MONUMENT, SAID LINE BEARS SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST, FOR 5292.98 FEET;

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 29; THENCE NORTH 89 DEGREES 54 MINUTES 40 SECONDS EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 29, FOR 1936.53 FEET TO THE NORTHEAST CORNER OF BOOK 1553 AT PAGE 267 OF THE DOUGLAS COUNTY RECORDS; THENCE NORTH 89 DEGREES 54 MINUTES 40 SECONDS EAST, CONTINUING ALONG SAID EAST-WEST CENTERLINE, FOR 560.96 FEET TO THE NORTHEAST CORNER OF BOOK 1648 AT PAGE 1784; THENCE SOUTH 01 DEGREES 08 MINUTES 43 SECONDS EAST, ALONG THE EAST LINE OF SAID BOOK 1648 AT PAGE 1784 FOR 2716.99 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 30 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BOOK 1648 AT PAGE 1784, FOR 57.41 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 39 SECONDS WEST, ALONG SAID SOUTH LINE FOR 503.47 FEET TO A POINT ON THE EAST LINE OF PREVIOUSLY MENTIONED BOOK 1553 AT PAGE 267; THENCE SOUTH 01 DEGREES 08 MINUTES 43 SECONDS EAST, ALONG THE EAST LINE OF SAID BOOK 1553 AT PAGE 267 FOR 1682.59 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 03 DEGREES 20 MINUTES 45 SECONDS EAST, FOR 894.87 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 32, SAID POINT BEING 561.42 FEET WEST OF THE CENTER 1/4 CORNER OF SAID SECTION 32; THENCE SOUTH 89 DEGREES 58 MINUTES 21 SECONDS EAST, ALONG SAID EAST-WEST CENTERLINE FOR 1883.26 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 SOUTHEAST 1/4 OF SAID SECTION 32; THENCE SOUTH 00 DEGREES 00 MINUTES 29 SECONDS EAST, ALONG THE WEST LINE OF THE EAST 1/2 SOUTHEAST 1/4, FOR 2651.06 FEET TO THE SOUTHWEST CORNER OF SAID EAST 1/2 SOUTHEAST 1/4; THENCE NORTH 89 DEGREES 54 MINUTES 23 SECONDS WEST, AND ALONG THE SOUTH LINE OF SAID SECTION 32, FOR 1906.92 FEET TO THE POINT WHERE SAID SOUTH LINE INTERSECTS WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF THE EXISTING COUNTY ROAD; THENCE SOUTH 32 DEGREES 29 MINUTES 00 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR 666.03 FEET; THENCE SOUTH 67 DEGREES 51 MINUTES 10 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR 64.29 FEET; THENCE NORTH 83 DEGREES 40 MINUTES 02 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR 231.88 FEET; THENCE NORTH 82 DEGREES



55 MINUTES 22 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR 1135.31 FEET; THENCE NORTH 56 DEGREES 56 MINUTES 42 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR 779.51 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 6, SAID POINT BEING 370.03 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 48 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 31, FOR 951.16 FEET TO THE SOUTHWEST CORNER OF SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 31; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS EAST, FOR 30.00 FEET TO THE NORTH RIGHT OF WAY LINE OF PALMER AVENUE; THENCE NORTH 89 DEGREES 48 MINUTES 52 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE FOR 2642.36 FEET TO THE EAST LINE OF THE WEST 1/2 WEST 1/2 OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 03 MINUTES 01 SECONDS WEST FOR 30.00 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 WEST 1/2; THENCE NORTH 89 DEGREES 48 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 31 FOR 1321.19 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 00 DEGREES 00 MINUTES 15 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 31 FOR 5279.08 FEET TO THE SOUTHEAST CORNER OF SECTION 25; THENCE NORTH 00 DEGREES 02 MINUTES 48 SECONDS EAST, FOR 1343.93 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 SOUTHWEST 1/4 OF SAID SECTION 30 FOR 2194.66 FEET TO A POINT WHERE SAID LINE INTERSECTS THE NORTHWESTERLY RIGHT OF WAY LINE OF THAT COUNTY ROAD ESTABLISHED BY COUNTY ORDINANCE OF JULY 10, 1886 AND PHYSICALLY EVIDENCED BY AN EXISTING FENCE LINE AND RECORDED IN PLAT BOOK 3 AT PAGE 6; THENCE SOUTH 57 DEGREES 50 MINUTES 54 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, FOR 220.54 FEET; THENCE SOUTH 23 DEGREES 09 MINUTES 19 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE FOR 1291.61 FEET TO A POINT THAT IS 30.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 30; THENCE NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST, AND PARALLEL WITH SAID SOUTH LINE, FOR 174.94 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 SOUTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST, ALONG SAID EAST LINE FOR 30.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 03 MINUTES 01 SECONDS WEST, ALONG THE EAST LINE OF SAID WEST 1/2 WEST 1/2 OF SECTION 31, FOR 30.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 54 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 31, FOR 214.53 FEET; THENCE NORTH 23 DEGREES 09 MINUTES 19 SECONDS EAST, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF AFOREMENTIONED COUNTY ROAD, FOR 1312.49 FEET; THENCE NORTH 57 DEGREES 50 MINUTES 54 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR 2615.19 FEET; THENCE NORTH 20 DEGREES 26 MINUTES 16 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR 89.71 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 31 MINUTES 01 SECONDS EAST (AND DEPARTING SAID R.O.W. LINE) ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, FOR 609.11 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE FOR THE COUNTY ROAD ESTABLISHED BY COUNTY ORDINANCE ON OCTOBER 11,

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1895, AND RECORDED IN PLAT BOOK 3 AT PAGE 2; THENCE SOUTH 55 DEGREES 46 MINUTES 29 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, FOR 55.81 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 25 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, FOR 331.78 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 30; THENCE NORTH 00 DEGREES 05 MINUTES 34 SECONDS EAST, ALONG SAID LINE FOR 30.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.