

Bole

RESOLUTION NO. 18- 368

EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3,
EL PASO COUNTY, COLORADO

**RESOLUTION APPROVING A PETITION FOR INCLUSION OF PROPERTY WITHIN
THE DISTRICT – FLYING HORSE NORTH FILING NO. 1**

WHEREAS, pursuant to El Paso County Resolution No. 11-378 (“Organizing Resolution”), El Paso County Public Improvement District No. 3, El Paso County, Colorado (the “District”) was organized on October 27, 2011 by the Board of County Commissioners of El Paso County, Colorado (“County”) for the purpose of completing certain public improvements as further described in the Organizing Resolution; and

WHEREAS, a petition for inclusion within the boundaries of the District has been received from PRI #2 LLC for the property described in the attached Exhibit A, incorporated herein by reference; and

WHEREAS, a public hearing was held by the District on September 20, 2018; and

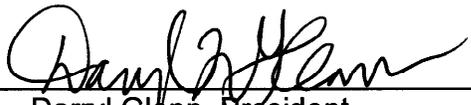
WHEREAS, notice of such public hearing was properly posted and was published on September 19, 2018 in the El Paso County and Fountain Valley Advertiser and News; and

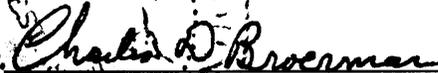
WHEREAS, at such public hearing all interested parties were given an opportunity to be heard on the petition for inclusion.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of El Paso County Public Improvement District No. 3, El Paso County, Colorado that the petition for inclusion submitted by PRI #2 LLC is hereby approved and that the property described in Exhibit A is hereby included within the boundaries of the District.

DONE THIS 20th day of September, 2018 at Colorado Springs, Colorado.

BOARD OF DIRECTORS, EL PASO COUNTY
PUBLIC IMPROVEMENT DISTRICT NO. 3

By: 
Darryl Glenn, Resident


ATTEST:

Chuck Broerman
County Clerk & Recorder

Chuck Broerman
09/21/2018 01:19:34 PM
Doc \$0.00 7
Rec \$0.00 Pages
El Paso County, CO

218110371

LEGAL DESCRIPTION: FLYING HORSE NORTH FILING NO. 1

2 PARCELS OF LAND BEING A PORTION OF SECTIONS 34, 35 AND 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTH END BY A 2 1/2" ALUMINUM CAP STAMPED "22564" AND THE SOUTH END BY A 2 1/2" ALUMINUM CAP STAMPED "9132", IS ASSUMED TO BEAR S00°14'34"E, A DISTANCE OF 5269.38 FEET.

PARCEL 1:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°06'04"E, ON THE SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 202134767, RECORDS OF EL PASO COUNTY, COLORADO AND THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1332.12 FEET TO THE SOUTHEASTERLY CORNER OF SAID HIGH FOREST RANCH FILING NO. 2, SAID POINT BEING THE WEST SIXTEENTH CORNER OF SAID SECTION 36;

THENCE N89°07'00"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1331.92 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 36;

THENCE N89°01'18"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 1331.92 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 36;

THENCE N89°03'58"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 840.89 FEET;

THENCE S00°13'46"E, A DISTANCE OF 497.29 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N16°35'58"W, HAVING A DELTA OF 00°45'53", A RADIUS OF 3460.00 FEET AND A DISTANCE OF 46.18 FEET TO A POINT OF TANGENT;

THENCE N72°38'09"E, A DISTANCE OF 400.46 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°53'45", A RADIUS OF 1640.00 FEET AND A DISTANCE OF 941.59 FEET TO A POINT OF TANGENT;

THENCE S74°28'06"E, A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 52°50'29", A RADIUS OF 760.00 FEET AND A DISTANCE OF 700.92 FEET TO A POINT OF TANGENT;

THENCE N52°41'25"E, A DISTANCE OF 1610.12 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 38°46'50", A RADIUS OF 1040.00 FEET AND A DISTANCE OF 703.92 FEET TO A POINT OF TANGENT;

THENCE S88°31'45"E, A DISTANCE OF 8.27 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64°57'04"E, HAVING A DELTA OF 52°02'48", A RADIUS OF 100.00 FEET AND A DISTANCE OF 90.84 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S80°31'04"E, HAVING A DELTA OF 24°24'59", A RADIUS OF 530.00 FEET AND A DISTANCE OF 225.86 FEET TO A POINT ON CURVE;

THENCE S56°06'05"E, A DISTANCE OF 60.00 FEET;

THENCE S80°16'16"E, A DISTANCE OF 554.19 FEET;

THENCE N06°27'11"E, A DISTANCE OF 236.35 FEET;
THENCE S82°41'19"E, A DISTANCE OF 492.47 FEET;
THENCE S89°59'04"E, A DISTANCE OF 502.35 FEET TO A POINT THE WESTERLY RIGHT OF WAY LINE OF BLACK FOREST ROAD, SAID POINT BEING ON A LINE 30.00 WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE S00°00'53"W ON SAID WESTERLY RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 1136.17 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30;
THENCE S89°04'37"W, ON SAID SOUTH LINE, A DISTANCE OF 1145.71 FEET;
THENCE N00°00'00"E, A DISTANCE OF 477.97 FEET;
THENCE S89°59'56"W, A DISTANCE OF 505.80 FEET;
THENCE N89°25'32"W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S89°25'32"E, HAVING A DELTA OF 00°53'47", A RADIUS OF 5030.00 FEET AND A DISTANCE OF 78.69 FEET TO A POINT OF TANGENT;
THENCE N01°28'15"E, A DISTANCE OF 152.16 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N18°55'42"E, HAVING A DELTA OF 48°57'51", A RADIUS OF 100.00 FEET AND A DISTANCE OF 85.46 FEET TO A POINT ON CURVE;
THENCE N88°31'45"W, A DISTANCE OF 8.27 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 38°46'50", A RADIUS OF 960.00 FEET AND A DISTANCE OF 649.77 FEET TO A POINT OF TANGENT;
THENCE S52°41'25"W, A DISTANCE OF 1610.12 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 52°50'29", A RADIUS OF 840.00 FEET AND A DISTANCE OF 774.70 FEET TO A POINT OF TANGENT;
THENCE N74°28'06"W, A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 13°40'23", A RADIUS OF 1560.00 FEET AND A DISTANCE OF 372.28 FEET TO A POINT ON CURVE;
THENCE S02°34'45"W, A DISTANCE OF 964.84 FEET;
THENCE S56°12'59"E, A DISTANCE OF 96.82 FEET TO POINT "A";
THENCE S65°45'45"W, A DISTANCE OF 64.75 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 54°21'11", A RADIUS OF 330.00 FEET, AND A DISTANCE OF 313.05 FEET TO A POINT ON CURVE ;
THENCE S83°30'56"W, A DISTANCE OF 43.73 FEET;
THENCE S30°43'19"W, A DISTANCE OF 748.70 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 19°27'35", A RADIUS OF 180.00 FEET AND A DISTANCE OF 61.13 FEET TO A POINT OF TANGENT;
THENCE S11°15'44"W, A DISTANCE OF 449.78 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S03°26'35"E, HAVING A DELTA OF 113°41'16", A RADIUS OF 80.00 FEET AND A DISTANCE OF 158.74 FEET TO A POINT ON CURVE;
THENCE S11°16'18"W, A DISTANCE OF 794.70 FEET;
THENCE S10°53'40"W, A DISTANCE OF 511.85 FEET;
THENCE S01°41'01" W, A DISTANCE OF 409.04 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 105°57'32", A RADIUS OF 183.50 FEET AND A DISTANCE OF 339.35 FEET;
THENCE S43°30'36"W, A DISTANCE OF 161.72 FEET;
THENCE S19°16'02"W, A DISTANCE OF 386.88 FEET;
THENCE N88°18'15"W, A DISTANCE OF 1705.84 FEET;
THENCE N02°21'44"W, A DISTANCE OF 263.10 FEET;
THENCE N63°45'49"W, A DISTANCE OF 50.01 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N18°31'13"W, HAVING A DELTA OF 24°06'18", A RADIUS OF 530.00 FEET AND A DISTANCE OF 222.98 FEET TO A POINT ON CURVE;
THENCE S39°18'58"E, A DISTANCE OF 58.41 FEET;
THENCE N89°54'56"E, A DISTANCE OF 681.31 FEET;

THENCE S78°50'05" E, A DISTANCE OF 682.24 FEET;
THENCE N44°23'58"E, A DISTANCE OF 446.26 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N70°04'16"E, HAVING A DELTA OF 27°10'25", A RADIUS OF 206.15 FEET AND A DISTANCE OF 97.77 FEET TO A POINT ON CURVE ;
THENCE N01°45'55"E, A DISTANCE OF 367.28 FEET;
THENCE N11°05'37"E, A DISTANCE OF 649.91 FEET;
THENCE N25°28'43"E, A DISTANCE OF 583.21 FEET;
THENCE N36°07'10"W, A DISTANCE OF 51.40 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00°13'39"E, HAVING A DELTA OF 101°02'05", A RADIUS OF 180.00 FEET, AND A DISTANCE OF 317.41 FEET TO A POINT ON CURVE ;
THENCE N12°39'47"E, A DISTANCE OF 431.89 FEET;
THENCE N47°25'19"W, A DISTANCE OF 125.23 FEET;
THENCE S43°38'05"W, A DISTANCE OF 217.42 FEET;
THENCE N45°19'30"W, A DISTANCE OF 529.41 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 79°31'17", A RADIUS OF 60.00 FEET, AND A DISTANCE OF 83.27 FEET;
THENCE N27°57'38"E, A DISTANCE OF 123.86 FEET;
THENCE S88°03'35"W, A DISTANCE OF 162.46 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N85°59'29"E, HAVING A DELTA OF 07°44'47", A RADIUS OF 470.00 FEET AND A DISTANCE OF 63.54 FEET;
THENCE S78°14'42"W, A DISTANCE OF 60.00 FEET;
THENCE S75°00'00"W, A DISTANCE OF 81.52 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 23°16'53", A RADIUS OF 330.00 FEET AND A DISTANCE OF 134.09 FEET TO A POINT ON CURVE;
THENCE N38°16'53"W, A DISTANCE OF 216.74 FEET;
THENCE S46°07'49"W, A DISTANCE OF 163.89 FEET;
THENCE S34°25'15"W, A DISTANCE OF 478.77 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 27°31'13", A RADIUS OF 180.00 FEET AND A DISTANCE OF 86.46 FEET;
THENCE S61°56'28"W, A DISTANCE OF 430.63 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 37°48'36", A RADIUS OF 180.00 FEET AND A DISTANCE OF 118.78 FEET TO A POINT ON CURVE ;
THENCE S00°25'40"W, A DISTANCE OF 36.95 FEET;
THENCE S66°21'10"E, A DISTANCE OF 348.91 FEET;
THENCE N87°59'49"E, A DISTANCE OF 527.00 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 68°09'39", A RADIUS OF 180.00 FEET AND A DISTANCE OF 214.13 FEET TO A POINT ON CURVE;
THENCE N89°20'23"E, A DISTANCE OF 87.77 FEET;
THENCE N04°16'45"E, A DISTANCE OF 284.57 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 180°00'00", A RADIUS OF 180.00 FEET AND A DISTANCE OF 565.49 FEET TO A POINT OF TANGENT;
THENCE S04°16'45"W, A DISTANCE OF 483.65 FEET;
THENCE S07°32'26"W, A DISTANCE OF 809.64 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 163°01'47", A RADIUS OF 60.00 FEET AND A DISTANCE OF 170.72 FEET TO A POINT OF TANGENT;
THENCE N09°25'47"W, A DISTANCE OF 25.35 FEET;
THENCE N59°17'05"W, A DISTANCE OF 59.71 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N28°17'40"W, HAVING A DELTA OF 122°48'28", A RADIUS OF 180.00 FEET AND A DISTANCE OF 385.81 FEET TO A POINT OF TANGENT;
THENCE N04°30'48"E, A DISTANCE OF 138.74 FEET;
THENCE N01°27'54"E, A DISTANCE OF 421.65 FEET;
THENCE S87°34'56"W, A DISTANCE OF 570.22 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 42°44'34", A RADIUS OF 260.00 FEET AND A DISTANCE OF 193.96 FEET TO A POINT OF TANGENT;

THENCE N49°40'30"W, A DISTANCE OF 407.48 FEET;
THENCE S18°26'34"W, A DISTANCE OF 216.03 FEET;
THENCE S67°30'10"W, A DISTANCE OF 203.94 FEET;
THENCE S60°53'14"E, A DISTANCE OF 270.58 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 66°48'26", A RADIUS OF 60.00 FEET AND A DISTANCE OF 66.96 FEET TO A POINT OF TANGENT;
THENCE S05°55'12"W, A DISTANCE OF 73.94 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S42°03'32"W, HAVING A DELTA OF 65°10'59", A RADIUS OF 180.00 FEET AND A DISTANCE OF 204.78 FEET;
THENCE S19°58'12"W, A DISTANCE OF 445.86 FEET;
THENCE S07°36'57"E, A DISTANCE OF 778.36 FEET;
THENCE S32°14'22"E, A DISTANCE OF 83.48 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N22°20'21"W, HAVING A DELTA OF 11°46'40", A RADIUS OF 470.00 FEET AND A DISTANCE OF 96.61 FEET TO A POINT ON CURVE;
THENCE N28°40'51"W, A DISTANCE OF 24.35 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N01°53'54"E, HAVING A DELTA OF 62°51'48", A RADIUS OF 60.00 FEET AND A DISTANCE OF 65.83 FEET TO A POINT ON CURVE;
THENCE N24°50'58"W, A DISTANCE OF 794.30 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 42°54'04", A RADIUS OF 180.00 FEET, AND A DISTANCE OF 134.78 FEET TO A POINT OF TANGENT;
THENCE N18°03'07"E, A DISTANCE OF 513.19 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 17°58'26", A RADIUS OF 182.00 FEET AND A DISTANCE OF 57.09 FEET TO A POINT ON CURVE;
THENCE N69°37'09"W, A DISTANCE OF 609.64 FEET;
THENCE S64°49'27"W, A DISTANCE OF 387.40 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 71°05'00", A RADIUS OF 180.00 FEET AND A DISTANCE OF 223.32 FEET TO A POINT ON CURVE;
THENCE S42°12'07"W, A DISTANCE OF 181.16 FEET;
THENCE S40°12'30"E, A DISTANCE OF 188.32 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 161°01'35", A RADIUS OF 60.00 FEET AND A DISTANCE OF 168.63 FEET TO A POINT OF TANGENT;
THENCE N59°10'55"W, A DISTANCE OF 565.00 FEET;
THENCE N88°12'35"W, A DISTANCE OF 210.24 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 26°35'09", A RADIUS OF 60.00 FEET AND A DISTANCE OF 27.84 FEET TO A POINT ON CURVE;
THENCE S86°55'25"W, A DISTANCE OF 49.85 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N86°55'25"E, HAVING A DELTA OF 48°03'23", A RADIUS OF 520.00 FEET AND A DISTANCE OF 436.15 FEET TO A POINT ON CURVE;
THENCE S38°52'02"W, A DISTANCE OF 60.00 FEET;
THENCE S40°01'04"W, A DISTANCE OF 569.80 FEET;
THENCE N72°33'10"W, A DISTANCE OF 134.21 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 36;
THENCE N00°14'34"W ON THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 3625.37 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S33°01'51"W, HAVING A DELTA OF 38°24'48", A RADIUS OF 535.00 FEET AND A DISTANCE OF 358.69 FEET TO A POINT OF TANGENT;
THENCE S84°37'03"W, A DISTANCE OF 175.44 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°13'59", A RADIUS OF 615.00 FEET AND A DISTANCE OF 120.57 FEET TO A POINT OF TANGENT;
THENCE N84°08'58"W, A DISTANCE OF 684.98 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°13'51", A RADIUS OF 615.00 FEET AND A DISTANCE OF 270.82 FEET TO A POINT OF TANGENT;
THENCE N58°55'07"W, A DISTANCE OF 166.51 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 31°18'40", A RADIUS OF 535.00 FEET AND A DISTANCE OF 292.37 FEET TO A POINT OF TANGENT;
THENCE S89°46'13"W, A DISTANCE OF 1674.58 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 24°52'43", A RADIUS OF 1960.00 FEET AND A DISTANCE OF 851.06 FEET TO A POINT OF TANGENT;
THENCE S64°53'30"W, A DISTANCE OF 459.47 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 21°22'27", A RADIUS OF 1040.00 FEET AND A DISTANCE OF 387.97 FEET TO A POINT OF TANGENT;
THENCE S86°15'57"W, A DISTANCE OF 692.41 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 51°05'38", A RADIUS OF 535.00 FEET AND A DISTANCE OF 477.09 FEET TO A POINT OF TANGENT;
THENCE S35°10'18"W, A DISTANCE OF 291.93 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 53°07'49", A RADIUS OF 615.00 FEET AND A DISTANCE OF 570.29 FEET TO A POINT OF TANGENT;
THENCE S88°18'07"W, A DISTANCE OF 160.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 83;
THENCE N01°41'53"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 90.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1 AS PLATTED IN WESCOTT FIRE STATION NO. 3, RECORDED UNDER RECEPTION NO. 212713192 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING (5) FIVE COURSES;

1. N88°18'07"E, A DISTANCE OF 165.75 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°10'43", A RADIUS OF 460.00 FEET AND A DISTANCE OF 434.97 FEET TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 15°19'05", A RADIUS OF 560.00 FEET AND A DISTANCE OF 149.72 FEET TO A POINT ON CURVE;
4. N38°00'00"W, A DISTANCE OF 141.67 FEET;
5. S88°20'00"W, A DISTANCE OF 587.56 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID STATE HIGHWAY 83;

THENCE ON SAID EASTERLY RIGHT OF WAY THE FOLLOWING (3) THREE COURSES;

1. N01°41'53"W, A DISTANCE OF 446.49 FEET;
2. N00°02'53"W, A DISTANCE OF 245.49 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S87°06'46"E, HAVING A DELTA OF 07°31'38", A RADIUS OF 1380.65 FEET AND A DISTANCE OF 181.38 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF HIGH FOREST RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 201036672, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N89°54'54"E, ON THE SOUTHERLY BOUNDARY OF SAID HIGH FOREST RANCH FILING NO. 1, AND SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 584.61 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 34;

THENCE S89°57'36"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34 AND CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1, A DISTANCE OF 1319.30 FEET TO THE NORTHEAST CORNER OF SAID SECTION 34;

THENCE N89°46'13"E, CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1 AND ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 2660.56 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35;

THENCE N89°45'50"E, CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND THE SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 202134767, A DISTANCE OF 2048.33 FEET;

THENCE ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2, THE FOLLOWING (5) FIVE COURSES:

1. N44°21'15"E, A DISTANCE OF 120.12 FEET;
2. N27°42'44"E, A DISTANCE OF 30.37 FEET;
3. N83°51'56"E, A DISTANCE OF 62.76 FEET;
4. S79°32'21"E, A DISTANCE OF 69.45 FEET;
5. S46°40'23"E, A DISTANCE OF 153.82 FEET TO A POINT ON SAID NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35;

THENCE N89°48'10"E, ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2 AND SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, A DISTANCE OF 270.47 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 537.252 ACRES.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

PARCEL 2:

COMMENCING AT POINT "A" HEREIN DESCRIBED;

THENCE S77°19'50"E, A DISTANCE OF 99.91 FEET TO THE POINT OF BEGINNING;

THENCE S66°22'10"E, A DISTANCE OF 418.60 FEET;

THENCE S65°50'19"E, A DISTANCE OF 926.31 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 93°42'48", A RADIUS OF 178.44 FEET AND A DISTANCE OF 291.86 FEET TO A POINT ON CURVE;

THENCE S47°50'38"E, A DISTANCE OF 125.93 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 141°44'47", A RADIUS OF 74.72 FEET AND A DISTANCE OF 184.84 FEET TO A POINT OF TANGENT;

THENCE N85°14'20"W, A DISTANCE OF 773.82 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 32°49'43", A RADIUS OF 180.00 FEET AND A DISTANCE OF 103.13 FEET TO A POINT OF TANGENT;

THENCE N52°20'15"W, A DISTANCE OF 614.62 FEET;

THENCE N47°07'47"W, A DISTANCE OF 236.98 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 35°23'13", A RADIUS OF 222.71 FEET AND A DISTANCE OF 137.55 FEET TO A POINT ON CURVE;

THENCE S89°19'51"W, A DISTANCE OF 44.51 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS S78°39'56"E, HAVING A DELTA OF 54°25'41", RADIUS OF 270.00 FEET AND A DISTANCE OF 256.49 FEET TO A POINT OF TANGENT;

THENCE N65°45'45"E, A DISTANCE OF 144.64 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 20.131 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 557.383 ACRES.