**PARCEL DESCRIPTION**

**(ASPEN RANCH PLAT)**

A PARCEL OF LAND BEING TRACT 28 TOGETHER WITH THE SOUTH ONE-HALF OF TRACT 27 OF THE OFFICIAL PLAT OF THE FOUNTAIN VALLEY LAND & IRRIGATION CO’S SUBDIVISION NO. 1 RECORDED ON JANUARY 28, 1909 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN PLAT BOOK “L” AT PAGE 42 UNDER RECEPTION NUMBER 160596, AND THAT PORTION OF VACATED ROAD AS DESCRIBED IN ORDINANCE NUMBER 1396 RECORDED ON AUGUST 12, 2010 IN SAID RECORDS UNDER RECEPTION NUMBER 210077896; ALL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY; COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF SAID TRACT 28 AS DEPICTED ON THAT CERTAIN ALTA/NSPS SURVEY RECORDED DECEMBER 13, 2017 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 217900230; SAID SOUTH LINE BEING MONUMENTED ON EACH END BY FOUND REBAR WITH AN AFFIXED 2 INCH ALUMINUM CAP STAMPED “DB&CO PLS 23515”ASSUMED TO BEAR SOUTH 89°16'26" WEST 1280.00 FEET.

**BEGIN** AT SAID SOUTHEAST CORNER OF TRACT 28;

THENCE SOUTH 89°16'26" WEST, ON THE SOUTH LINE OF SAID TRACT 28, A DISTANCE OF 1,280.00 FEET TO THE WEST LINE OF SAID TRACT 28;

THENCE NORTH 00°45'23" WEST, ON SAID WEST LINE AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE 1300.27 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF WEST LINE OF THE PREVIOUSLY CITED TRACT 27.

THENCE NORTH 02°13'50" WEST, ON SAID WEST OF TRACT 27 AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 699.08 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID TRACT 27;

THENCE NORTH 89°21'29" EAST, ON SAID NORTH LINE, A DISTANCE OF 1,298.00 FEET TO THE EAST LINE OF SAID TRACT 27;

THENCE SOUTH 00°45'21" EAST, ON SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 697.25 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF PREVIOUSLY CITED TRACT 28;

THENCE SOUTH 00°45'25" EAST, ON SAID EAST LINE AND THE NORTHERLY EXTENSION, A DISTANCE OF 1,299.95 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 2,563,921 SQUARE FEET OR (58.85953 ACRES), MORE OR LESS.