

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 20 AND 21, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 100' WIDE RIGHT-OF-WAY DESCRIBED AS FOLLOWS:

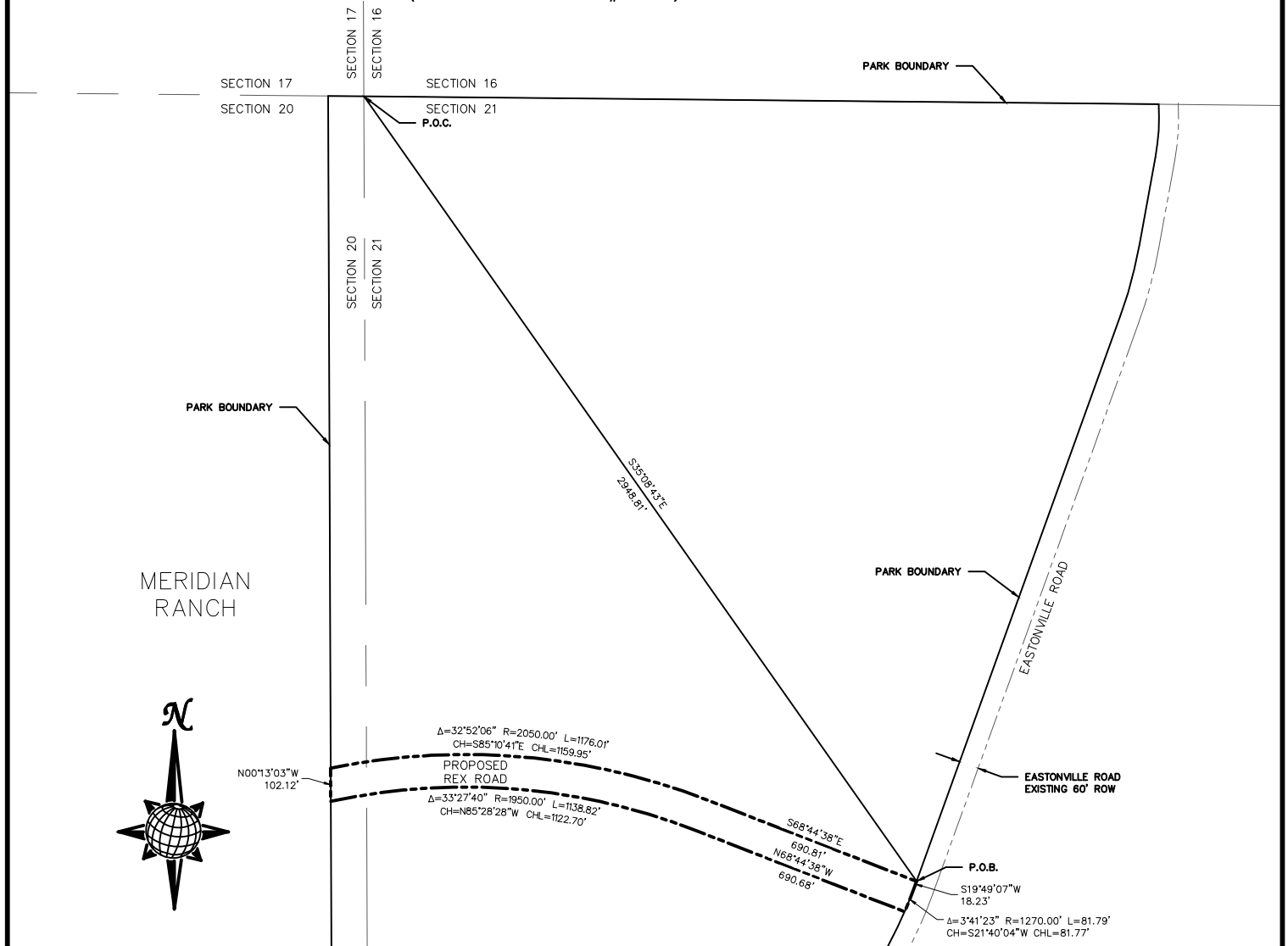
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21, THENCE S35°08'43"E A DISTANCE OF 2948.81 FEET TO THE WESTERLY RIGHT OF WAY OF EASTONVILLE ROAD AND THE POINT OF BEGINNING;

THE FOLLOWING TWO (2) COURSES ARE ON THE WESTERLY RIGHT OF WAY LINE OF EASTONVILLE ROAD;

1. THENCE S19°49'07"W ON SAID LINE 18.23 FEET TO A POINT OF CURVE TO THE RIGHT;
2. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1270.00 FEET, A DELTA ANGLE OF 03°41'23", AN ARC LENGTH OF 81.79 FEET, WHOSE LONG CHORD BEARS S21°40'04"W A DISTANCE OF 81.77 FEET;
3. THENCE N68°44'38"W A DISTANCE OF 690.68 FEET TO A POINT OF CURVE TO THE LEFT;
4. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1950.00 FEET, A DELTA ANGLE OF 33°27'40", AN ARC LENGTH OF 1138.82 FEET, WHOSE LONG CHORD BEARS N85°28'28"W A DISTANCE OF 1122.70 FEET TO THE WESTERN BOUNDARY OF FALCON REGIONAL PARK;
5. THENCE N00°13'03"W ON SAID LINE A DISTANCE OF 102.12 FEET TO A NON-TANGENT POINT OF CURVE TO THE RIGHT;
6. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 32°52'06", AN ARC LENGTH OF 1176.01 FEET, WHOSE LONG CHORD BEARS S85°10'41"E A DISTANCE OF 1159.95 FEET;
7. THENCE S68°44'38"E A DISTANCE OF 690.81 FEET TO THE POINT OF BEGINNING;

THE ABOVE PARCELS OF LAND CONTAIN 4.24 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).



A	SCALE: 1"=500'	REX ROAD	TECH CONTRACTORS 11910 TOURMALINE DR #130 FALCON, CO 80831 TELEPHONE: 719.495.7444
	DATE: JAN 2023		
	DRAWN: TAK		
	CHECK: RG		
PROPOSED 100' R.O.W. FALCON REGIONAL PARK			