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CALM BREEZE FILING NO. 1

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, BOTH IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE AFORESAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 11, SAID POINT BEING THE SOUTHEAST CORNER OF "PORCUPINE SUBDIVISION" AS RECORDED IN PLAT BOOK H-3 AT PAGE 34 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE N00°55'49"W ALONG THE EAST LINE THEREOF, 1,475.74 FEET TO THE SOUTHWEST CORNER OF PROPOSED PARCEL 8 AS SHOWN ON THE LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 222900153 IN SAID COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING THREE (3) COURSES:

1. THENCE N89°11'21"E A DISTANCE OF 1,195.60 FEET TO A POINT OF CURVE;
2. THENCE 36.87 FEET ON THE ARC OF A NON-RADIAL CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 42°14'54", THE CORD OF 36.04 FEET WHICH BEARS S55°40'51"E TO A POINT OF REVERSE CURVE;
3. THENCE 27.65 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 50.0 FEET, A CENTRAL ANGLE OF 31°40'45", THE CORD OF 27.29 FEET WHICH BEARS S50°15'22"E TO THE NORTHWEST CORNER OF PROPOSED PARCEL 5 AS SHOWN ON THE AFORESAID LAND SURVEY PLAT;

THENCE S00°54'29"E ALONG THE WEST LINE THEREOF, 1,432.74 FEET TO A POINT ON THE NORTH LINE OF AFORESAID SECTION 14, SAID LINE BEING THE NORTHERLY LINE OF PROPOSED PARCELS 3 AND 4 AS SHOWN ON THE LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 222900039 IN THE AFORESAID EL PASO COUNTY RECORDS;

THENCE ON THE NORTHERLY LINES THEREOF THE FOLLOWING THREE (3) COURSES:

1. THENCE S88°59'01"W A DISTANCE OF 976.46 FEET;
2. THENCE 109.75 FEET ON THE ARC OF A NON-RADIAL CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 768.00 FEET, A CENTRAL ANGLE OF 8°11'15", THE CORD OF 109.65 FEET WHICH BEARS S80°17'03"W TO A POINT OF TANGENT;
3. THENCE S84°08'07"W A DISTANCE OF 160.90 FEET TO THE EAST LINE OF LOT 27, "BLACK SQUIRREL PARK" AS RECORDED IN PLAT BOOK S-2 AT PAGE 65 OF SAID COUNTY RECORDS;

THENCE N01°00'34"W ALONG SAID EAST LINE, 30.14 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,839,050 SQUARE FEET (42.219 ACRES, MORE OR LESS).

BASIS OF BEARINGS: THE SOUTH LINE OF LOT 1, "FIRST AND MAIN TOWN CENTER FILING NO. 10" AS RECORDED UNDER RECEPTION NO. 202116650 IN THE RECORDS OF EL PASO COUNTY, COLORADO, THE SOUTHEAST CORNER OF SAID LOT 1 BEING MONUMENTED WITH A NO. 5 REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE STAMP, FROM WHENCE THE SOUTHWEST CORNER MONUMENTED WITH A BENT NO. 4 REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE STAMP, BEARS S89°50'07"W [RECORD N89°13'18"W] A DISTANCE OF 932.84 [RECORD 932.87] U.S. SURVEY FEET. BEARINGS ARE COLORADO STATE PLANE CENTRAL, NAD 83, COORDINATES BASED ON GPS OBSERVATIONS.

PREPARED BY:

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FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC

DATE

Will need to be certified