



COMPASS SURVEYING & MAPPING, LLC
BOUNDARY, MAPPING, ALTA/NSPS SURVEYS

FEBRUARY 15, 2024

LEGAL DESCRIPTION

A Tract of land located in a portion of the north half of the northwest quarter of section 24, and in a portion of the south half of the southwest quarter of section 13, all in Township 15 South, Range 66 West of the 6th p.m., County of El Paso, State of Colorado, and being more particularly described as follows:

Beginning at the intersection of the North line of said Northwest Quarter with the Northeasterly line of the county road, formerly known as the Colorado Springs and Pueblo Road and now known as Southmoor Drive;

Thence South 35 degrees 02 minutes 16 seconds East along said Northeasterly line of Southmoor Drive, a distance of 724.26 feet more or less;

Thence South 89 degrees 45 minutes 53 seconds East and parallel with the North line of said Northwest Quarter, a distance of 729.38 feet;

Thence North 34 degrees 32 minutes 34 seconds West along the Westerly boundary of five platted and unplatted tracts, a distance of 719.89 feet to a point on said North line of said Northwest Quarter;

Thence North 89 degrees 45 minutes 53 seconds West along said line, a distance of 184.33 feet to the Southwest corner of the Mart Subdivision;

Thence North 35 degrees 56 minutes 21 seconds West along the Westerly boundary of said Lot and the Northerly prolongation, a distance of 820.56 feet to an angle point in the boundary of Fountain Commons Subdivision Filing No. 3, according to the Plat thereof recorded May 4, 1995 at Reception No. 43479 of said county records;

Thence South 54 degrees 17 minutes 48 seconds West, along the boundary of said Subdivision, a distance of 195.60 feet to the Southeast corner of Lot 2 in said Subdivision; thence along the boundary of said Lot, the following three courses:

(1) thence North 35 degrees 38 minutes 00 seconds West, a distance of 245.87 feet;

(2) thence South 54 degrees 17 minutes 48 seconds West, a distance of 162.07 feet to a point on said Easterly line of Southmoor Drive;

(3) thence South 27 degrees 55 minutes 55 seconds East along said Easterly line of Southmoor drive, a distance of 248.15 feet to the Southwest corner of said Lot 2;

Thence South 29 degrees 35 minutes 30 seconds East along said Easterly line, a distance of 499.02 feet to the Point of Beginning.

County of El Paso, State of Colorado;

Excepting that parcel conveyed to the City of Fountain, Colorado by special Warranty Deed recorded July 28, 2016 under Reception No. 216083794.