

April 13, 2020
PROJECT NO. 20005
FALCON FIRE PROTECTION DISTRICT
ADMINISTRATION AND STATION 3
LEGAL DESCRIPTION

Please include the entire boundary for the whole subdivision exemption including the meridian road section or state the future of the meridian section in the letter of intent

A tract of land in the East half of Section 12, Township 13 South, Range 65 West of the 6th PM, County of El Paso, State of Colorado, said tract being a portion of the former Chicago, Rock Island and Pacific Railroad Right-of-Way (CRI & P) more particularly described as follows:

Beginning at the most Westerly corner of N.J.O. FILING NO. 1, as recorded in Plat Book H-5 at Page 23 of the records of the Clerk and Recorder's Office of said El Paso County also being on the Westerly line of Old Meridian Road;

Thence S39°58'07"E along the Westerly line of said N.J.O. FILING NO. 1, 150.00 feet;

Thence S50°04'00"W along a line 150.00 feet South of and parallel to the Northerly right-of-way line of said former CRI & P Railroad, 30.00 feet to the Northwesterly corner of State Highway 24 CDOT Parcel 23A as recorded at Reception No. 201178610 of said records;

Thence S39°58'07"E along the Southwesterly line of said Parcel 23A, a distance of 70.82 feet to a point on the Northwesterly line of State Highway 24 CDOT Parcel 23 as recorded at Reception No. 201178610 of said records;

The following 2 courses are along said Northwesterly line:

1. S04°25'05"W a distance of 40.81 feet;
2. S50°04'00"W a distance of 864.01 feet to a point on the Easterly Right of Way line of Meridian Road;

The following 2 courses are along said Easterly Right of Way line:

1. N39°56'24"W a distance of 143.61 feet to a point of curve;
2. Along the arc of said curve to the right having a central angle of 04°37'23", a radius of 1320.00 feet for an arc distance of 106.51 feet to a point on said Northerly Right of Way line;

Thence N50°04'00"E along said Northerly right-of-way line, a distance of 458.13 feet to the Southerly corner of 7th Street as platted in the TOWN OF FALCON, as recorded in Plat Book B at Page 37 of said records;

Thence N39°56'00"W along the Westerly right of way line of said 7th Street, 20.00 feet;

Thence N50°04'00"E along the Southeasterly line of Block 21 in said TOWN OF FALCON and its Westerly extension, 460.00 feet to a point on the Westerly right of way line of Old Meridian Road (platted as 6th Street);

Thence S39°56'00"E along said Westerly right of way line, 20.00 feet to the POINT OF BEGINNING.

Containing 5.424 acres, more or less.