

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 20 AND 21, 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 ACCORDING TO THE LAND SURVEY PLAT RECORDED AT RECEPTION NO. 201900096 IN THE RECORDS OF EL PASO COUNTY AND THE POINT OF BEGINNING;

THE FOLLOWING TWO (2) COURSES ARE ON SAID 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 WEST LINE OF FALCON REGIONAL PARK, RECORDED AT RECEPTION NO. 214086514 OF THE RECORDS OF SAID EL PASO COUNTY;
5. THENCE N00°13'03"W ON SAID LINE A DISTANCE OF 102.12 FEET TO A NON-TANGENT 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 PARCEL OF LAND CONTAINS 4.244 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).



JAMES F LENZ
COLORADO PLS 34583
FOR AND ON BEHALF OF
TECH CONTRACTORS

1

REX ROAD
PROPOSED 100' R.O.W.
FALCON REGIONAL PARK

TECH CONTRACTORS
11910 TOURMALINE DR #130
FALCON, CO 80831
TELEPHONE: 719.495.7444

SCALE:	N/A
DATE:	JAN 2024
DRAWN:	TAK
CHECK:	JFL

SECTION 17
SECTION 16
SECTION 17
SECTION 20
SECTION 21
SECTION 20
SECTION 21
P.O.C.

FALCON REGIONAL PARK
RECEPTION NO. 214086514
RECORDS OF EL PASO COUNTY

MERIDIAN RANCH

PARK BOUNDARY

S35°08'43"E
2948.81'

$\Delta=32^{\circ}52'06''$ R=2050.00' L=1176.01'
CH=S85°10'41"E CHL=1159.95'

N00°13'03"W
102.12'

$\Delta=33^{\circ}27'40''$ R=1950.00' L=1138.82'
CH=N85°28'28"W CHL=1122.70'

PROPOSED REX ROAD

S68°44'38"E
690.81'

N68°44'38"W
690.68'

P.O.B.

S19°49'07"W
18.23'

WEST LINE OF
FALCON REGIONAL PARK
RECEPTION NO. 214086514

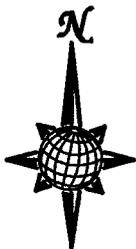
$\Delta=3^{\circ}41'23''$ R=1270.00' L=81.79'
CH=S21°40'04"W CHL=81.77'

WESTERLY
RIGHT OF WAY
EASTONVILLE RD.

EASTONVILLE ROAD
EXISTING 60' ROW
RECEPTION NO. 201900096
RECORDS OF EL PASO COUNTY

EASTONVILLE ROAD

SECTION 20
SECTION 21



JAMES F LENZ
COLORADO PLS 34583
FOR AND ON BEHALF OF
TECH CONTRACTORS

2

SCALE: 1"=300'
DATE: JAN 2024
DRAWN: TAK
CHECK: JFL

REX ROAD
PROPOSED 100' R.O.W.
FALCON REGIONAL PARK

TECH CONTRACTORS
11910 TOURMALINE DR #130
FALCON, CO 80831
TELEPHONE: 719.495.7444