

DESCRIPTION:

A PORTION OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 219113681, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 BEARS N00°13'46"W, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 1, BEING A 2-1/2 INCH ALUMINUM CAP STAMPED "PLS 17664", AND MONUMENTED BY THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, BEING A 2 INCH ALUMINUM CAP STAMPED "28651", WITH ALL BEARINGS HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 219113681, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS N51°57'58"W, A DISTANCE OF 2,155.56 FEET;

THENCE WITH THE EAST LINE OF SAID PARCEL, S00°23'28"E, A DISTANCE OF 552.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH THE EAST LINE OF SAID PARCEL AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°15'43", HAVING A RADIUS OF 490.87 FEET, AN ARC LENGTH OF 216.43 FEET, AND A CHORD BEARING S13°01'20"E, A CHORD DISTANCE OF 214.68 FEET;

THENCE CONTINUING WITH THE EAST LINE OF SAID PARCEL, S25°39'11"E, A DISTANCE OF 365.00 TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE EAST LINE OF SAID PARCEL AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°25'06", HAVING A RADIUS OF 266.04 FEET, AN ARC LENGTH OF 118.02 FEET, AND A CHORD BEARING S12°56'38"E, A CHORD DISTANCE OF 117.06 FEET;

THENCE CONTINUING WITH THE EAST LINE OF SAID PARCEL, S00°13'38"E, A DISTANCE OF 64.38 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST WOODMEN ROAD AND THE SOUTH LINE OF SAID PARCEL;

THENCE WITH SAID RIGHT OF WAY LINE, S89°45'55"W, A DISTANCE OF 80.01 FEET TO A POINT ON THE EAST LINE OF A DRAINAGE EASEMENT DESCRIBED AT RECEPTION NUMBER 207143989;

THENCE WITH THE EAST LINE OF SAID EASEMENT, N00°13'38"W, A DISTANCE OF 64.38 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH THE EAST LINE OF SAID EASEMENT AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°25'06", HAVING A RADIUS OF 186.04 FEET, AN ARC LENGTH OF 82.53 FEET, AND A CHORD BEARING N12°56'38"W, A CHORD DISTANCE OF 81.86 FEET;

THENCE CONTINUING WITH THE EAST LINE OF SAID EASEMENT, N25°39'11"W, A DISTANCE OF 365.00 TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE EAST LINE OF SAID EASEMENT AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°57'23", HAVING A RADIUS OF 570.87 FEET, AN ARC LENGTH OF 129.09 FEET, AND A CHORD BEARING N19°10'30"W, A CHORD DISTANCE OF 128.82 FEET TO THE NORTHEAST CORNER OF SAID DRAINAGE EASEMENT;

THENCE WITH THE NORTH LINE OF SAID DRAINAGE EASEMENT, N89°57'45"W, A DISTANCE OF 113.05 FEET TO THE NORTHWEST CORNER OF SAID DRAINAGE EASEMENT;

THENCE WITH THE WEST LINE OF SAID DRAINAGE EASEMENT, S00°20'59"E, A DISTANCE OF 444.02 FEET;

THENCE DEPARTING THE WEST LINE OF SAID DRAINAGE EASEMENT, N16°08'14"W, A DISTANCE OF 306.87 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32°38'50", HAVING A RADIUS OF 91.00 FEET, AN ARC LENGTH OF 51.85 FEET, AND A CHORD BEARING N00°11'11"E, A CHORD DISTANCE OF 51.15 FEET;

THENCE N16°30'36"E, A DISTANCE OF 226.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 5°46'34", HAVING A RADIUS OF 159.00 FEET, AN ARC LENGTH OF 16.03 FEET, AND A CHORD BEARING N13°37'19"E, A CHORD DISTANCE OF 16.02 FEET;

THENCE N10°44'03"E, A DISTANCE OF 38.45 FEET;

THENCE N00°37'23"W, A DISTANCE OF 160.95 FEET;

THENCE N02°09'13"E, A DISTANCE OF 82.57 FEET;

THENCE N00°37'24"W, A DISTANCE OF 257.87 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 219113681;

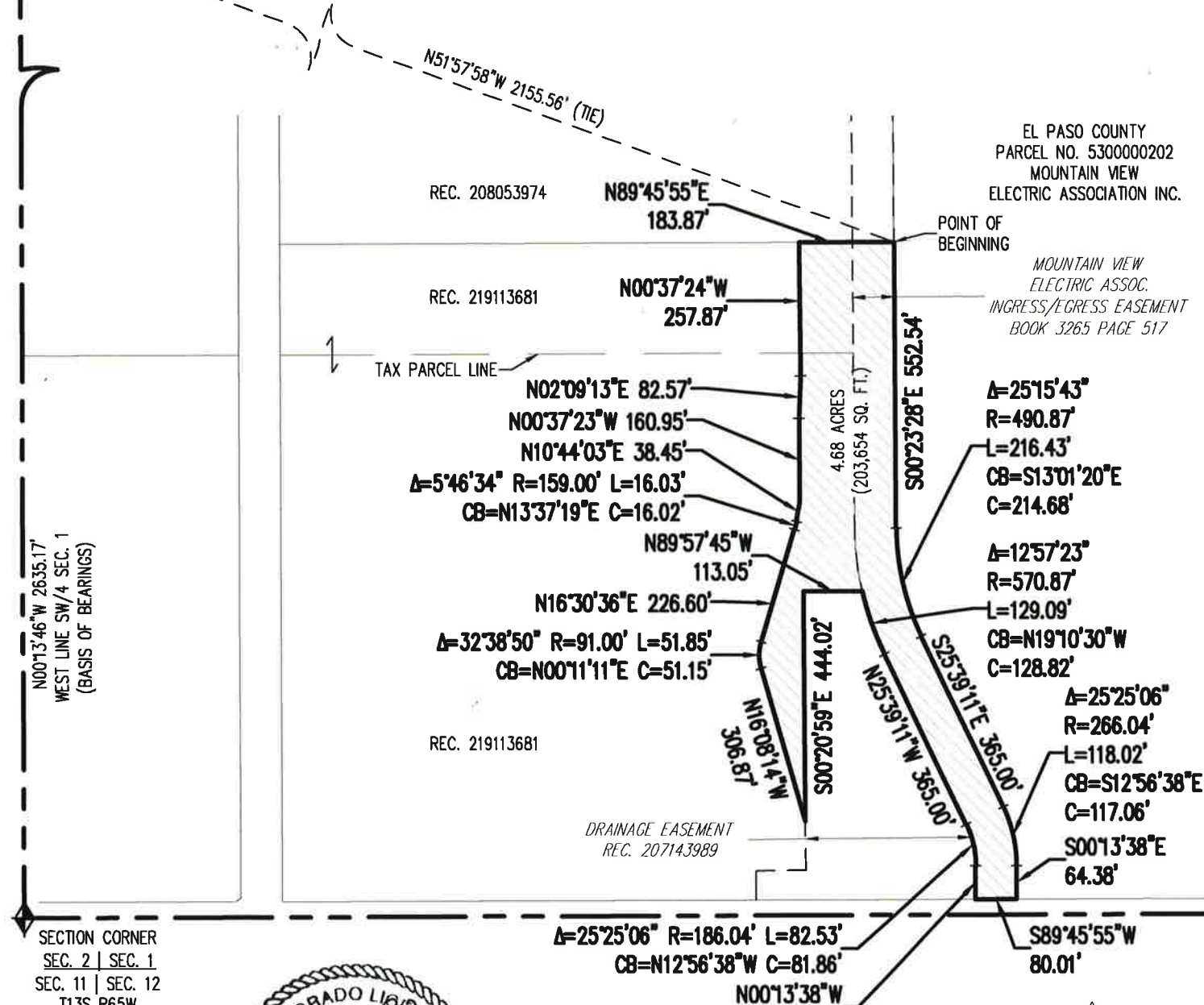
THENCE WITH THE NORTH LINE OF SAID PARCEL, N89°45'55"E, A DISTANCE OF 183.87 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4.68 ACRES (203,654 SQUARE FEET), MORE OR LESS.



DESCRIPTION PREPARED BY:
WILLIAM BROOKS, PLS
PROJECT NO. CLH000023.10
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37928
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC

QUARTER CORNER
 SEC. 2 | SEC. 1
 T13S R65W
 FOUND 2" ALUMINUM CAP
 STAMPED "PLS 28651"



EL PASO COUNTY
 PARCEL NO. 5300000202
 MOUNTAIN VIEW
 ELECTRIC ASSOCIATION INC.

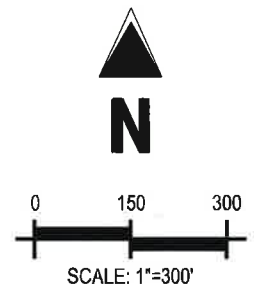
MOUNTAIN VIEW
 ELECTRIC ASSOC.
 INGRESS/EGRESS EASEMENT
 BOOK 3265 PAGE 517

N0013'46"W 2635.17'
 WEST LINE SW/4 SEC. 1
 (BASIS OF BEARINGS)

SECTION CORNER
 SEC. 2 | SEC. 1
 SEC. 11 | SEC. 12
 T13S R65W
 FOUND 2-1/2" ALUMINUM
 CAP STAMPED "PLS 17664"



E. WOODMEN RD.



NOTE:
 THIS DOES NOT REPRESENT A
 MONUMENTED LAND SURVEY. IT
 IS INTENDED ONLY TO DEPICT
 THE ATTACHED DESCRIPTION.

PROPOSED DRAINAGE EASEMENT
 SW/4 SECTION 1, T13S, R65W
 EL PASO COUNTY, COLORADO

Project No:	CLH000023
Drawn By:	EMV
Checked By:	BB
Date:	09/06/22

Galloway

1155 Kelly Johnson Blvd, Suite 305
 Colorado Springs, CO 80920
 719.900.7220 • GallowayUS.com