

DESCRIPTION:

A PORTION OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 208053974, 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 SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 208053974, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 1 BEARS S52°14'12"W, A DISTANCE OF 2,134.31 FEET;

THENCE WITH THE SOUTH LINE OF SAID PARCEL, S89°45'55"W, A DISTANCE OF 183.87 FEET;

THENCE DEPARTING THE SOUTH LINE OF SAID PARCEL, N00°37'24"W, A DISTANCE OF 272.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°44'44", HAVING A RADIUS OF 186.00 FEET, AN ARC LENGTH OF 54.36 FEET, AND A CHORD BEARING N08°59'46"W, A CHORD DISTANCE OF 54.17 FEET;

THENCE, N17°22'08"W, A DISTANCE OF 300.60 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 2°20'26", HAVING A RADIUS OF 364.00 FEET, AN ARC LENGTH OF 14.87 FEET, AND A CHORD BEARING N16°11'55"W, A CHORD DISTANCE OF 14.87 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL;

THENCE WITH THE NORTH LINE OF SAID PARCEL, N89°47'22"E, A DISTANCE OF 284.90 TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE WITH THE EAST LINE OF SAID PARCEL, S00°23'28"E, A DISTANCE OF 627.84 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3.04 ACRES (132,468 SQUARE FEET), MORE OR LESS.



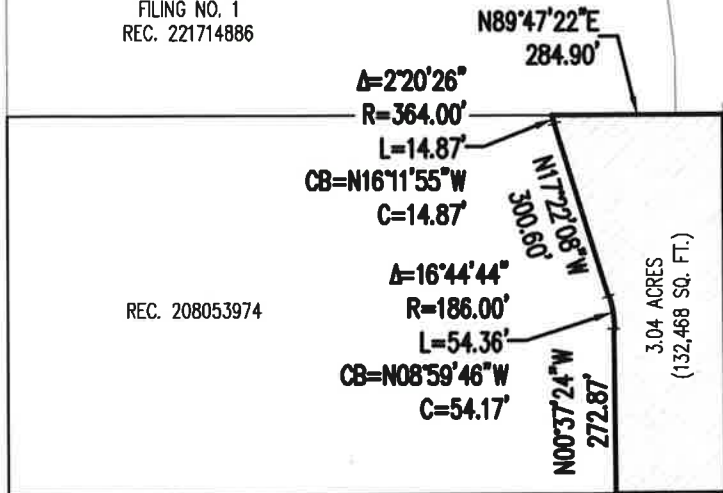
DESCRIPTION PREPARED BY:
WILLIAM BROOKS, PLS
PROJECT NO. CLH000023.10
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37928
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC

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

FALCON MEADOWS
 AT BENT GRASS
 FILING NO. 1
 REC. 221714886

BENT GRASS RESIDENTIAL
 FILING NO. 2
 REC. 220714559

WEST LINE SW/4 SEC. 1
 (BASIS OF BEARINGS)
 N001°3'46"W 2635.17'



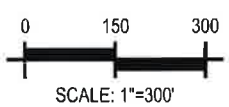
S00°23'28"E 627.84'

PARCEL NO.
 5300000202
 MOUNTAIN VIEW
 ELECTRIC
 ASSOCIATION INC.

POINT OF BEGINNING



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



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
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