

PETITION FOR ANNEXATION

FLYING HORSE EAST ADDITION NO. 3

To the City Council of the City of Colorado Springs

We, the undersigned, constituting and comprising the owners of 100% of the area (territory) (excluding public streets and alleys) described in Exhibit A attached hereto and made a part of the Petition (the "Described Area"), do hereby petition that the Described Area be annexed to and become part of the City of Colorado Springs and do represent and state:

1. It is desirable and necessary that the Described Area be annexed to the City of Colorado Springs.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S. 1973, as amended, exist or have been met as these sections apply to the annexation of the Described Area.
3. That the annexation of the Described Area complies with Section 30 of Article II of the Colorado Constitution.
4. That the undersigned request that the City of Colorado Springs approve the annexation of the Described Area.
5. That the legal description of the land owned by each Petitioner hereto is attached to and made part of this Petition.


The Petitioner(s) hereto understand and are cognizant of the fact that the City of Colorado Springs ("City") is not legally required to annex the Described Area, and that if the City does annex the Described Area, the annexation shall be upon the conditions and agreement of the Petitioner(s) as set forth in the Annexation Agreement.

NOW, THEREFORE, in consideration of the forgoing statement, and in further consideration of the benefits which will accrue to the Petitioner(s) and the obligations resulting to the City if the Described Area is annexed to the City, the Petitioner(s) agree and covenant that if the Described Area is annexed to the City, the Petitioner(s) will comply with all applicable provisions of the Code of the City of Colorado Springs 2001, as amended, and all applicable ordinances, resolutions, and regulations of the City now existing or as hereinafter amended.

The covenants and agreements herein above set forth shall run with the land owned by each Petitioner hereto which is subject to this annexation and shall extend to and be binding upon the heirs, assigns, legal representatives and successors to each Petitioner. Each Petitioner expressly accepts the aforesaid covenants and agreements by proceeding with the Petition for Annexation to the City.

FLYING HORSE LAND COMPANY, LLC

Jeffrey B Smith
Jeffrey B. Smith


Signature

6-23-22
Date

2138 Flying Horse Club Drive,
Colorado Springs, CO 80921

Legal Description: See Attached Exhibit A

AFFIDAVIT

STATE OF COLORADO)

) ss.

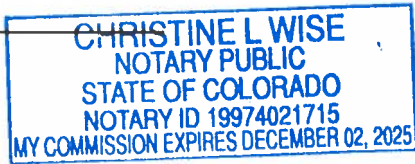
COUNTY OF EL PASO)

The foregoing instrument was executed before me this 23rd day of June, 2022, by Jeffrey B. Smith

Witness my hand and official seal.

My Commission expires: 12-02-2025

Christine L. Wise
Notary Public



The notarization signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107(1)(cc)(IX))

EXHIBIT "A"

LEGAL DESCRIPTION: FLYING HORSE EAST ADDITION NO. 3

A TRACT OF LAND BEING A PORTION SECTION 14, AND A PORTION OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 64, WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE WESTERLY END BY A RECOVERED NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED " S8 S9 S17 S16 T14S R64W 2012 PLS 38231" AND AT THE EASTERLY END BY A RECOVERED NO. 6 REBAR WITH 2-1/4" ALUMINUM CAP STAMPED "1/4 COR S9 S16 PLS 11624" .2' BELOW GRADE, BEING ASSUMED TO BEAR N89°44'50"E, A DISTANCE OF 2,629.05 FEET.

COMMENCING AT THE NORTHEAST CORNER OF THE ANNEXATION PLAT OF FLYING HORSE EAST ADDITION NO. 2, AS RECORDED UNDER RECEPTION NUMBER _____, RECORDS OR EL PASO COUNTY, COLORADO; THENCE S00°00'00"E, ON THE EASTERLY BOUNDARY LINE OF SAID ANNEXATION PLAT, A DISTANCE OF 99.98 FEET TO THE POINT OF BEGINNING; THENCE S02°48'51"E, A DISTANCE OF 20.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 94; THENCE N88°42'53"E, ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 105.34 FEET TO PARCEL 8-A, A RECORDED IN BOOK 5518 AT PAGE 1209, AS SHOWN IN COLORADO STATE HIGHWAY DEPARTMENT PLAN SET R-AD 0094(1); THENCE ON THE BOUNDARY LINE ON SAID PARCEL 8-A, THE FOLLOWING THREE (3) COURSES:

1. S00°32'55"E, A DISTANCE OF 25.00 FEET;
2. N89°27'05"E, A DISTANCE OF 150.00 FEET;
3. N00°32'55"W, A DISTANCE OF 25.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 94;

THENCE N89°31'49"E, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 262.52 FEET; THENCE S01°09'40"E, A DISTANCE OF 1,310.22 FEET; THENCE S88°50'20"W, A DISTANCE OF 1,000.00 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF PARCEL 8-B, AS RECORDED IN BOOK 5010 AT PAGE 60, AS SHOWN IN COLORADO STATE HIGHWAY DEPARTMENT PLAN SET R-AD 0094(1); THENCE N01°09'40"W, ON SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 967.51 FEET TO A POINT ON SOUTHERLY BOUNDARY LINE OF SAID PARCEL 8-B, THENCE S88°50'12"W, ON THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL 8 Rev, A

DISTANCE OF 170.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 7 Rev, AS RECORDED IN BOOK 5010 AT PAGE 334, AS SHOWN IN THE COLORADO STATE HIGHWAY DEPARTMENT PLAN SET R-AD 0094(1); THENCE ON THE BOUNDARY LINE OF SAID PARCEL 7 Rev., THE FOLLOWING THREE (3) COURSES:

1. S88°50'12"W, A DISTANCE OF 29.98 FEET;
2. N01°09'40"W, A DISTANCE OF 59.10 FEET, TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 89°23'24", A RADIUS OF 300.00 FEET, A DISTANCE OF 468.05 FEET, WHOSE CHORD BEARS N45°51'25"W, A DISTANCE OF 422.00 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 94; THENCE S89°31'46"W, A DISTANCE OF 1,271.56 FEET TO A POINT ON THE BOUNDARY LINE OF THE ANNEXATION PLAT OF FLYING HORSE EAST ADDITION NO. 2., AS RECORDED UNDER RECEPTION NUMBER _____; THENCE ON SAID BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

1. N00°00'00"E, A DISTANCE OF 20.00 FEET;
2. N89°31'46"E. A DISTANCE OF 2,249.61 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED ARE OF 1,446,202 SQUARE FEET OR 33.200 ACRES MORE OR LESS.

EXHIBIT "A"

LEGAL DESCRIPTION: [REDACTED]

A TRACT OF LAND BEING A PORTION OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 65 WEST AND PORTIONS OF SECTIONS 8, 9, 10, 11, 14 15, 16, AND 17 TOWNSHIP 14 SOUTH, RANGE 64, ALL WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE WESTERLY END BY A RECOVERED NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED " S8 S9 S17 S16 T14S R64W 2012 PLS 38231" AND AT THE EASTERLY END BY A RECOVERED NO. 6 REBAR WITH 2-1/4" ALUMINUM CAP STAMPED "1/4 COR S9 S16 PLS 11624" .2' BELOW GRADE, BEING ASSUMED TO BEAR N89°44'50"E, A DISTANCE OF 2,629.05 FEET.

COMMENCING AT NORTHEAST CORNER OF THE ANNEXATION PLAT OF FLYING HORSE EAST ADDITION NO. 1, AS RECORDED UNDER RECEPTION NUMBER _____ RECORDS OF EL PASO COUNTY, COLORADO WHICH THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 64 WEST BEARS N89°17'50"E, A DISTANCE OF 595.83 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 94, THE FOLLOWING TWO COURSES:

1. S89°34'52"E, A DISTANCE OF 265.53 FEET;
2. S88°20'41"E, A DISTANCE OF 246.67 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL NO. 8 Rev AS SHOWN IN THE COLORADO STATE HIGHWAY DEPARTMENT PLAN PROJECT SR 0094(10);

THENCE ON SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. N85°30'43"E, A DISTANCE OF 86.30 FEET;
2. S86°16'47"E, A DISTANCE OF 21.80 FEET, TO A POINT ON THE NORTHERLY LINE OF PARCEL NO. 9A AS SHOWN IN SAID PROJECT PLAN SR 0094(10);

THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID PARCEL NO. 9A, THE FOLLOWING FIVE (5) COURSES:

1. S86°16'47"E, A DISTANCE OF 60.41 FEET;
2. N89°42'39"E, A DISTANCE OF 305.99 FEET;

3. N74°20'58"E, A DISTANCE OF 26.99 FEET;
4. N61°23'43"E, A DISTANCE OF 114.20 FEET;
5. S70°03'59"E, A DISTANCE OF 177.39 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 94;

THENCE N86°09'19"E, A DISTANCE OF 592.37 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL NO. 9, AS SHOWN IN SAID PROJECT PLAN SR 0094(10); THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID PARCEL NO. 9, THE FOLLOWING THREE (3) COURSES:

1. N87°27'58"E, A DISTANCE OF 167.20 FEET;
2. N78°53'58"E, A DISTANCE OF 76.50 FEET;
3. S86°55'47"E, A DISTANCE OF 200.30 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARCEL NO. 9B, RECORDED IN BOOK 3667 AT PAGE 350 AND SHOWN IN SAID PROJECT PLAN SR 0094(10);

THENCE N89°31'58"E ON THE NORTHERLY BOUNDARY LINE OF SAID PARCEL NO. 9B, A DISTANCE OF 595.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 94; THENCE N88°53'58"E, A DISTANCE OF 930.25 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARCEL NO. 1, AS RECORDED IN BOOK 3755 AT PAGE 926, AND SHOWN IN THE COLORADO STATE HIGHWAY DEPARTMENT PLAN SET SR 0094(16); THENCE ON SAID NORTHERLY BOUNDARY LINE THE FOLLOWING THREE (3) COURSES:

1. N81°59'31"E, A DISTANCE OF 165.30 FEET;
2. N89°35'16"E, A DISTANCE OF 102.50 FEET;
3. S89°55'59"E, A DISTANCE OF 385.90 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARCEL NO. 2, AS RECORDED IN BOOK 3737 AT PAGE 500 AND SHOWN IN THE COLORADO STATE HIGHWAY DEPARTMENT PLAN SET SR 0094(16);

THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID PARCEL NO. 2, THE FOLLOWING FIVE (5) COURSES:

1. N82°09'46"E, A DISTANCE OF 117.00 FEET;
2. S88°08'44"E, A DISTANCE OF 246.20 FEET;
3. N89°31'31"E, A DISTANCE OF 43.00 FEET;
4. N81°52'16"E, A DISTANCE OF 187.70 FEET;
5. N89°31'31"E, A DISTANCE OF 68.90 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARCEL NO. 3, AS RECORDED IN BOOK 3745 AT PAGE 567, AND SHOWN IN THE COLORADO STATE HIGHWAY DEPARTMENT PLAN SET SR 0094(16);

THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID PARCEL NO. 3, THE FOLLOWING FOUR (4) COURSES:

1. S80°22'14"E, A DISTANCE OF 57.00 FEET;
2. S84°45'44"E, A DISTANCE OF 100.50 FEET;
3. S89°31'14"E, A DISTANCE OF 300.00 FEET;
4. N86°40'46"E, A DISTANCE OF 201.30 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARCEL NO. 4, AS RECORDED IN BOOK 3737, PAGE 504 AND SHOWN IN THE COLORADO STATE HIGHWAY DEPARTMENT PLAN SET SR 0094(16); THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID PARCEL NO. 4, THE FOLLOWING THREE (3) COURSES:

1. N86°38'46"E, A DISTANCE OF 199.20 FEET;
2. N86°39'46"E, A DISTANCE OF 100.10 FEET;
3. S87°16'29"E, A DISTANCE OF 766.70 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO HIGHWAY NO. 94;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE S00°28'29"E, A DISTANCE OF 2.33 FEET; THENCE N89°48'53"E, A DISTANCE OF 196.36 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARCEL NO. 104 AS RECORDED UNDER RECEPTION NUMBER 206117021, AS SHOWN IN COLORADO DEPARTMENT OF HIGHWAY PLAN SET 094A-031; THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID PARCEL NO. 104 THE FOLLOWING THREE (3) COURSES:

1. N40°18'30"E, A DISTANCE OF 39.25 FEET;
 2. S89°51'17"E, A DISTANCE OF 75.00 FEET;
 3. S39°17'52"E, A DISTANCE OF 38.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 94; THENCE S89°51'14"E, A DISTANCE OF 255.49 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARCEL NO. 105, AS RECORDED UNDER RECEPTION NUMBER 210098034, AS SHOWN IN COLORADO DEPARTMENT OF HIGHWAY PLAN SET 094A-031; THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID PARCEL NO. 105, THE FOLLOWING TWO (2) COURSES:
1. N86°26'21"E, A DISTANCE OF 310.30 FEET;
 2. S89°50'01"E, A DISTANCE OF 544.47 FEET;

THENCE N86°59'42"E, A DISTANCE OF 210.06 FEET TO A POINT ON THE BOUNDARY LINE OF PARCEL NO. 117, AS RECORDED UNDER RECEPTION NUMBER 207008503, AS SHOWN IN COLORADO DEPARTMENT OF HIGHWAY PLAN SET 094A-031; THENCE S89°32'09"E, ON SAID BOUNDARY LINE, A DISTANCE OF 260.52 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARCEL NO. 117A, AS RECORDED UNDER RECEPTION NUMBER 207008503, AS SHOWN IN COLORADO DEPARTMENT OF HIGHWAY PLAN SET 094A-03; THENCE S89°32'06"E ON SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 316.65 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARCEL NO. 117B, AS RECORDED UNDER RECEPTION NUMBER 207008503, AS SHOWN IN COLORADO DEPARTMENT OF HIGHWAY PLAN SET 094A-03; THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID PARCEL NO. 117B THE FOLLOWING (2) COURSES:

1. S89°32'06"E, A DISTANCE OF 239.11 FEET;
2. S87°59'27"E, A DISTANCE OF 92.99 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARCEL NO. 117B AS RECORDED UNDER RECEPTION NUMBER 207008503, AS SHOWN IN COLORADO DEPARTMENT OF HIGHWAY PLAN SET 094A-03;

THENCE S88°24'50"E, ON THE NORTHERLY BOUNDARY LINE OF SAID PARCEL NO. 117B, A DISTANCE OF 108.34 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 94; THENCE N89°09'35"E, A DISTANCE OF 1,962.83 FEET; THENCE N89°33'22"E, A DISTANCE OF 645.97 FEET; THENCE N89°31'49"E, A DISTANCE OF 1,130.29 FEET TO A POINT ON THE BOUNDARY LINE OF PARCEL NO. 3, AS SHOWN IN COLORADO DEPARTMENT OF HIGHWAY PLAN SET R-AD 0094(1); THENCE N62°29'29"E, ON SAID PARCEL NO. 3, A DISTANCE OF 65.99 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARCEL NO. 4, AS SHOWN IN COLORADO DEPARTMENT OF HIGHWAY PLAN SET R-AD 0094(1); THENCE N89°31'49"E, ON BOUNDARY OF SAID PARCEL NO. 4, A DISTANCE OF 407.70 FEET TO A POINT ON THE BOUNDARY LINE OF PARCEL NO. 5, AS RECORDED IN BOOK 3898 AT PAGE 1084, AS SHOWN IN COLORADO DEPARTMENT OF HIGHWAY PLAN SET R-AD 0094(1); THENCE ON THE BOUNDARY LINE OF SAID PARCEL NO. 5 THE FOLLOWING TWO (2) COURSES:

1. N00°28'11"W, A DISTANCE OF 10.00 FEET;
2. N89°31'49"E, A DISTANCE OF 323.50 FEET TO A POINT ON THE BOUNDARY LINE OF PARCEL NO. 6, RECORDED IN BOOK 5020 AT PAGE 1170, AS SHOWN IN COLORADO DEPARTMENT OF HIGHWAY PLAN SET R-AD 0094(1); THENCE S87°00'18"E, ON SAID BOUNDARY OF SAID PARCEL NO. 6, A DISTANCE OF 330.93 FEET;

THENCE S00°00'00"E, A DISTANCE OF 99.98 FEET; THENCE S89°31'46"W, A DISTANCE OF 2,249.61 FEET; THENCE S00°00'00"E, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 94; THENCE S89°33'22"W, A DISTANCE OF 645.67 FEET; THENCE S89°09'05"W, A DISTANCE OF 1,962.13 FEET; THENCE S88°58'16"W, A DISTANCE OF 992.92 FEET; THENCE S89°51'55"W, A DISTANCE OF 170.02 FEET; THENCE N89°49'12"W, A DISTANCE OF 1,301.28 FEET; THENCE N89°54'25"W, A DISTANCE OF 762.43 FEET; THENCE S89°31'31"W, A DISTANCE OF 2,138.48 FEET TO A POINT OF CURVE; SAID POINT BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 94, AS SHOWN ON PLAN SET SR 0094(16); THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE; ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 09°00'00", A RADIUS OF 2,820.80 FEET, A DISTANCE OF 443.09 FEET TO A POINT OF TANGENT; THENCE S80°31'31"W, A DISTANCE OF 229.06 FEET TO A ON CURVE, THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 09°39'54", A RADIUS OF 2,908.78 FEET, A DISTANCE OF 490.67 FEET, WHOSE CHORD BEARS S84°47'14"W, A DISTANCE OF 490.09 FEET TO A POINT ON CURVE; THENCE S89°36'24"W ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 94, AS SHOWN ON PLAN SET NRS 363, A DISTANCE OF 199.60 FEET; THENCE S81°56'54"W, A DISTANCE OF 626.50 FEET; THENCE N75°27'17"W, A DISTANCE OF 363.45 FEET; THENCE N89°47'32"W, A DISTANCE OF 6,376.97 FEET, THENCE N89°53'09"W, A DISTANCE OF 2,549.21 FEET; THENCE N89°50'13"W, A DISTANCE OF 2,638.71 FEET, TO A POINT ON THE SOUTHERLY

BOUNDARY LINE OF THE ANNEXATION PLAT OF FLYING HORSE EAST ADDITION NO. 1,
AS RECORDED UNDER RECEPTION NO. _____;

THENCE ON THE BOUNDARY LINE OF SAID ANNEXATION PLAT, THE FOLLOWING
THREE (3) COURSES:

1. N00°00'00"E, A DISTANCE OF 20.00 FEET;
2. S89°49'44"E, A DISTANCE OF 9,725.32 FEET;
3. N00°00'00"E, A DISTANCE OF 110.09 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,979,062 SQUARE FEET OR 45.433 ACRES,
MORE OR LESS.

EXHIBIT "A"

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PORTIONS SECTIONS 11, 12, 13 AND 14, TOWNSHIP 14 SOUTH, RANGE 65, AND PORTIONS OF SECTIONS 7, 8, 17, AND 18 TOWNSHIP 14 SOUTH, RANGE 64, ALL WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE WESTERLY END BY A RECOVERED NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED " S8 S9 S17 S16 T14S R64W 2012 PLS 38231" AND AT THE EASTERLY END BY A RECOVERED NO. 6 REBAR WITH 2-1/4" ALUMINUM CAP STAMPED "1/4 COR S9 S16 PLS 11624" .2' BELOW GRADE, BEING ASSUMED TO BEAR N89°44'50"E, A DISTANCE OF 2,629.05 FEET.

COMMENCING AT THE EAST ONE-SIXTEENTH CORNER BETWEEN SECTIONS 11 AND 14, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE ANNEXATION PLAT OF BANNING-LEWIS RANCH NO. 2 AS RECORDED UNDER RECEPTION NUMBER 1749361, RECORDS OF EL PASO COUNTY, COLORADO; THENCE S00°48'48"E, ON THE EASTERLY BOUNDARY LINE OF SAID ANNEXATION PLAT OF BANNING-LEWIS RANCH FILING NO. 2, A DISTANCE OF 18.10 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE ANNEXATION PLAT OF BANNING-LEWIS RANCH NO. 17, RECORDED UNDER RECEPTION NUMBER 205101479, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE SOUTHERLY BOUNDARY LINE OF SAID ANNEXATION PLAT OF BANNING-LEWIS RANCH NO. 17 THE FOLLOWING THIRTEEN (13) COURSES:

1. N64°38'18"E, A DISTANCE OF 81.59 FEET;
2. S24°02'35"E, A DISTANCE OF 32.03 FEET;
3. N83°30'35"E, A DISTANCE OF 464.08 FEET;
4. N85°34'51"E, A DISTANCE OF 248.19 FEET;
5. N68°54'57"E, A DISTANCE OF 199.71 FEET;
6. N89°24'12"E, A DISTANCE OF 209.00 FEET;
7. N21°59'26"E, A DISTANCE OF 104.70 FEET;
8. S67°12'23"E, A DISTANCE OF 156.60 FEET;
9. N82°08'08"E, A DISTANCE OF 151.49 FEET;
10. S86°33'13"E, A DISTANCE OF 548.88 FEET;
11. S82°48'55"E, A DISTANCE OF 700.16 FEET;

12. S88°46'11"E, A DISTANCE OF 400.55 FEET;
13. N89°47'52"E, A DISTANCE OF 805.22 FEET;

THENCE S00°18'03"E, A DISTANCE OF 4.50 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 94; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

1. S88°57'30"E, A DISTANCE OF 46.97 FEET;
2. S89°46'17"E, A DISTANCE OF 1,700.39 FEET;
3. S89°39'13"E, A DISTANCE OF 891.63 FEET;
4. S89°55'31"E, A DISTANCE OF 2,550.27 FEET;
5. N89°52'13"E, A DISTANCE OF 71.08 FEET, TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE ANNEXATION PLAT OF CORRAL BLUFFS ADDITION NO. 1, AS RECORDED UNDER RECEPTION NUMBER 221714874; THENCE ON THE BOUNDARY LINE OF SAID ANNEXATION PLAT THE FOLLOWING THREE (3) COURSES:
 1. S00°21'43"W, A DISTANCE OF 2.34 FEET
 2. N89°48'57"E, A DISTANCE OF 733.22 FEET
 3. N00°17'56"E, A DISTANCE OF 1.64 FEET TO THE NORTHERLY LINE OF PARCEL 1, AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 3466 AT PAGE 134;

THENCE ON SAID NORTHERLY LINE N89°52'13"E, A DISTANCE OF 473.31 FEET TO THE NORTHWEST CORNER OF THE PARCEL NO. 5 Rev AS RECORDED IN BOOK 3466 AT PAGE 137; THENCE CONTINUING N89°52'13"E, A DISTANCE OF 400.70 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARCEL NO. 4, AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 3466 AT PAGE 135; THENCE ON SAID NORTHERLY BOUNDARY LINE THE FOLLOWING THREE (3) COURSES:

1. N76°10'13"E, A DISTANCE OF 73.00 FEET;
2. N88°40'58"E, A DISTANCE OF 166.90 FEET;
3. S00°59'36"E, A DISTANCE OF 20.75 FEET TO THE NORTHERLY LINE OF SAID PARCEL NO. 5 Rev.;

THENCE ON THE BOUNDARY LINE OF SAID PARCEL NO. 5 Rev. THE FOLLOWING TWO (2) COURSES:

1. N89°52'13"E, A DISTANCE OF 638.80 FEET;
2. S03°17'03"E, A DISTANCE OF 13.68 FEET;

THENCE N89°26'51"E, ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 94, A DISTANCE OF 1981.13 FEET, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, S00°00'00"E, A DISTANCE OF 110.09 FEET;

THENCE N89°49'44"W, A DISTANCE OF 9,725.32 FEET; THENCE S00°00'00"E, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 94; THENCE S89°34'17"W, ON SAID SOUTHERLY LINE, A DISTANCE OF 2,286.99 FEET; THENCE S79°55'31"W, A DISTANCE OF 243.87 FEET; THENCE S88°41'03"W, A DISTANCE OF 271.72 FEET; THENCE N85°50'02"W, A DISTANCE OF 237.70 FEET; THENCE S83°57'13"W, A DISTANCE OF 704.93 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE ANNEXATION PLAT BANNING-LEWIS RANCH NO. 2, AS RECORDED RECEPTION NUMBER 1749353, THENCE N00°48'48"W ON SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 145.01 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED ARE OF 1,547,004 SQUARE FEET OR 35.514 ACRES, MORE OR LESS.