

LEGAL DESCRIPTION: WINSOME FILING NO. 2

A TRACT OF LAND BEING A PORTION OF SECTION 24, RANGE 11 SOUTH, RANGE 65 WEST AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 12103" BEING ASSUMED TO BEAR N00°14'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, THENCE S00°14'17"W, A DISTANCE OF 1,684.27 FEET TO A POINT ON THE BOUNDARY OF WINSOME FILING NO. 1; THENCE ON THE BOUNDARY OF WINSOME FILING NO. 1, THE FOLLOWING TWO (2) COURSES:

1. S00°14'17"E, A DISTANCE OF 922.65 FEET;
2. N89°30'15"E, A DISTANCE OF 4,535.40 FEET TO THE SOUTHEAST CORNER OF SAID FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY OF SAID WINSOME FILING NO. 1, THE FOLLOWING TEN (10) COURSES:

1. N00°29'45"W, A DISTANCE OF 484.81 FEET;
2. N10°20'00"W, A DISTANCE OF 247.91 FEET;
3. N21°16'12"W, A DISTANCE OF 333.95 FEET;
4. N32°53'11"W, A DISTANCE OF 363.08 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N38°40'46"W, HAVING A DELTA OF 3°27'19", A RADIUS OF 4,030.00 FEET, A DISTANCE OF 243.03 FEET TO A POINT OF TANGENT;
6. S54°46'33"W, A DISTANCE OF 146.74 FEET;
7. N35°13'27"W, A DISTANCE OF 60.00 FEET;
8. N54°46'33"E, A DISTANCE OF 146.74 FEET TO POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 3°31'19", A RADIUS OF 3,970 FEET, A DISTANCE OF 244.03 FEET TO A POINT ON CURVE;
10. N34°15'42"W, A DISTANCE OF 1,176.07 FEET;
11. S41°49'33"W, A DISTANCE OF 100.05 FEET TO A POINT OF CURVE;

12. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF $7^{\circ}37'13''$, A RADIUS OF 1,530 FEET, A DISTANCE OF 203.49 FEET TO A POINT ON CURVE;
13. $N40^{\circ}33'13''W$, A DISTANCE OF 117.62 FEET;
14. $S54^{\circ}25'41''W$, A DISTANCE OF 240.00 FEET;
15. $S30^{\circ}48'16''E$, A DISTANCE OF 58.07 FEET TO A POINT ON CURVE;
16. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS $N30^{\circ}48'16''W$, HAVING A DELTA OF $50^{\circ}01'50''$, A RADIUS OF 1,470.00 FEET, A DISTANCE OF 1,283.60 FEET TO A POINT ON THE BOUNDARY LINE OF SAID WINSOME FILING NO. 1,

THENCE CONTINUING ON AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF $3^{\circ}42'29''$, A RADIUS OF 1,470.00 FEET, A DISTANCE OF 95.13 FEET TO A POINT ON CURVE; THENCE $N20^{\circ}46'13''E$, A DISTANCE OF 758.90 FEET; THENCE $S89^{\circ}29'30''E$, A DISTANCE OF 757.49 FEET; THENCE $S82^{\circ}21'05''E$, A DISTANCE OF 229.91 FEET; THENCE $N15^{\circ}45'23''E$, A DISTANCE OF 1,195.74 FEET; THENCE $N89^{\circ}29'13''E$, A DISTANCE OF 722.44 FEET; THENCE $N89^{\circ}02'00''E$, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS $S89^{\circ}02'00''W$, HAVING A DELTA OF $5^{\circ}13'06''$, A RADIUS OF 1,710.00 FEET; A DISTANCE OF 115.74 FEET TO A POINT ON CURVE; THENCE $S89^{\circ}42'54''E$, A DISTANCE OF 609.60 FEET; THENCE $N00^{\circ}17'06''E$, A DISTANCE OF 239.06 FEET; THENCE $S89^{\circ}15'17''E$ A DISTANCE OF 613.35 FEET TO A POINT ON THE WEST LINE OF SECTION 19 TOWNSHIP 11 SOUTH, RANGE 64 WEST; THENCE $S89^{\circ}15'18''E$ A DISTANCE OF 1,158.32 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19 ; THENCE $S00^{\circ}17'06''W$ ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 3,838.66 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE $S89^{\circ}55'06''W$, ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE BOUNDARY LINE PARCEL NUMBER RW-36 AS SHOWN IN THE WARRANTY DEED AS RECORDED UNDER RECEPTION NUMBER 213096397; THENCE ON THE BOUNDARY OF SAID PARCEL THE FOLLOWING (3) THREE COURSES:

1. $N00^{\circ}17'06''E$, BEING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 5.25 FEET;
2. $N89^{\circ}47'54''W$ A DISTANCE OF 368.05 FEET;
3. $S89^{\circ}14'50''W$ A DISTANCE OF 603.68 FEET TO A POINT BEING 30.00 FEET NORTH OF THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE $S89^{\circ}55'06''W$ ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 173.03 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE $S89^{\circ}30'15''W$ ON A LINE 30.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 703.04 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11,071,118 SQUARE FEET OR 254.158 ACRES

Total acreage differs from references in water resources to 238 acres. Please update Legal description or clarify on other documents that list 238 acres.

