



## PRELIMINARY PLAT DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AS MONUMENTED AT THE SOUTHWEST CORNER BY A FOUND NO. 6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION 2001 PLS 32426" AND AT THE WEST QUARTER CORNER BY A FOUND NO. 6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED "1995 LS 10108". SAID LINE IS ASSUMED TO BEAR NORTH 00°59'10" WEST.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, SOUTH 00°59'10" EAST, A DISTANCE OF 435.30 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CHARTER OAK RANCH ROAD AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,950.00 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES:

1. ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 03°38'15", AN ARC LENGTH OF 123.80 FEET (THE CHORD OF SAID CURVE BEARS SOUTH 28°03'33" EAST FOR A LENGTH OF 123.78 FEET);
2. NORTH 29°52'41" WEST, A DISTANCE OF 547.69 FEET;
3. NORTH 60°07'19" EAST, A DISTANCE OF 20.00 FEET;
4. SOUTH 29°52'41" EAST, A DISTANCE OF 818.39 FEET;
5. SOUTH 27°56'24" EAST, A DISTANCE OF 657.85 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 426.17 FEET;
6. ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 25°15'48", AN ARC LENGTH OF 187.91 FEET;
7. SOUTH 02°53'14" EAST, A DISTANCE OF 168.84 FEET;
8. SOUTH 01°26'33" EAST, A DISTANCE OF 16.58 FEET;
9. SOUTH 89°28'44" WEST, A DISTANCE OF 20.00 FEET;
10. SOUTH 01°26'33" EAST, A DISTANCE OF 230.47 FEET;
11. SOUTH 01°26'04" EAST, A DISTANCE OF 1,877.78 FEET;
12. SOUTH 01°29'30" EAST, A DISTANCE OF 439.76 FEET TO THE NORTHEAST CORNER OF LOT 1, CHRISTIAN SUBDIVISION FILING NO. 4 ON FILE AT THE EL PASO COUNTY OFFICIAL RECORDS UNDER RECEPTION NO. 204057157;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 88°33'19" WEST, A DISTANCE OF 1,084.20 FEET TO A POINT ON THE WEST LINE OF AFOREMENTIONED NORTHEAST QUARTER OF SECTION 7;



THENCE ALONG SAID WEST LINE, NORTH 01°00'17" WEST, A DISTANCE OF 2,594.53 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER, SAME BEING THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 6;

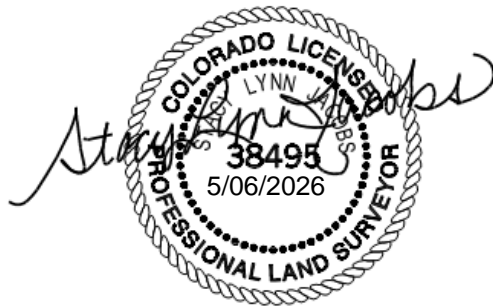
THENCE ALONG THE AFOREMENTIONED WEST LINE OF SECTION 6, NORTH 00°59'10" WEST, A DISTANCE OF 2,210.63 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4,126,009 SQUARE FEET OR 94.720 ACRES OF LAND.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

**SURVEYOR'S STATEMENT**

I, STACY LYNN JACOBS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF ATWELL, LLC., THAT THIS PARCEL DESCRIPTION WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



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FOR, AND ON BEHALF OF:  
ATWELL, LLC