

102 E. Pikes Peak Ave, STE 500

Colorado Springs, CO 80903

Mail to: PO Box 1360

Colorado Springs, CO 80901

v 719.955.5485

**THE HILLS AT LORSON RANCH FILING NO. 1**

**BOUNDARY LEGAL DESCRIPTION (123.169 ACRES)**

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 219714285 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N38°22'41"E ALONG THE EASTERLY LINE THEREOF AND ITS NORTHERLY EXTENSION, SAID LINE BEING THE NORTHWESTERLY LINE OF THAT 100 FOOT TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT DESCRIBED IN BOOK 2665 PAGE 715 OF THE EL PASO COUNTY RECORDS, 1352.92 FEET TO THE SOUTHERLY CORNER OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) SUBSTATION AS RECORDED UNDER RECEPTION NO. 206041590;

THENCE CONTINUING N38°22'41"E ALONG THE SOUTHEASTERLY LINE OF SAID MVEA SUBSTATION, 295.16 FEET;

THENCE N38°22'41"E a distance of 447.40 feet to the south right-of-way line of Fontaine Boulevard as platted in "LORSON RANCH EAST FILING NO. 1"

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;

(1) THENCE S70°06'29"E, A DISTANCE OF 34.95 FEET;

(2) THENCE N18°59'47"E, A DISTANCE OF 99.98 FEET;

(3) THENCE N38°22'35"E, A DISTANCE OF 0.03 FEET TO THE SOUTHWEST CORNER OF TRACT J, "LORSON RANCH EAST FILING NO. 1";

THENCE ALONG THE LINES OF SAID TRACT J THE FOLLOWING FOUR (4) COURSES;

(1) THENCE N38°22'35"E, ALONG THE EASTERLY LINE THEREOF 345.15 FEET;

(2) THENCE N58°24'10"W, A DISTANCE OF 314.29 FEET;

(3) THENCE N43°26'13"W, A DISTANCE OF 336.42 FEET;

(4) THENCE N0°00'00"E, A DISTANCE OF 440.98 FEET TO THE SOUTH LINE OF "LORSON RANCH EAST FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 220714474 IN THE EL PASO COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINES THEREOF THE FOLLOWING SIX (6) COURSES;

(1) THENCE N87°26'51"E, A DISTANCE OF 11.92 FEET;

(2) THENCE 304.41 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 23°53'32", THE CHORD OF 302.21 FEET BEARS N75°30'05"E;

(3) THENCE N63°33'19"E, A DISTANCE OF 194.38 FEET;

(4) THENCE N67°51'09"E, A DISTANCE OF 113.39 FEET;

(5) THENCE N65°49'40"E, A DISTANCE OF 232.85 FEET;

(6) THENCE 90.04 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 9°40'45", THE CHORD OF 89.94 FEET BEARS N21°59'18"W;

THENCE S57°31'41"E, A DISTANCE OF 30.77 FEET;

THENCE S22°54'14"E, A DISTANCE OF 56.00 FEET;

THENCE S07°28'57"W, A DISTANCE OF 33.43 FEET;

THENCE 213.93 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 22°59'49", THE CHORD OF 212.50 FEET BEARS S40°31'27"E;

THENCE S52°01'21"E, A DISTANCE OF 254.47 FEET TO THE NORTHWESTERLY LINE OF AFORESAID 100 FOOT TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT;

THENCE S38°22'41"W, ALONG SAID NORTHWESTERLY LINE 2.00 FEET;

THENCE S52°01'21"E, A DISTANCE OF 185.54 FEET;

THENCE 210.78 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE CHORD OF 210.37 FEET BEARS S58°14'52"E;

THENCE S64°28'23"E, A DISTANCE OF 122.30 FEET;

THENCE N78°34'24"E, A DISTANCE OF 33.27 FEET;

THENCE S64°28'23"E, A DISTANCE OF 50.00 FEET;

THENCE S27°31'10"E, A DISTANCE OF 33.27 FEET;

THENCE S64°28'23"E, A DISTANCE OF 56.25 FEET;

THENCE 141.30 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", THE CHORD OF 141.01 FEET BEARS S58°02'51"E;

THENCE S51°37'19"E, A DISTANCE OF 94.90 FEET;

THENCE N83°22'41"E, A DISTANCE OF 33.94 FEET;

THENCE S51°37'19"E, A DISTANCE OF 62.00 FEET;

THENCE S38°22'41"W, A DISTANCE OF 159.73 FEET;

THENCE 267.95 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 868.00 FEET, A CENTRAL ANGLE OF 17°41'14", THE CHORD OF 266.89 FEET BEARS S29°32'04"W;

THENCE S23°47'26"E, A DISTANCE OF 29.39 FEET;

THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;

THENCE S61°35'11"W, A DISTANCE OF 30.06 FEET;

THENCE S18°59'47"W, A DISTANCE OF 567.87 FEET;

THENCE S26°00'13"E, A DISTANCE OF 36.77 FEET;

THENCE S18°59'47"W, A DISTANCE OF 93.91 FEET;

THENCE S63°59'47"W, A DISTANCE OF 25.46 FEET;

THENCE S18°59'47"W, A DISTANCE OF 119.41 FEET;

THENCE S23°17'08"W, A DISTANCE OF 106.97 FEET;

THENCE S18°59'47"W, A DISTANCE OF 307.87 FEET;

THENCE S23°45'41"E, A DISTANCE OF 29.46 FEET;

THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;

THENCE S61°45'15"W, A DISTANCE OF 29.46 FEET;

THENCE S18°59'47"W, A DISTANCE OF 396.74 FEET;

THENCE S23°45'41"E, A DISTANCE OF 29.46 FEET;

THENCE S18°59'47"W, A DISTANCE OF 50.00 FEET;

THENCE S61°45'15"W, A DISTANCE OF 29.46 FEET;

THENCE S18°59'47"W, A DISTANCE OF 134.57 FEET;

THENCE 62.79 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3°29'10", THE CHORD OF 62.78 FEET BEARS S20°44'22"W;

THENCE S22°28'57"W, A DISTANCE OF 349.86 FEET;

THENCE 90.69 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'18", THE CHORD OF 90.61 FEET BEARS S26°35'36"W;

THENCE S30°42'15"W, A DISTANCE OF 26.72 FEET;

THENCE S13°07'56"E, A DISTANCE OF 27.70 FEET;

THENCE S33°01'53"W, A DISTANCE OF 64.00 FEET;

THENCE N56°58'07"W, A DISTANCE OF 9.29 FEET;

THENCE 178.22 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 177.97 FEET BEARS N62°14'35"W;

THENCE N67°31'03"W, A DISTANCE OF 789.35 FEET;

THENCE S73°54'03"W, A DISTANCE OF 32.07 FEET;

THENCE N67°31'03"W, A DISTANCE OF 50.00 FEET;

THENCE N28°50'34"W, A DISTANCE OF 32.01 FEET;

THENCE N67°31'03"W, A DISTANCE OF 263.79 FEET;

THENCE 226.85 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS N78°57'32"W;

THENCE S89°35'58"W, A DISTANCE OF 490.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 5,365,261 S.F. (123.169 ACRES MORE OR LESS).

BASIS OF BEARING: A PORTION OF THE EASTERLY BOUNDARY LINE OF “LORSON RANCH EAST FILING NO. 4” AS RECORDED UNDER RECEPTION NO 220714583 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHWEST BY A NO. 5 REBAR AND 1.25 INCH ORANGE PLASTIC CAP STAMPED "M&s CIVIL PLS 29566" AND AT THE NORTHEAST WITH A NO. 5 REBAR AND 2 INCH ALUMINUM CAP STAMPED “LS 29413”. SAID LINE IS ASSUMED TO BEAR N38°22'41"E A DISTANCE OF 1352.92 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.

PREPARED BY:

VERNON P. TAYLOR, COLORADO PLS NO. 25966 DATE

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.