



212 N. Wahsatch Ave., Ste. 305
Colorado Springs, CO 80903
Mail to: PO Box 1360
Colorado Springs, CO 80901
719.955.5485

**THE RIDGE AT LORSON RANCH BOUNDARY
SE 1/4 SECTION 13 AND NE 1/4 SECTION 24**

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE EAST-WEST CENTERLINE OF SAID SECTION 13 AND THE EASTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT" AS RECORDED IN BOOK 2665 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS FROM WHENCE THE CENTER QUARTER OF SAID SECTION 13 BEARS S89°31'44"W A DISTANCE OF 1,236.86 FEET;
THENCE N89°31'44"E ALONG SAID CENTERLINE A DISTANCE OF 1,424.38 FEET TO THE NORTHEAST CORNER OF AFORESAID SOUTHEAST QUARTER (SE 1/4) SECTION 13;
THENCE S00°13'35"E ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 2,616.98 FEET TO THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W OF THE 6th P.M. AND SECTIONS 18 AND 19, T15S, R64W OF THE 6th P.M.;
THENCE S00°11'19"E ALONG THE EASTERLY LINE OF AFORESAID NORTHEAST QUARTER (NE 1/4) SECTION 24 A DISTANCE OF 2,011.91 FEET
THENCE S89°25'43"W A DISTANCE OF 380.07 FEET;
THENCE S00°34'17"E A DISTANCE OF 76.83 FEET;
THENCE S89°25'43"W A DISTANCE OF 46.97 FEET;
THENCE N60°34'17"W A DISTANCE OF 40.00 FEET;
THENCE S89°25'43"W A DISTANCE OF 787.32 FEET;
THENCE S61°29'50"W A DISTANCE OF 40.94 FEET;
THENCE N88°30'10"W A DISTANCE OF 44.27 FEET
THENCE N58°30'10"W A DISTANCE OF 41.38 FEET TO A NON-TANGENT CURVE;
THENCE 319.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 17°45'40", THE CHORD OF 318.01 FEET BEARS N76°23'53"W TO A POINT OF TANGENT;
THENCE N67°31'03"W A DISTANCE OF 663.92 FEET TO A POINT OF CURVE;
THENCE 189.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 189.37 FEET BEARS N62°14'35"W;
THENCE N58°24'55"W, NON-TANGENT TO THE PREVIOUS COURSE, 79.22 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WALLEYE DRIVE AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO 1" AS RECORDED UNDER RECEPTION NO. _____ IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWENTY-SIX (26) COURSES:

- 1) THENCE N33°01'53"E A DISTANCE OF 64.00 FEET;
- 2) THENCE N13°07'56"W A DISTANCE OF 27.70 FEET;
- 3) THENCE N30°42'15"E A DISTANCE OF 26.72 FEET TO A POINT OF CURVE;

- 4) THENCE 90.69 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'18", THE CHORD OF 90.61 FEET BEARS N26°35'36"E TO A POINT OF TANGENT;
- 5) THENCE N22°28'57"E A DISTANCE OF 349.86 FEET TO A POINT OF CURVE;
- 6) THENCE 62.79 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3°29'10", THE CHORD OF 62.78 FEET BEARS N20°44'22"E TO A POINT OF TANGENT;
- 7) THENCE N18°59'47"E A DISTANCE OF 134.57 FEET;
- 8) THENCE N61°45'15"E A DISTANCE OF 29.46 FEET;
- 9) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- 10) THENCE N23°45'41"W A DISTANCE OF 29.46 FEET;
- 11) THENCE N18°59'47"E A DISTANCE OF 396.74 FEET;
- 12) THENCE N61°45'15"E A DISTANCE OF 29.46 FEET;
- 13) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- 14) THENCE N23°45'41"W A DISTANCE OF 29.46 FEET;
- 15) THENCE N18°59'47"E A DISTANCE OF 307.87 FEET;
- 16) THENCE N23°17'08"E A DISTANCE OF 106.97 FEET;
- 17) THENCE N18°59'47"E A DISTANCE OF 119.41 FEET;
- 18) THENCE N63°59'47"E A DISTANCE OF 25.46 FEET;
- 19) THENCE N18°59'47"E A DISTANCE OF 93.91 FEET;
- 20) THENCE N26°00'13"W A DISTANCE OF 36.77 FEET;
- 21) THENCE N18°59'47"E A DISTANCE OF 567.87 FEET;
- 22) THENCE N61°35'11"E A DISTANCE OF 30.06 FEET;
- 23) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- 24) THENCE N23°47'26"W A DISTANCE OF 29.39 FEET TO A NON-TANGENT CURVE;
- 25) THENCE 267.95 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 868.00 FEET, A CENTRAL ANGLE OF 17°41'14", THE CHORD OF 266.89 FEET BEARS N29°32'04"E TO A POINT OF TANGENT;
- 26) THENCE N38°22'41"E A DISTANCE OF 159.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GRAYLING DRIVE AS SHOWN ON THE AFORESAID PLAT OF "THE HILLS AT LORSON RANCH FILING NO 1";

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING ELEVEN (11) COURSES:

- 1) THENCE N51°37'19"W A DISTANCE OF 62.00 FEET;
- 2) THENCE S83°22'41"W A DISTANCE OF 33.94 FEET;
- 3) THENCE N51°37'19"W A DISTANCE OF 94.90 FEET TO A POINT OF CURVE;
- 4) THENCE 141.30 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", THE CHORD OF 141.01 FEET BEARS N58°02'51"W TO A POINT OF TANGENT;
- 5) THENCE N64°28'23"W A DISTANCE OF 56.25 FEET;
- 6) THENCE N27°31'10"W A DISTANCE OF 33.27 FEET;
- 7) THENCE N64°28'23"W A DISTANCE OF 50.00 FEET;
- 8) THENCE S78°34'24"W A DISTANCE OF 33.27 FEET;
- 9) THENCE N64°28'23"W A DISTANCE OF 122.30 FEET TO A POINT OF CURVE;
- 10) THENCE 210.78 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE CHORD OF 210.37 FEET BEARS N58°14'52"W TO A POINT OF TANGENT;
- 11) THENCE N52°01'21"W A DISTANCE OF 85.54 FEET TO THE AFORESAID EASTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT";

THENCE N38°22'41"E ALONG SAID WESTERLY LINE, 1,158.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8,993,976 SQUARE FEET (206.473 ACRES, MORE OR LESS).

BASIS OF BEARINGS:

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE CENTER QUARTER OF SAID SECTION 13 WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "NOLTE, T15S R65W, C1/4 S13, 2005, PLS 23044" AND AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 \ S18, 2002, RLS 31161", SAID LINE BEARS N89°31'44"E A DISTANCE OF 2663.24 FEET.

PREPARED BY:

VERNON P. TAYLOR, COLORADO PLS NO. 25966 DATE
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC