# Legal Description: Front Range-Midway WSE-O Plan Area

Tract 1

Fee Owner: [El Paso County by and through the Board of County Commissioners of El Paso County, Colorado](https://www.stewartlinks.com/url/u7aaqjczrsrk69ec)

Commitment No. 17000330633

PIN: 5717007004, 5717007005, 5717007006 and 5717007019

ALL OF LOTS 152, 153 AND 155, MIDWAY RANCHES FILING NO. 7, EL PASO COUNTY, COLORADO.

AND

A portion of lots 149 and 150, MIDWAY RANCHES FILING NO. 7, as recorded under Reception No. 201085497 of the records of the El Paso County Clerk and Recorder, located in Section 17, Township 17 South, Range 65 West of the 6th P.M., El Paso county, Colorado and being more particularly described as follows:

Commencing at the Southeast corner of said Section 17, from which the East one-quarter corner of said Section 17 bears N00°49’21”E, a distance of 2643.52 feet and is the basis of bearings used herein; thence N46°44’55”W, a distance of 3928.85 feet to the North corner common to Lots 151 and 152 of said Midway Ranches Filing No. 7, said point also being a point on the South line of said Lot 150 and the point of beginning of the tract herein described; thence N90°00’00”W along the South line of said Lot 150, a distance of 1051.22 feet to the Southwest corner of said Lot 150 and a point on the Southeasterly right-of-way line of Boca Raton Heights (formerly Rancho Colorado Boulevard); thence along said Southeasterly right-of-way line, the following four (4) courses: 1.) thence N21°56’43”E, a distance of 29.14 feet; 2.) thence along the arc of a 930.00 foot radius curve to the right, through a central angle of 23°59’45”, an arc length of 389.49 feet (the long chord of which bears N33°56’30”E, a long chord distance of 386.65 feet); 3.) thence N45°56’15”E, a distance of 476.24 feet to the West corner common to Lots149 and 150; thence continuing N45°56’15”E, a distance of 671.08 feet; thence S00°00’00”W, a distance of 1145.69 feet to the point of beginning. Said tract contains 15.19 acres of land, more or less.

Tract 2

Fee Owner: [Front](https://www.stewartlinks.com/url/t3ftyc79izwy7jh4) Range Midway Solar Project, LLC, a Delaware limited liability company

Commitment No. 18000332086

PIN: 5722001001, 5722001003, 5721001015, 5721001014, 5721001013, 5721001012, 5721001011, 5721001008, 5271001007, 5721001006, 5721001005, 5721001004, 5721001003, 5721001002

Lots, 123, 124, 125, 126, 127, 128, 129, 135, 136, 137, 138, 139, 140 and 141, [MIDWAY RANCHES FILING NO. 7](https://doclink.stewartworkplace.com/ECMDocumentStore/downloadwv.ashx?token=WWBav5Ofz05/8KzpOgrwy/ROMOh5M/AKt68vovZvh2jjl4/Fq3wnDraOlD/Rb7pZxxj2aivPwWD4Xu6vMxDNbA==), County of El Paso, State of Colorado

Tract 3

Fee Owner: [Midway](https://www.stewartlinks.com/url/fspiy7iemkjs2ngm) Development Company, Inc., a Colorado corporation

Commitment No. 18000331662

PIN: 5722001002

Lot 122 in MIDWAY RANCHES FILING NO. 7, El Paso County, Colorado, according to the recorded plat thereof.

Tract 4

Fee Owner: [Front](https://www.stewartlinks.com/url/s9yn5shpruzdpjuj) Range Midway Solar Project, LLC a Delaware limited liability company

Commitment No. 18000331662

PIN: 5717007052, 5721001009, 5721001010, 5721001017, 5717008023

PARCEL 1:

LOT 134, MIDWAY RANCHES FILING NO. 7, COUNTY OF EL PASO, STATE OF COLORADO.

LOTS 133, 142 AND 144, MIDWAY RANCHES FILING NO. 7 AND LOTS 145 THROUGH 147, MIDWAY RANCHES FILING NO. 7, LESS AND EXCEPT THOSE PORTIONS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17 FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION 17 BEARS N 00°49'21" E, A DISTANCE OF 2643.52 FEET AND IS THE BASIS OF BEARINGS USED HEREIN; THENCE N 00°49'21" E ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 2643.52 FEET TO SAID EAST ONE QUARTER CORNER; THENCE N 00°49'37" E CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 1200.25 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE S 62°54'57" W, A DISTANCE OF 158.68 FEET; THENCE S 30°45'33" W, A DISTANCE OF 2824.12 FEET; THENCE S 00°00'00" W, A DISTANCE OF 117.78 FEET; THENCE S 30°12'40" W, A DISTANCE OF 1650.87 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 154; THENCE ALONG THE SOUTH AND WEST LINES OF SAID LOT 154, THE FOLLOWING THREE (3) COURSES;

1) THENCE N 88°36'49" W, A DISTANCE OF 275.30 FEET;

2) THENCE N 88°37'14" W, A DISTANCE OF 171.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 154;

3) THENCE N 00°00'00" E, A DISTANCE OF 1699.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 154 AND A POINT ON THE SOUTH LINE OF SAID LOT 151; THENCE N 90°00'00" W ALONG THE SOUTH LINE OF SAID LOT 151, A DISTANCE OF 54.11 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 00°00'00" E ALONG THE WEST LINE OF SAID LOT 151 AND THE NORTH EXTENSION THEREOF, A DISTANCE OF 2328.09 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BOCA RATON HEIGHTS (FORMERLY RANCHO COLORADO BOULEVARD); THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, THE FOLLOWING FIVE (5) COURSES;

1) THENCE N 45°56'15" E, A DISTANCE OF 263.26 FEET;

2) THENCE ALONG THE ARC OF A 1222.69 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29°59'47", AN ARC LENGTH OF 640.12 FEET (THE LONG CHORD OF WHICH BEARS N 60°56'50" E, A LONG CHORD DISTANCE OF 632.84 FEET);

3) THENCE N 75°58'14" E, A DISTANCE OF 388.56 FEET;

4) THENCE ALONG THE ARC OF A 1070.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°59'39", AN ARC LENGTH F 223.99 FEET (THE LONG CHORD OF WHICH BEARS N 69°58'22" E, A LONG CHORD DISTANCE OF 223.58 FEET);

5) THENCE N 63°54'31" E, A DISTANCE OF 1790.78 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17;

THENCE S 00°49'37" W ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 17, A DISTANCE OF 1443.27 FEET TO THE POINT OF BEGINNING;

COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 2:

Tract A, EL DORADO VILLAGE FILING NO. 1, County of El Paso, State of Colorado

Tract 5

Fee Owner: Powell Homes, LLC, a Colorado limited liability company

Commitment No. 18000332087

PIN: 5717007047

The South 200 feet of Lot 27, EL DORADO VILLAGE FILING NO. 1, County of El Paso, State of Colorado

Tract 8

Fee Owner: Public Service Corporation

Commitment No: 19000331991

PIN: 5720000003

The Northwest ¼ of the Northeast ¼ of Section 20, Township 17 South, Range 65 West of the 6th P.M., El Paso County, Colorado, except the West 145 feet thereof.

Tract 9

Fee Owner: USA Reclamation Service

Commitment No. 19000331992

PIN: 5720000010

The Northeast 1/4 of the Northwest 1/4 and the West 145 feet of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 17 South, Range 65 West of the 6th P.M., El Paso County, Colorado, except a tract of land located in the Northeast 1/4 of the Northwest 1/4 of the above said Section 20, more particularly described as follows:

Beginning at the Northwest corner of said Northeast 1/4 of the Northwest 1/4; thence Easterly along the North line of said Northeast 1/4 of the Northwest 1/4 a distance of 200 feet; thence Southerly parallel to the West line of said Northeast 1/4 of the Northwest 1/4 a distance of 200 feet; thence Westerly parallel to the North line of said Northeast 1/4 of the Northwest 1/4 a distance of 200 feet to a point on the West line of said Northeast 1/4 of the Northwest 1/4; thence Northerly along said West line 200 feet to the point of beginning.

Tract 11

Fee Owner: Midway Development Company, Inc.

Commitment No.: 18000332086A

PIN: 5722001002

Lot 122, MIDWAY RANCHES FILING NO. 7, El Paso County, Colorado, according to the recorded plat thereof