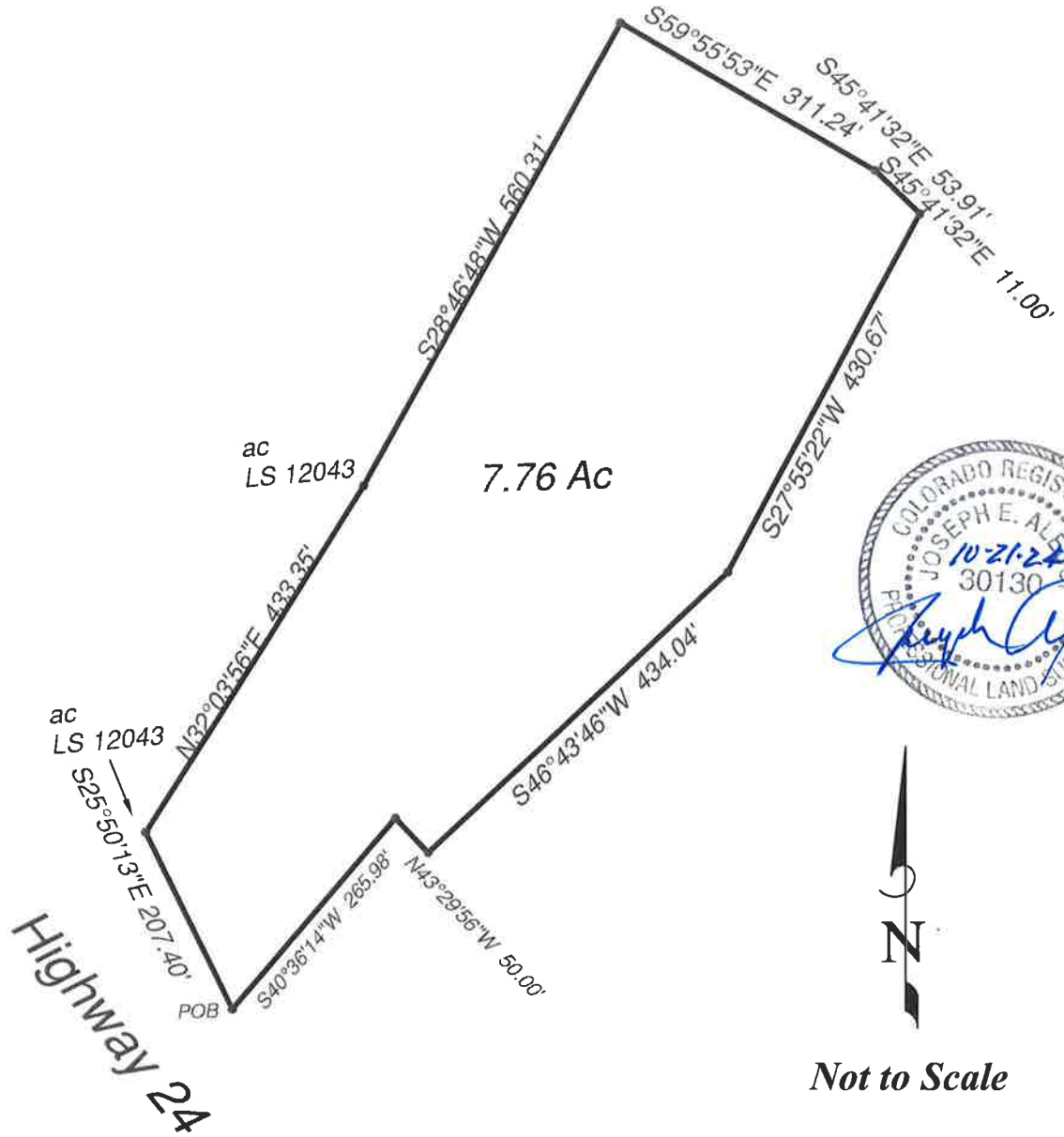


# 7.76 Ac House Site

(THIS IS NOT A PROPERTY SURVEY AND SHOULD NOT BE USED TO CONSTRUCT ANY IMPROVEMENTS)



*Not to Scale*

**Page 1, 7.76 Ac Site**

Note: Quit Claim Deed from Kayle Higinbotham to Kayle Higinbotham

PREPARED BY:



**ALESSI & ASSOCIATES, Inc.**

APPRAISERS • ENGINEERS • SURVEYORS

2989 Broadmoor Valley Road  
Colorado Springs, CO 80906

Tele. 719/540-8832  
Fax 719/540-2781

PURPORTED STREET ADDRESS:

**5975 Wellington Rd.**

DATE: 10-21-2024  
JOB NUMBER: 241208

# 7.76 Ac House Site

(THIS IS NOT A PROPERTY SURVEY)

## Legal Description

*A portion of Section 15, Township 13 South, Range 68 West of the 6th P.M. County of El Paso, State of Colorado, Beginning at the Southeast corner of a parcel owned by CDOT as per Warranty Deed recorded in the Office of the El Paso County Clerk and Recorder under Reception no. 214103862, dated November 12, 2014, said point being the POINT OF BEGINNING of a parcel of land described herein;*

thence N.25°50'13"W., a distance of 207.40 feet;  
thence N.32°03'56"E., a distance of 433.35 feet;  
thence N.28°46'48"E., a distance of 560.31 feet;  
thence S.59°55'53"E., a distance of 311.24 feet;  
thence S.45°41'32"E., a distance of 53.91 feet;  
thence continue Southeasterly along said line, a distance of 11.00 feet;  
thence S.27°55'22"W., a distance of 430.67 feet;  
thence S.46°43'46"W., a distance of 434.04 feet;  
thence N.43°29'56"W., a distance of 50.00 feet;  
thence S.40°36'14"W., a distance of 265.98 feet to the POINT OF BEGINNING.

Containing 338,169.92 square feet or 7.7633 acres, more or less.



**Page 2, 7.76 Ac Site**

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