Ad Proof

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-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully if changes are needed, please contact us prior to deadline at (719) 476-1667 or email at fredrick.rogers@gazette.com.

Date: 07/01/25

Account #: 39138
Company Name: El Paso County Planning & Community Dev.

Contact: Petra Rangel

Address: 2880 International Circle, Suite 110
Colorado Springs 80910

Telephone: (719) 520-7300
Fax:

Ad ID: 223686

Start: 07/07/25
Stop: 07/13/25

Total Cost: $273.90
# of Lines: 182
Total Depth: 15.292
# of Inserts:
Ad Class: 910
Phone # (719) 476-1667
Email: fredrick.rogers@gazette.com

Run Dates:

Colorado Springs Gazette	07/07/25
Gazette.com	07/07/25
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Gazette.com	07/09/25
Gazette.com	07/10/25
Gazette.com	07/11/25
Gazette.com	07/12/25
Gazette.com	07/13/25

LEGAL NOTICE

SPECIAL DISTRICT SERVICE PLAN MONUMENT RIDGE METROPOLITAN DISTRICT NOS. 1-3

NOTICE IS HEREBY GIVEN that on JULY 17th, 2025, at 9:00 A.M. in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs, Colorado, 80910, or at the time or place to which the hearing may be adjourned, a public hearing will be held by the Planning Commission of the County of El Paso, State of Colorado on the application described below.

NOTICE IS HEREBY GIVEN that on AUGUST 5th, 2025, at 9:00 A.M. in the Centennial Hall Auditorium of 200 S. Cascade Avenue, Colorado Springs, Colorado, 80903, or at the time or place to which the hearing may be adjourned, a date to set the public hearing on the application will be determined by the Board of County Commissioners of the County of El Paso, State of Colorado.

The proposed service plan and related documents may be viewed online at the following web address: https://epcdevplanreview.com, searching file number 92045.

A request from White Bear Ankele Tanaka & Waldron for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Monument Ridge Metropolitan District Nos. 1-3. The 64-acre area included within the request is zoned RS-6000 (Residential Suburban) and RM-12 (Residential Multi-Dwelling), and is located east of Monument Hill Road, and south of County Line Road. The service plan includes the following: a maximum combined mill levy of 65 mills for District No. 1 and District No. 2 for operations and maintenance, and a mill levy of 50 mills for District No. 3 debt service mill levy of 25 mills for residential, all districts have an operations and maintenance mill levy of 10 mills, and a special purpose, covenant enforcement, mill levy of 5 mills for a total maximum combined mill levy of 65 mills. The statutory purposes of the district include the provision of the following: 1) Street improvements, transportation, safety protection; 2) Design, construction, and maintenance of drainage facilities; 3) Design, land acquisition, construction, and maintenance of recreation facilities; 4) Mosquito control; 5) Design, acquisition, construction, installation, and maintenance of public improvements; 6) Provision of water and sanitation improvements, and maintenance and operation of water including fire hydrants; 7) Sanitation systems; 8) Solid waste disposal 9) Security services; and 10) Covenant enforcement. (Parcel Nos. 7102200013, 7102200008, 7102200006, 7102201001, 7102201014, and 7102200010) (Commissioner District No. 1)

Dated at Colorado Springs, Colorado, this 30th day of June 2025.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY /s/ Carrie Geitner Chair

EXHIBIT A
LEGAL DESCRIPTION:

MONUMENT RIDGE METROPOLITAN DISTRICT 1

A TRACT OF LAND IN SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 00°00'22" EAST, A DISTANCE OF 2707.12 FEET (BASIS OF BEARINGS FOR THIS DESCRIPTION); THENCE SOUTH 83°08'01" EAST, A DISTANCE OF 1512.46 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°38'23" EAST, A DISTANCE OF 528.87 FEET; THENCE NORTH 30°37'54" EAST, A DISTANCE OF 179.87 FEET; THENCE NORTH 00°13'38" EAST, A DISTANCE OF 31.31 FEET; THENCE NORTH 89°40'10 EAST, A DISTANCE OF 688.02 FEET; THENCE SOUTH 00°35'30" WEST, A DISTANCE OF 300.07 FEET; THENCE SOUTH 89°46'53" WEST, A DISTANCE OF 129.44 FEET; THENCE SOUTH 15°46'34" WEST, A DISTANCE OF 1207.80 FEET; THENCE 89°15'42" WEST, A DISTANCE OF 383.04 FEET; THENCE NORTH 01° 02'44" EAST, A DISTANCE OF 237.00 FEET; THENCE NORTH 87°30'23" EAST, A DISTANCE OF 284.00 FEET; THENCE NORTH 15°53'19" EAST, A DISTANCE OF 32.79 FEET; THENCE SOUTH 74°14'47" EAST, A DISTANCE OF 122.60 FEET; THENCE NORTH 15°46'31" EAST, A DISTANCE OF 146.96 FEET; THENCE NORTH 89°16'14"WEST, A DISTANCE OF 244.84 FEET; THENCE NORTH 58°00'36" WEST, A DISTANCE OF 35.45 FEET; THENCE NORTH 89°16'14" WEST, A DISTANCE OF 244.84 FEET; THENCE NORTH 58°00'36" WEST, A DISTANCE OF 35.73 FEET; THENCE NORTH 73°39'05" WEST, A DISTANCE OF 64.85 FEET; THENCE SOUTH 17°35'11" WEST, A DISTANCE OF 36.45 FEET; THENCE NORTH 90°37'22" WEST, A DISTANCE OF 145.95 FEET; THENCE 87°33'35" WEST, A DISTANCE OF 34.32 FEET; THENCE NORTH 05°39'33" WEST, A DISTANCE OF 17.56 FEET; THENCE NORTH 14°00'20" WEST, A DISTANCE OF 242.35 FEET; THENCE NORTH 31°46'44" EAST, A DISTANCE OF 314.63 FEET; THENCE NORTH 89°17'01" WEST, A DISTANCE OF 251.66 FEET; THENCE NORTH 18°21'05" WEST, A DISTANCE OF 317.3 FEET; THENCE NORTH 29°57'50" EAST, A DISTANCE OF 674.24 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WOODMOOR WATER AND SANITATION DISTRICT FOR THE CRYSTAL CREEK LIFT STATION BY DEED RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175238 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTING DEED RECORDED NOVEMBER 29, 2010 AT RECEPTION NO. 210128918 AND JANUARY 5, 2014 AT RECEPTION NO. 214002140 AND FURTHER EXCEPTING ANY PORTION WITHIN THE RIGHT OF WAY OF COUNTY LINE ROAD OR INTERSTATE HIGHWAY 25, AND FURTHER EXCEPTING THAT PORTION DEDICATED AS DOGWOOD DRIVE IN "HEIGHTS FILING TWO" AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NO. 2287623 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING 1,440,812 SQUARE FEET OR 33.08 ACRES MORE OR LESS.

AND

A TRACT OF LAND IN SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 00°00'22" EAST, A DISTANCE OF 2707.12 FEET (BASIS OF BEARINGS FOR THIS DESCRIPTION); THENCE SOUTH 83°08'01" EAST, A DISTANCE OF 1445.02 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 29°57'50" EAST, A DISTANCE OF 67.00 FEET; THENCE SOUTH 07°23'41" EAST, 211.20 FEET; THENCE SOUTH 82°32'24"EAST, A DISTANCE OF 127.69 FEET; THENCE SOUTH 66°39'31" EAST, A DISTANCE OF 12.56 FEET; THENCE SOUTH 87°32'39" EAST, A DISTANCE OF 34.33 FEET; THENCE SOUTH 89°7'21" EAST, A DISTANCE OF 145.95 FEET; THENCE NORTH 37°20'22" EAST, A DISTANCE OF 58.45 FEET; THENCE SOUTH 72°39'05" EAST, A DISTANCE OF 64.85 FEET; THENCE SOUTH 58°00'36" WEST, A DISTANCE OF 35.73 FEET; THENCE SOUTH 89°16'14" EAST, A DISTANCE OF 244.84 FEET; THENCE NORTH 15°46'31" EAST, A DISTANCE OF 10.45 FEET; THENCE SOUTH 74°14'23" EAST, A DISTANCE OF 122.99 FEET; THENCE SOUTH 15°46'31" WEST, A DISTANCE OF 146.96 FEET; THENCE SOUTH 15°53'19" EAST, A DISTANCE OF 32.79 FEET; THENCE SOUTH 118.40 FEET; THENCE NORTH 15°53'19" EAST, A DISTANCE OF 32.79 FEET; THENCE SOUTH 87°23'22" WEST, A DISTANCE OF 284.10 FEET; THENCE SOUTH 01°02'44" WEST, A DISTANCE OF 237.00 FEET; THENCE SOUTH 89°15'16" EAST, A DISTANCE OF 244.84 FEET; THENCE NORTH 15°46'31" EAST, A DISTANCE OF 10.45 FEET; THENCE SOUTH 74°14'23" EAST, A DISTANCE OF 122.99 FEET; THENCE SOUTH 15°46'31" WEST, A DISTANCE OF 146.96 FEET; THENCE SOUTH 15°53'19" EAST, A DISTANCE OF 32.79 FEET; THENCE SOUTH 118.40 FEET; THENCE NORTH 15°53'19" EAST, A DISTANCE OF 32.79 FEET; THENCE SOUTH 87°23'22" WEST, A DISTANCE OF 284.10 FEET; THENCE SOUTH 01°02'44" WEST, A DISTANCE OF 237.00 FEET; THENCE SOUTH 89°15'42" EAST, A DISTANCE OF 95.39 FEET; THENCE SOUTH 14°00'20" WEST, A DISTANCE OF 242.35 FEET; THENCE SOUTH 31°46'44" EAST, A DISTANCE OF 314.63 FEET; THENCE NORTH 89°17'01" WEST, A DISTANCE OF 251.66 FEET; THENCE NORTH 18°21'05" WEST, A DISTANCE OF 127.30 FEET; THENCE NORTH 18°21'05" WEST, A DISTANCE OF 190.01 FEET; THENCE NORTH 18°21'05" WEST, A DISTANCE OF 363.90 FEET TO THE POINT OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 501.00 FEET AND AN ARC LENGTH OF 143.32 FEET; THENCE NORTH 00°46'57" EAST, A DISTANCE OF
60.00 FEET; THENCE NORTH 89°14'56" WEST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 00°46'57" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 621.00 FEET AND AN ARC LENGTH OF 177.65 FEET; THENCE SOUTH 15°34'31" EAST, A DISTANCE OF 647.10 FEET TO THE POINT OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 501.00 FEET AND AN ARC LENGTH OF 264.35 FEET; THENCE SOUTH 13°30'52" WEST, A DISTANCE OF 383.90 FEET TO A POINT OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1000.00 FEET AND AN ARC LENGTH OF 254.63 FEET; THENCE SOUTH 89°49'13" WEST, A DISTANCE OF 197.29 FEET; THENCE NORTH 00°46'57" EAST, A DISTANCE OF
442.68 FEET; THENCE NORTH 89°53'42" WEST, A DISTANCE OF 394.63 FEET; THENCE NORTH
07°26'16" EAST, A DISTANCE OF 1970.57 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,346,058 SQUARE FEET OR 30.90 ACRES MORE OR LESS.

MONUMENT RIDGE METROPOLITAN DISTRICT 2

A TRACT OF LAND IN SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 00°00'22" EAST, A DISTANCE OF 2707.12 FEET (BASIS OF BEARINGS FOR THIS DESCRIPTION); THENCE SOUTH 83°08'01" EAST, A DISTANCE OF 1512.46 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°38'23" EAST, A DISTANCE OF 528.87 FEET; THENCE NORTH 30°37'54" EAST, A DISTANCE OF 179.87 FEET; THENCE NORTH 00°13'38" EAST, A DISTANCE OF 31.31 FEET; THENCE NORTH 89°40'10 EAST, A DISTANCE OF 688.02 FEET; THENCE SOUTH 00°35'30" WEST, A DISTANCE OF 300.07 FEET; THENCE SOUTH 89°46'53" WEST, A DISTANCE OF 129.44 FEET; THENCE SOUTH 15°46'34" WEST, A DISTANCE OF 1207.80 FEET; THENCE 89°15'42" WEST, A DISTANCE OF 383.04 FEET; THENCE NORTH 01° 02'44" EAST, A DISTANCE OF 237.00 FEET; THENCE NORTH 87°30'23" EAST, A DISTANCE OF 284.10 FEET; THENCE SOUTH 15°53'19" EAST, A DISTANCE OF 32.79 FEET; THENCE SOUTH 74°14'47" EAST, A DISTANCE OF 122.60 FEET; THENCE NORTH 15°46'31" EAST, A DISTANCE OF 146.96 FEET; THENCE NORTH 15°46'31" WEST, A DISTANCE OF 122.99 FEET; THENCE SOUTH 15°46'31" WEST, A DISTANCE OF 146.96 FEET; THENCE NORTH 89°16'14"WEST, A DISTANCE OF 244.84 FEET; THENCE NORTH 58°00'36" WEST, A DISTANCE OF 35.73 FEET; THENCE NORTH 73°39'05" WEST, A DISTANCE OF 64.85 FEET; THENCE SOUTH 17°35'11" WEST, A DISTANCE OF 36.45 FEET; THENCE NORTH 90°37'22" WEST, A DISTANCE OF 145.95 FEET; THENCE 87°33'35" WEST, A DISTANCE OF 34.32 FEET; THENCE NORTH 05°39'33" WEST, A DISTANCE OF 12.56 FEET; THENCE NORTH 82°33'24" WEST, A DISTANCE OF 127.69 FEET; THENCE NORTH 07°23'41" EAST, A DISTANCE OF 314.63 FEET; THENCE NORTH 89°17'01" WEST, A DISTANCE OF 251.66 FEET; THENCE NORTH 07°02'16" EAST, A DISTANCE OF 317.3 FEET; THENCE NORTH
EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WOODMOOR WATER AND SANITATION DISTRICT FOR THE CRYSTAL CREEK LIFT STATION BY DEED RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175238 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTING DEED RECORDED NOVEMBER 29, 2010 AT RECEPTION NO. 210128918 AND JANUARY 5, 2014 AT RECEPTION NO. 214002140 AND FURTHER EXCEPTING ANY PORTION WITHIN THE RIGHT OF WAY OF COUNTY LINE ROAD OR INTERSTATE HIGHWAY 25, AND FURTHER EXCEPTING THAT PORTION DEDICATED AS DOGWOOD DRIVE IN "HEIGHTS FILING TWO" AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NO. 2287623 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING 1,440,812 SQUARE FEET OR 33.08 ACRES MORE OR LESS.

MONUMENT RIDGE METROPOLITAN DISTRICT 3

A TRACT OF LAND IN SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 00°00'22" EAST, A DISTANCE OF 2707.12 FEET (BASIS OF BEARINGS FOR THIS DESCRIPTION); THENCE SOUTH 83°08'01" EAST, A DISTANCE OF 1445.02 FEET TO THE TRUE POINT OF BEGINNING;
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60.00 FEET; THENCE NORTH 89°14'56" WEST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 00°46'57" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 621.00 FEET AND AN ARC LENGTH OF 177.65 FEET; THENCE SOUTH 15°34'31" EAST, A DISTANCE OF 647.10 FEET TO THE POINT OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 501.00 FEET AND AN ARC LENGTH OF 264.35 FEET; THENCE SOUTH 13°30'52" WEST, A DISTANCE OF 383.90 FEET TO A POINT OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1000.00 FEET AND AN ARC LENGTH OF 254.63 FEET; THENCE SOUTH 89°49'13" WEST, A DISTANCE OF 197.29 FEET; THENCE NORTH 00°46'57" EAST, A DISTANCE OF
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Vicinity Map

Published in The Gazette July 7, 2025.

223686

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Fredrick Rogers, being first duly sworn, deposes and says that he is the Legal Sales Representative of The Colorado Springs Gazette, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Colorado Springs Gazette; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 07/07/2025**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.

Fredrick Rogers
Sales Center Agent

Subscribed and sworn to me this 07/07/2025, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires December 15, 2025.

Karen Hogan
Notary Public
The Gazette

KAREN HOGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224024441
MY COMMISSION EXPIRES 06/23/2026

Document Authentication Number 20224024441-593452

LEGAL NOTICE

SPECIAL DISTRICT SERVICE PLAN MONUMENT RIDGE METROPOLITAN DISTRICT NOS. 1-3

NOTICE IS HEREBY GIVEN that on JULY 17th, 2025, at 9:00 A.M. in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs, Colorado, the Board of County Commissioners of the County of El Paso, State of Colorado, a public hearing will be held by the Planning Commission of the County of El Paso, State of Colorado on the application described below.

NOTICE IS HEREBY GIVEN that on AUGUST 5th, 2025, at 9:00 A.M. in the Centennial Hall Auditorium of 200 S. Cascade Avenue, Colorado Springs, Colorado, 80903, or at the time or place to which the hearing may be adjourned, a date to set the public hearing on the application will be determined by the Board of County Commissioners of the County of El Paso, State of Colorado.

The proposed service plan and related documents may be viewed online at the following web address: https://epcdevplanreview.com, searching for "Monument".

A request from Wilde Bay Arkein Tanaka & Waldron for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Monument Ridge Metropolitan District Nos. 1-3. The 64.acre area included within the request is zoned RS-6000 (Residential Suburban) and RM-12 (Residential Multi-Dwelling), and is located east of Monument Hill Road, and south of County Line Road. The service plan includes the following: a) Organizational matters, including the formation of the District, the boundaries of the District, and the ability of the District to form Nos. 2 and service-plan mill levy of 55 mills for residential, all districts have an operations and maintenance mill levy of 10 mills, and a special purpose, covenant enforcement, mill levy of 5 mills for a total maximum combined mill levy of 65 mills. The statutory purposes of the district include: b) Water, including the acquisition, construction, and maintenance of water rights and facilities; c) Sanitation, including sanitary sewer and storm drainage facilities; d) Design, land acquisition, construction, and maintenance of recreation facilities; e) Mosquito control; f) Design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; g) Design, construction, and maintenance of public improvements; h) Covenant enforcement and design review services; and i) Covenant enforcement. (Parcel Nos. 7141000012, 7141000016, 7141000015, 7141000013, and 7141000020 (Commissioner District No. 2)

Dated at Colorado Springs, Colorado, this 30th day of June 2025.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO
BY /s/ Carrie Geitner Chair

EXHIBIT A
LEGAL DESCRIPTION:

MONUMENT RIDGE METROPOLITAN DISTRICT 1

A TRACT OF LAND IN SECTION 3, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 00°56'22" EAST, A DISTANCE OF 2636.13 FEET (BASIS OF BEARINGS FOR THIS DESCRIPTION); THENCE SOUTH 84°50'51" EAST, A DISTANCE OF 1512.43 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°39'22" EAST, A DISTANCE OF 528.87 FEET; THENCE NORTH 38°37'54" EAST, A DISTANCE OF 179.07 FEET; THENCE NORTH 60°12'28" EAST, A DISTANCE OF 1,000.00 FEET; THENCE SOUTH 29°47'32" EAST, A DISTANCE OF 1,000.00 FEET; THENCE SOUTH 60°12'28" WEST, A DISTANCE OF 1,000.00 FEET; THENCE SOUTH 29°47'32" EAST, A DISTANCE OF 128.84 FEET; THENCE SOUTH 29°16'18" WEST, A DISTANCE OF 1,067.80 FEET; THENCE SOUTH 29°16'18" WEST, A DISTANCE OF 583.06 FEET; THENCE NORTH 61°43'42" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 87°03'23" EAST, A DISTANCE OF 1,320.29 FEET; THENCE NORTH 00°56'22" EAST, A DISTANCE OF 2,636.13 FEET; THENCE NORTH 00°56'22" EAST, A DISTANCE OF 1,512.43 FEET; THENCE NORTH 17°17'27" WEST, A DISTANCE OF 143.69 FEET; THENCE SOUTH 13°16'31" WEST, A DISTANCE OF 18.45 FEET; THENCE SOUTH 17°17'27" EAST, A DISTANCE OF 244.84 FEET; THENCE NORTH 58°59'39" WEST, A DISTANCE OF 35.73