

DISTRICT 1
LEGAL DESCRIPTION

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°06'22" E A DISTANCE OF 2767.12 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°38'31" EAST A DISTANCE OF 60.06 FEET; THENCE SOUTH 00°06'46" EAST A DISTANCE OF 271.28 FEET; THENCE NORTH 60°02'08" WEST A DISTANCE OF 187.81 FEET; THENCE NORTH 29°57'59" EAST A DISTANCE OF 204.44 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 27,344 SQUARE FEET OR 0.63 ACRES MORE OR LESS.



BEAR CREEK SURVEYING INC.

95 SOUTH BEAR CREEK ROAD
PO BOX 2015, BAYFIELD, CO 81122
PH(970)884-5069

**DISTRICT ONE
LEGAL DESCRIPTION
2 OF 2**

PROJ. NO.	21-014
DRAFTER:	BJS
CHECKER:	BJS
DATE:	06-20-2023

DISTRICT 2
LEGAL DESCRIPTION

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°06'22" EAST, A DISTANCE OF 2767.12 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°38'32" EAST, A DISTANCE OF 477.50 FEET; THENCE NORTH 00°14'06" WEST, A DISTANCE OF 185.67 FEET; THENCE NORTH 89°46'10" EAST, A DISTANCE OF 802.38 FEET; THENCE SOUTH 00°39'36" WEST, A DISTANCE OF 300.07 FEET; THENCE SOUTH 89°46'52" WEST, A DISTANCE OF 129.44 FEET; THENCE SOUTH 15°46'34" WEST, A DISTANCE OF 1267.80 FEET; THENCE 89°15'42" WEST, A DISTANCE OF 583.04 FEET; THENCE NORTH 01° 03'44" EAST, A DISTANCE OF 237.09 FEET; THENCE NORTH 87°25'22" EAST, A DISTANCE OF 284.70 FEET; THENCE SOUTH 15°53'19" WEST, A DISTANCE OF 132.79 FEET; THENCE SOUTH 74°14'47" EAST, A DISTANCE OF 123.02 FEET; THENCE NORTH 15°46'11" EAST, A DISTANCE OF 149.98 FEET; THENCE NORTH 74°13'23" WEST, A DISTANCE OF 122.99 FEET; THENCE SOUTH 15°46'31" WEST, A DISTANCE OF 10.45 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 72°39'55" WEST, A DISTANCE OF 64.05 FEET; THENCE SOUTH 17°20'11" WEST, A DISTANCE OF 38.45 FEET; THENCE NORTH 89°17'22" WEST, A DISTANCE OF 145.95 FEET; THENCE 82°33'29" WEST, A DISTANCE OF 34.33 FEET; THENCE NORTH 66°39'31" WEST, A DISTANCE OF 12.96 FEET; THENCE NORTH 82°33'24" WEST, A DISTANCE OF 127.69 FEET; THENCE NORTH 07°23'41" EAST, A DISTANCE OF 314.03 FEET; THENCE NORTH 89°17'01" WEST, A DISTANCE OF 251.66 FEET; THENCE NORTH 07°03'11" EAST, A DISTANCE OF 37.73 FEET; THENCE NORTH 29°57'59" EAST, A DISTANCE OF 674.34 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. 98175218 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTING DEED RECORDED NOVEMBER 29, 2010 AT RECEPTION NO. 210120918 AND JANUARY 9, 2014 AT RECEPTION NO. 214002145 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 DOEWOOD 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 1,454,944 SQUARE FEET OR 33.40 ACRES MORE OR LESS.



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**DISTRICT TWO
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DISTRICT 3
LEGAL DESCRIPTION

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°06'22" EAST, A DISTANCE OF 2767.12 FEET (BASIS OF BEARINGS FOR THIS DESCRIPTION); THENCE SOUTH 83°08'01" EAST, A DISTANCE OF 1410.62 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°17'02" EAST, A DISTANCE OF 251.66 FEET; THENCE SOUTH 07°23'41" EAST, 311.03 FEET; THENCE SOUTH 82°33'24" EAST, A DISTANCE OF 127.69 FEET; THENCE SOUTH 66°39'31" EAST, A DISTANCE OF 12.96 FEET; THENCE SOUTH 82°33'29" EAST, A DISTANCE OF 34.33 FEET; THENCE SOUTH 89°17'22" EAST, A DISTANCE OF 145.95 FEET; THENCE NORTH 17°20'11" EAST, A DISTANCE OF 38.45 FEET; THENCE SOUTH 72°39'56" EAST, A DISTANCE OF 64.05 FEET; THENCE SOUTH 58°00'36" EAST, 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°13'23" EAST, A DISTANCE OF 122.99 FEET; THENCE SOUTH 15°46'11" WEST, A DISTANCE OF 149.98 FEET; THENCE NORTH 74°14'47" WEST, A DISTANCE OF 118.40 FEET; THENCE NORTH 15°53'19" EAST, A DISTANCE OF 32.79 FEET; THENCE SOUTH 87°25'22" WEST, A DISTANCE OF 284.70 FEET; THENCE SOUTH 01°03'44" WEST, A DISTANCE OF 237.09 FEET; THENCE SOUTH 89°15'42" EAST, A DISTANCE OF 95.59 FEET; THENCE SOUTH 14°00'25" WEST, A DISTANCE OF 242.35 FEET; THENCE SOUTH 11°49'44" EAST, A DISTANCE OF 121.06 FEET; THENCE SOUTH 59°05'54" EAST, A DISTANCE OF 49.90 FEET; THENCE SOUTH 30°35'19" WEST, A DISTANCE OF 189.63 FEET; THENCE NORTH 16°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°48'57" EAST, A DISTANCE OF 48.69 FEET; THENCE NORTH 89°14'56" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°48'57" 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 254.36 FEET; THENCE SOUTH 13°30'52" WEST, A DISTANCE OF 382.55 FEET TO A POINT OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 630.71 FEET AND AN ARC LENGTH OF 254.83 FEET; THENCE SOUTH 89°49'13" WEST, A DISTANCE OF 197.29 FEET; THENCE NORTH 00°43'52" EAST, A DISTANCE OF 442.68 FEET; THENCE NORTH 89°03'42" 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.



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**DISTRICT THREE
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**DISTRICT 4
LEGAL DESCRIPTION**

**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°06'22" EAST, A DISTANCE OF 2767.12 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°38'32" EAST, A DISTANCE OF 477.71 FEET; NORTH 00°14'06" WEST, A DISTANCE OF 185.67 FEET; THENCE NORTH 89°46'10" EAST, A DISTANCE OF 114.36 FEET; THENCE SOUTH 30°37'54" WEST, A DISTANCE OF 179.87 FEET; THENCE NORTH 89°38'32" WEST, A DISTANCE OF 22.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,132 SQUARE FEET OR 0.32 ACRES MORE OR LESS.



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PO BOX 2015, BAYFIELD, CO 81222
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**DISTRICT 4
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2 OF 2**

PROJ. NO. **21-014**

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05-15-2024