



LEGAL DESCRIPTION:

That portion of Sections 27, 28, and 29, Township 15 South, Range 65 West of the 6th P.M., and of Tracts 1 and 2, in SUBDIVISION NO. 1 OF THE FOUNTAIN SUBURBAN HOMES CORPORATION, El Paso County, Colorado, according to the plat thereof as recorded in Plat Book L at Page 44, El Paso County, Colorado, being more particularly described as follows:

Commencing at the Southeast corner of said Section 29; thence $N00^{\circ}28'06''E$ on the East line of the Southeast quarter of said Section, the basis of bearings used herein, a distance of 30.00 feet to a point thirty (30.00) feet North of the South line of the Southwest quarter (SW1/4) of said Section 28, as measured perpendicular thereto and the POINT OF BEGINNING; thence $N00^{\circ}28'06''E$ on said East line, a distance of 1290.14 feet to a point on the North line of the South half of the Southwest quarter of said Section 28; thence $N44^{\circ}05'32''W$ a distance of 252.65 feet; thence $N44^{\circ}06'10''W$ a distance of 338.98 feet; thence $N09^{\circ}07'50''W$ a distance of 546.02 feet; thence $N04^{\circ}31'14''E$ a distance of 206.93 feet to a point on a curve; thence on a curve to the left having a central angle of $21^{\circ}04'17''$, a radius of 1460.00 feet for an arc distance of 536.93 feet, whose chord bears $S83^{\circ}19'07''W$ to a point on the Easterly line of the City of Fountain, El Paso County, Colorado as shown on the Annexation Plat of North Fountain Addition No. 15 as recorded in Plat Book D-4 at Page 62 of the records of said El Paso County; thence $N00^{\circ}22'19''E$ on said Easterly line, a distance of 210.96 feet; thence $N00^{\circ}22'20''E$ on said Easterly line, a distance of 2095.96 feet to a point on a curve on the Southerly boundary line of the Main Canal of the Fountain Mutual Irrigation Company as described in Book 5506 at Page 1290 of the records of said El Paso County; the following twelve (12) courses are on said Southerly boundary line; thence: 1) on a curve to the left having a central angle of $38^{\circ}50'05''$, a radius of 220.00 feet for an arc distance of 149.11 feet, whose chord bears $S82^{\circ}40'31''E$; 2) $N77^{\circ}54'26''E$ a distance of 93.79 feet to a point of curve; 3) on a curve to the right having a central angle of $100^{\circ}24'22''$, a radius of 55.00 feet for an arc distance of 96.38 feet, whose chord bears $S51^{\circ}53'23''E$; 4) $S01^{\circ}41'12''E$ a distance of 137.18 feet to a point of curve; 5) on a curve to the left having a central angle of $46^{\circ}29'23''$, a radius of 88.00 feet for an arc distance of 71.40 feet, whose chord bears $S24^{\circ}55'53''E$; 6) $S48^{\circ}10'35''E$ a distance of 126.77 feet to a point of curve; 7) on a curve to the left having a central angle of $40^{\circ}56'06''$, a radius of 220.00 feet for an arc distance of 157.18 feet, whose chord bears $S68^{\circ}38'38''E$; 8) $S89^{\circ}06'41''E$ a distance of 124.09 feet to a point of curve; 9) on a curve to the right having a central angle of $04^{\circ}53'33''$, a radius of 460.00 feet for an arc distance of 39.28 feet, whose chord bears $S86^{\circ}39'54''E$; 10) $S84^{\circ}13'08''E$ a distance of 236.92 feet to a point of curve; 11) on a curve to the right having a central angle of $90^{\circ}54'00''$, a radius of 23.00 feet for an arc distance of 36.49 feet, whose chord bears $S38^{\circ}46'08''E$; 12) $S06^{\circ}40'52''W$ a distance of 116.20 feet; thence $N51^{\circ}03'46''E$ a distance of 46.41 feet; thence $N60^{\circ}23'46''E$ a distance of 110.51 feet to a point of curve; thence on a curve to the right having a central angle of $67^{\circ}18'34''$, a radius of 195.87 feet for an arc distance of 230.10 feet, whose chord bears $S85^{\circ}56'57''E$ to a point on the Southerly boundary line of the Main Canal of the Fountain Mutual Irrigation Company as described in Book 5992 Page 1279 of the records of said El Paso County, the following two (2) courses are on said Southerly boundary line; thence: 1) $N06^{\circ}26'08''E$ a distance of 66.34 feet; 2) $N14^{\circ}22'23''E$ a distance of 52.05 feet to a point on a curve; thence on a curve to the right having a central angle of $13^{\circ}37'05''$, a radius of 1520.00 feet for an arc distance of 361.27 feet, whose chord bears $N78^{\circ}12'47''E$ to a point on the Southerly boundary line of the Main Canal of the Fountain Mutual Irrigation Company as described in Book 5992 Page 1279 of the records of said El Paso County, the following twenty-two (22) courses are on said Southerly boundary line; thence: 1) $S27^{\circ}47'09''E$ a distance of 133.07 feet; 2) $S41^{\circ}09'52''E$ a distance of 48.94 feet to a point of curve; 3) on a curve to the left having a central angle of $28^{\circ}52'45''$, a radius of 153.00 feet for an arc distance of 77.12 feet, whose chord bears $S55^{\circ}36'15''E$; 4) $S70^{\circ}02'37''E$ a distance of 94.36 feet; 5) $S74^{\circ}54'11''E$ a distance of 80.06 feet to a point of curve; 6) on a curve to the right having a central angle of $25^{\circ}13'15''$, a radius of 51.00 feet for an arc distance of 22.45 feet, whose chord bears $S62^{\circ}17'33''E$; 7) $S49^{\circ}40'56''E$ a distance of 523.46 feet to a point of curve; 8) on a curve to the left having a central angle of $29^{\circ}38'12''$, a radius of 175.00 feet for an arc

distance of 90.52 feet, whose chord bears S64°30'02"E; 9) S79°19'08"E a distance of 312.08 feet to point of a curve; 10) on a curve to the right having a central angle of 37°39'42", a radius of 58.00 feet for an arc distance of 38.12 feet, whose chord bears S60°29'17"E; 11) S41°39'26"E a distance of 256.99 feet to a point of curve; 12) on a curve to the right having a central angle of 34°30'25", a radius of 55.00 feet for an arc distance of 33.12 feet, whose chord bears S24°24'14"E; 13) S07°09'01"E a distance of 147.36 feet to a point of curve; 14) on a curve to the left having a central angle of 77°34'32", a radius of 142.00 feet for an arc distance of 192.26 feet, whose chord bears S45°56'17"E; 15) S84°43'33"E a distance of 42.45 feet to a point of curve; 16) on a curve to the right having a central angle of 14°06'03", a radius of 233.00 feet for an arc distance of 57.34 feet, whose chord bears S77°40'32"E; 17) S70°37'30"E a distance of 42.79 feet to a point of curve; 18) on a curve to the left having a central angle of 89°02'05", a radius of 91.00 feet for an arc distance of 141.41 feet, whose chord bears N64°51'27"E; 19) N20°20'25"E a distance of 404.62 feet; 20) N24°23'23"E a distance of 214.77 feet to a point of curve; 21) on a curve to the right having a central angle of 40°00'00", a radius of 75.00 feet for an arc distance of 52.36 feet, whose chord bears N44°23'23"E; 22) N64°23'23"E a distance of 99.89 feet; thence S72°59'09"E a distance of 157.08 feet to a point of curve; thence on a curve to the left having a central angle of 17°16'12", a radius of 1680.00 feet for an arc distance of 506.38 feet, whose chord bears S81°37'15"E; thence N89°44'40"E a distance of 710.67 feet to a point of curve; thence on a curve to the right having a central angle of 90°00'00", a radius of 40.00 feet for an arc distance of 62.83 feet, whose chord bears S45°15'20"E; thence N89°44'40"E a distance of 80.00 feet to a point on a curve; thence on a curve to the right having a central angle of 90°00'00", a radius of 40.00 feet for an arc distance of 62.83 feet, whose chord bears N44°44'40"E; thence N89°44'40"E a distance of 1397.46 feet to a point of curve; thence on a curve to the right having a central angle of 15°18'05", a radius of 1920.00 feet for an arc distance of 512.75 feet, whose chord bears S82°36'18"E to a point of compound curve; thence on a curve to the right having a central angle of 92°26'20", a radius of 40.00 feet for an arc distance of 64.53 feet, whose chord bears S28°44'06"E; thence S72°30'56"E a distance of 80.00 feet to a point on a curve; thence on a curve to the right having a central angle of 92°26'20", a radius of 40.00 feet for an arc distance of 64.53 feet, whose chord bears N63°42'14"E to a point of compound curve; thence on a curve to the right having a central angle of 14°01'20", a radius of 1920.00 feet for an arc distance of 469.89 feet, whose chord bears S63°03'56"E; thence S56°03'15"E a distance of 209.04 feet to a point on the Northwestern right-of-way line of Marksheffel Road; the following three (3) courses are on said Northwestern right-of-way line; thence: 1) S33°56'45"W a distance of 664.27 feet to a point of a curve; 2) on a curve to the right having a central angle of 09°16'28", a radius of 5699.98 feet for an arc distance of 922.65 feet, whose chord bears S38°34'59"W; 3) S43°13'13"W a distance of 2787.86 feet to the Northerly right-of-way line of C & S Road; thence S89°44'27"W on said Northerly right-of-way line, a distance of 1490.44 feet; thence N00°18'33"E a distance of 1290.05 feet to the Northeast corner of Tract 1 of said Subdivision No. 1 of The Fountain Suburban Homes Corporation, said point also being on the North line of the South half of the Southwest quarter of said Section 28; thence S89°44'31"W on said North line a distance of 1075.05 feet to a point on a line being 1565.00 feet East of the West line of said Section 28, as measured perpendicular to thereto; thence S00°28'06"W parallel with said West line, a distance of 660.11 feet to the Northwest corner of the tract of land recorded at Reception No. 205041118 of the records of said El Paso County, the following two (2) courses are on the Northerly and Easterly boundary line of said tract of land; thence: 1) N89°44'27"E a distance of 400.00 feet; 2) S00°28'06"W a distance of 630.00 feet to the Northerly right-of-way line of C & S Road; thence S89°44'27"W on said Northerly right-of-way line, a distance of 1965.00 feet to the POINT OF BEGINNING and containing 532.28 acres of land, more or less.

Prepared by:
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for and on behalf of
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