

Legal Description
File No. 11379561

LEGAL DESCRIPTION

Property located in El Paso, CO

Part of the South half of the Southeast Quarter of Section 10, Township 14 South, Range 64 West of the 6th P.M., El Paso County, Colorado described as follows:

Beginning at the Southwest corner of said Southeast Quarter; thence North 0 degrees 28 minutes 52 seconds West, along the Westerly line of said Southeast Quarter, 54.39 feet to the Northerly right of way line of State Highway No. 94; thence South 89 degrees 46 minutes 16 seconds East, along said Northerly right of way line of State Highway No. 94, 1870.70 feet to the true point of beginning; thence continue South 89 degrees 46 minutes 16 seconds East, along said Northerly right of way line, 377.00 feet; thence North 0 degrees 37 minutes 50 seconds West, 550.00 feet; thence North 89 degrees 46 minutes 16 seconds West, and parallel to aforementioned Northerly right of way line of State Highway No. 94, 377.00 feet; thence South 0 degrees 37 minutes 50 seconds East, 550.00 feet to the true point of beginning, El Paso County, Colorado, (Basis for Bearing: Southerly line of the Southeast Quarter, Section 10, Township 14 South, Range 64 West of the 6th P.M., El Paso County, Colorado, assumed North 90 degrees East.) Except a tract or parcel of Land No. 3 of the State Department of Highways, Division of Highways, State of Colorado, Project No. R-AD 0094 (1) containing 0.020 acres, more or less, in the South ½ of the Southeast ¼ of Section 10, Township 14 South, Range 64 West of the Sixth Principal Meridian, in El Paso County Colorado, said tract of parcel being more particularly described as follows: Beginning at a point on the Easterly line of that tract of land described in Book 3415 at Page 25 of the records filed in El Paso County, Colorado, Clerk and Recorder's Office, from which the Northeast corner of Section 10 (found ½ iron pipe), Township 14 South, Range 64 West, of the 6th P.M., bears North 03 degrees 33 minutes 15 seconds East, a distance of 5200.6 feet; (1) thence along said Easterly line South 00 degrees 29 minutes 00 seconds East (South 00 degrees 37 minutes 50 seconds East - Deed Bearing), a distance of 30.0 feet, to a point on the Northerly right of way line of State Highway 94 as described in Book 910 at Page 484 of said El Paso County Records; (2) thence along said Northerly right of way line North 89 degrees 51 minutes 15 seconds West (North 89 degrees 57 minutes West - Deed Bearing), a distance of 58.1 feet; (3) thence North 62 degrees 41 minutes 15 seconds East, a distance of 65.1 feet, more or less, to the point of beginning.

Basis of Bearing: All Bearings referenced to line connecting Brass Cap Markers found at the Southwest corner and the Northwest corner of Section 26, Township 14 South, Range 64 West, of the 6th P.M., bearing North 00 degrees 25 minutes 30 seconds West.

Tax Parcel No. 44100-00-114