

Section 25, Township 11, Range 66 West of the 6th P.M., County of El Paso, State of Colorado



Tract 4, Eagle Crest Estates as described in Special Warranty Deed filed for record February 28, 2025 under Reception No. 225017871 located in a portion of Section 25, Township 11 South, Range 66 West of the 6th P.M., being more particularly described as follows:

commencing at the North Quarter corner of said Section 25; thence N 85 degrees 15 minutes 32 seconds E along the north line of said Section 25, a distance of 1333.49 feet to the northeast corner of the West One Half of the East One Half of said Section 25; thence S 00 degrees 23 minutes 13 seconds E along the east line of said Section 25, a distance of 1333.49 feet to the northeast corner of the East One Half of the East One Half of said Section 25; thence 08 seconds W, a distance of 30.00 feet to the centerline of a sixty foot (60') access and utility easement, thence southeasterly along the arc of a 270.00 foot radius curve, also being the centerline of said easement, through a central angle of 90 degrees (which the long chord bears S 44 degrees 22 minutes 08 seconds W a long chord distance of 381.84 feet; arc distance of 424.12 feet; thence S 89 degrees 22 minutes 08 seconds W along the centerline of said easement, a distance of 131.10 feet to a point of curve; thence southeasterly along the arc of a 1038.49 foot radius curve, also being the centerline of said easement, through a central angle of 90 degrees (which the long chord bears S 02 degrees 07 minutes 37 seconds W a long chord distance of 663.34 feet; arc distance of 675.17 feet; thence S 52 degrees 07 minutes 08 seconds W along the centerline of said easement, a distance of 285.99 feet to a **Point of Beginning**.

thence continuing along the last described course S 52 degrees 07 minutes 06 seconds W, a distance of 592.62 feet to a point of curve; thence southerly along the arc of a 295.39 foot radius curve, also being the centerline of said easement, through a central angle of 70 degrees 53 minutes 16 seconds (which the long chord bears S 16 degrees 40 minutes 28 seconds W a long chord distance of 342.60 feet) on an arc distance of 365.46 feet; thence S 89 degrees 18 minutes 50 seconds W, a distance of 2136.45 feet to a point on the west line of the Southwest Quarter of said Section 25; thence N 0 degrees 26 minutes 02 seconds W along the west line of the Southwest Quarter of Section 25, a distance of 665.00 feet to the southwest corner of the Northwest Quarter of Section 25; thence N 89 degrees 18 minutes 50 seconds E along the south line of the Northwest Quarter of said Section 25, a distance of 2665.46 feet to the southeast corner of the Northwest Quarter of said Section 25; thence N 89 degrees 18 minutes 50 seconds E, a distance of 481.7 feet to the Point of Beginning.

Together with and subject to access and utility easements recorded in Book 3553 at Page 987 and in Book 3553 at Page 985, County of El Paso, State of Colorado.

GENERAL NOTES

NO.	REVISION/ISSUE	DATE

Owner
Quentin Dassonville
15850 Siesta Grove
Colorado Springs, CO 80908

VERTEX
Consulting Services
5825 Delmonico Dr, Suite 320
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PROJECT NO.	SHEET
DATE	
PREPARED APPROVED CAD	