**El Paso County** **March 31, 2021**

**Planning & Community Development**

2880 International Circle, Suite 110

Colorado Springs, CO 80910-3127

Attn: Kari Parsons

**RE: Saddlehorn Ranch Metropolitan District**

 **Saddlehorn Ranch Subdivision Overall Water System**

 **Site Development Plan Submittal – Legal Descriptions**

OVERALL SUBDIVISION LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 10 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, THENCE S00º32’28”E 2719.92 FEET ALONG THE WEST LINE OF SECTION 3. THENCE S89º27’32”W 30 FEET TO THE EAST RIGHT-OF-WAY LINE OF CURTIS ROAD TO POINT OF BEGINNING.

THENCE N89º54’33”E 411.76 FEET, THENCE S89º27’49”E 58.11 FEET, THENCE N89º54’03”E 305.40 FEET, THENCE ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 779.79 FEET, CENTRAL ANGLE OF 18º45’16”, ARC LENGTH OF 255.25 FEET, WHICH CHORD BEARS S00º00’00”E, THENCE S71º14’52”E 260.85 FEET, THENCE ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 2919.37 FEET, CENTRAL ANGLE OF 12º29’08”, ARC LENGTH OF 636.17 FEET, WHICH CHORD BEARS S19º04’00”W, THENCE S58º08’00”E 223.80 FEET, THENCE S58º08’00”E 60.04 FEET, THENCE N29º38’31”E 450.98 FEET, THENCE S66º12’08”E 147.07 FEET, THENCE ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 121.09 FEET, CENTRAL ANGLE OF 73º34’36”, ARC LENGTH OF 155.50 FEET, WHICH CHORD BEARS S06º40’58”E, THENCE S15º47’40”E 89.57 FEET, THENCE S71º12’11”E 135.13 FEET, THENCE S73º45’53”E 173.81 FEET, THENCE S83º26’02”E 70.67 FEET, THENCE S74º48’43”E 39.19 FEET, THENCE S85º38’01”E 120.03 FEET, THENCE S89º55’23”E 169.67 FEET, THENCE S32º45’49”W 179.09 FEET, THENCE S13º40’22”E 171.43 FEET, THENCE S48º07’46”E 319.88 FEET, THENCE S04º16’52”E 119.45 FEET, THENCE S16º34’05”W 264.06 FEET, THENCE S27º00’14”E 61.75 FEET, THENCE S86º49’39”E 102.30 FEET, THENCE S20º24’00”E 4.06 FEET, THENCE S22º26’23”E 43.29 FEET, THENCE S15º37’39”E 57.65 FEET, THENCE S17º01’53”E 44.47 FEET, THENCE S36º09’32”E 117.07 FEET, THENCE ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, CENTRAL ANGLE OF 19º58’18”, ARC LENGTH OF 61.00 FEET, WHICH CHORD BEARS N44º36’18”E, THENCE S55º13’47”W 108.86 FEET, THENCE N46º15’27”W 229.97 FEET, THENCE S80º50’47”W 56.75 FEET, THENCE S13º08’16”E 233.71 FEET, THENCE S20º15’42”W 464.94 FEET, THENCE ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 660.63 FEET, CENTRAL ANGLE OF 05º34’52”, ARC LENGTH OF 64.35 FEET, WHICH CHORD BEARS S84º57’58”W, THENCE S00º05’24”W 395.27 FEET, THENCE S00º05’24”W 30.67 FEET, THENCE S83º39’27”E 331.46 FEET, THENCE S55º12’14”E 112.42 FEET, THENCE S00º06’02”E 195.68 FEET, THENCE S00º00’28”E 154.15 FEET, THENCE S13º04’44”W 147.26 FEET, THENCE S00º00’28”E 309.49 FEET, THENCE S00º00’28”E 316.56 FEET, THENCE S05º19’15”E 64.76 FEET, THENCE S89º28’15”W 1039.32 FEET, THENCE S89º34’07”W 2612.73 FEET, THENCE N89º34’07”E 30.00 FEET, THENCE N00º05’52”E 1319.15 FEET, THENCE N00º32’28”W 2787.39 FEET TO THE POINT OF BEGINNING.

COUNTY OF EL PASO, STATE OF COLORADO

CONTAINING 13,339,814.4 SF (306.24 ACRES) MORE OR LESS

FUTURE TRACT G LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT BOTH ENDS BY A 2-1/2” ALUMINUM CAP STAMPED “PLS 38245”, BEARING N89°34’07”E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTH SIXTEENTH CORNER COMMON TO SECTIONS 9 AND 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10, N89°34’07”E A DISTANCE OF 72.00 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE, N00°05'54"E A DISTANCE OF 322.28 FEET;

THENCE S89°54'06"E A DISTANCE OF 226.12 FEET;

THENCE N40°51'42"E A DISTANCE OF 251.84 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N48°39'57"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 05°00'19" AND AN ARC LENGTH OF 20.09 FEET, TO A POINT OF NON-TANGENT;

THENCE S40°51'42"W A DISTANCE OF 249.99 FEET;

THENCE S00°25'53"E A DISTANCE OF 306.98 FEET, TO A POINT ON SAID SOUTH LINE;

THENCE ON SAID SOUTH LINE, S89°34'07"W A DISTANCE OF 244.12 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 82,839 SQUARE FEET OR 1.9017 ACRES.