

That portion of the Southwest Quarter of Section 16 and the Southeast Quarter of Section 17, Township 13 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

**BASIS OF BEARINGS:** Bearings are based upon the Westerly line of Lots 2, 3, 4 and 5, Block 1, Toy Ranches Estates, as recorded under Reception No. 479331, records of said El Paso County, monumented at the South end with a #4 rebar with yellow plastic cap stamped "12368" and on the North end with a #5 rebar with orange plastic cap stamped "CLSI 32439", and is assumed to bear N 00°00'00" W, a distance of 1304.30 feet.

**BEGINNING** at the Northeast corner of said Lot 2, said corner also being the Southeast corner of Mountain Valley Preserve Annexation recorded under Reception No. 216713760 of said records;

thence S 00°00'05" E along the East line of said Lots 2, 3, 4 and 5 a distance of 1304.19 feet to the Southeast corner of said Lot 5;

thence S 89°30'59" W along the South line of said Lot 5 a distance of 563.23 feet to the Northeast corner of that parcel of land as described under Reception No. 203227785 of said records;

thence S 00°00'00" E along the East line of said parcel of land a distance of 332.73 feet to a point on the Northerly line of Lot 7, Block 1, said Toy Ranches Estates, said point also being the Southeast corner of said parcel of land;

thence S 89°30'59" W along the Northerly line of said Lot 7 coincident with the South line of said parcel of land a distance of 45.00 feet to the Southwest corner of said parcel of land, said point also being the Northeast corner of the West 30.00 feet of said Lot 7;

thence S 00°00'00" E along the Easterly line of the West 30.00 feet of said Lot 7 and its Southerly extension a distance of 356.29 feet (more or less) to the South line of the Southwest Quarter of said Section 16;

thence S 89°32'00" W along the South line of the Southwest Quarter of said Section 16 a distance of 30.00 feet to the Northeast corner of the Annexation Plat of Eastview Estates as recorded under Reception No. 205035675 of said records;

thence continuing S 89°32'00" W along the South line of the Southwest Quarter of said Section 16 and the Northerly line of said Annexation Plat of Eastview Estates a distance of 30.00 feet to the Southwest corner of said Section 16;

thence S 89°40'54" W along the South line of the Southeast Quarter of said Section 17 and the North line of said Annexation Plat of Eastview Estates a distance of 60.00 feet to the Southeast corner of the Annexation Plat of Stetson Ridge Addition as recorded under Reception No. 1351970 of said records;

thence N 00°00'00" W along the East line of said Annexation Plat of Stetson Ridge Addition a distance of 1993.15 feet (more or less) to the Southwest corner of said Mountain Valley Preserve Annexation;

thence N 89°31'34" E along the South line of said Mountain Valley Preserve Annexation a distance of 728.20 feet to the Point of Beginning.

Containing a calculated area of 1,047,394 square feet (24.04 acres) of land, more or less.