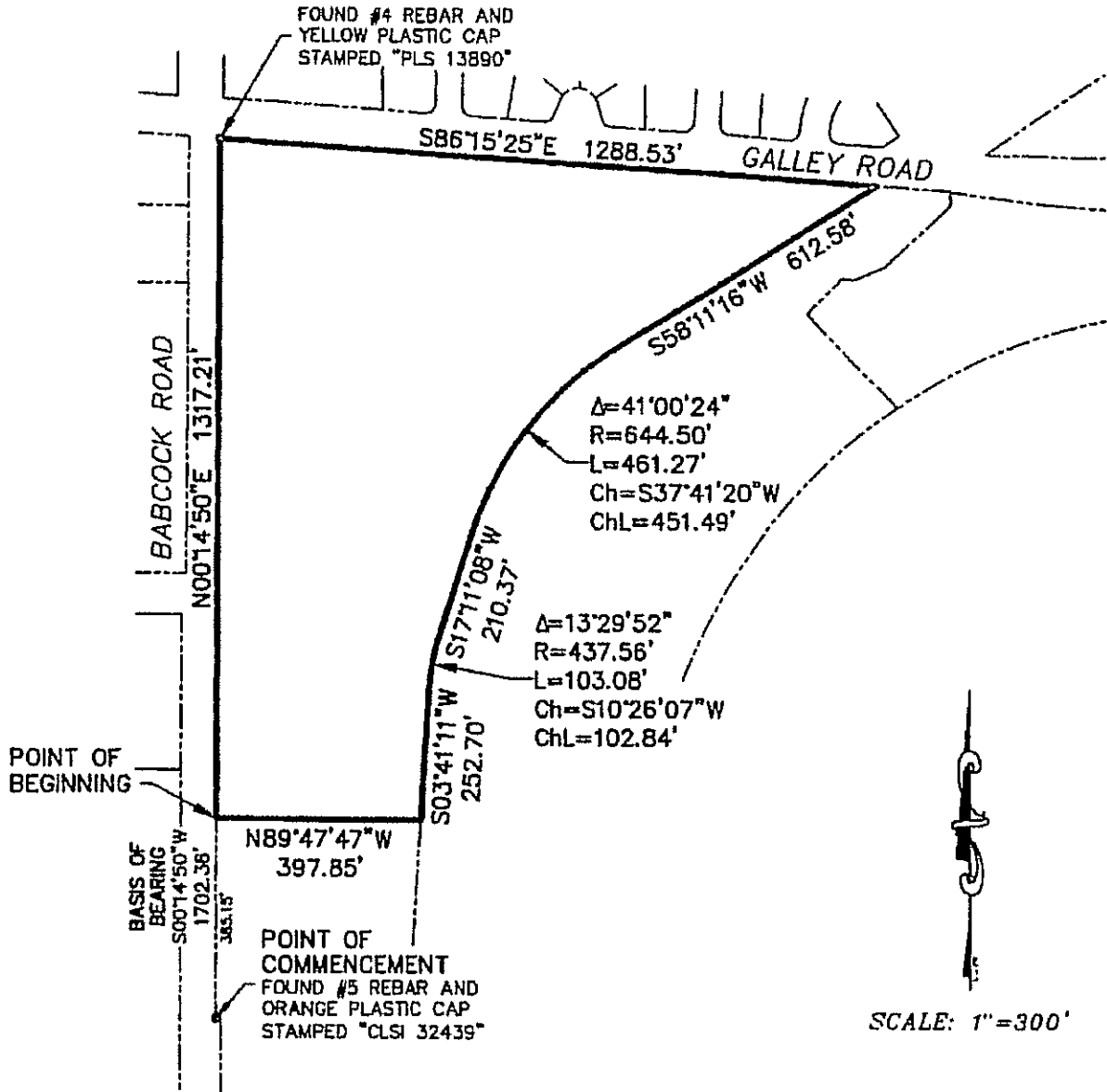


# THE RIDGE AT SAND CREEK METROPOLITAN DISTRICT DISTRICT BOUNDARY MAP

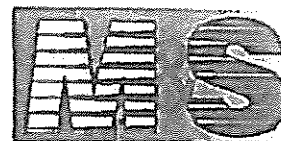


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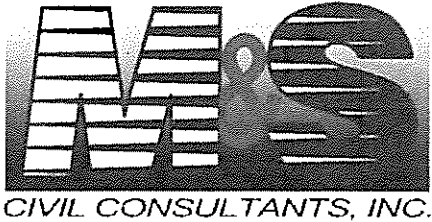
THE RIDGE AT SAND CREEK  
METROPOLITAN DISTRICT  
JOB NO. 43-081  
DATE PREPARED: OCTOBER 30, 2019



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SHEET 1 OF 1



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**The Ridge at Sand Creek Metropolitan District**

09/10/2019

SEPTEMBER 10, 2019

A PARCEL OF LAND BEING A PORTION OF SOUTHEAST QUARTER (SE1/4) OF SECTION 12, T14S, R66W OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARING:**

THE EAST LINE OF 70 FOOT WIDE BABCOCK STREET AS MONUMENTED AT ITS INTERSECTION WITH THE SOUTH LINE OF GALLEY ROAD WITH A YELLOW PLASTIC CAP STAMPED PLS 13890, FROM WHICH POINT AN ORANGE PLASTIC CAP STAMPED CLSI 32439 BEARS S00°14'50" W A DISTANCE OF 1702.36 FEET;

COMMENCING AT SAID ORANGE PLASTIC CAP STAMPED CLSI 32439, SAID POINT BEING ON THE EAST LINE OF BABCOCK STREET AS RECORDED IN BOOK 441 AT PAGE 11 OF THE EL PASO COUNTY RECORDS;

THENCE N00°14'50"E ALONG SAID EAST LINE OF BABCOCK STREET 385.15 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N00°14'50"E OF SAID EASTERLY LINE A DISTANCE OF 1317.21 FEET TO THE SOUTHERLY LINE OF GALLEY ROAD;

THENCE S86°15'25"E ALONG SAID SOUTHERLY LINE 1288.53 FEET;

THENCE S58°11'16"W A DISTANCE OF 612.58 FEET TO A POINT OF CURVE;

THENCE 461.27 ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 644.50 FEET, A CENTRAL ANGLE OF 41°00'24", THE CHORD OF WHICH BEARS S37°41'20"W, 451.49 FEET TO A POINT OF TANGENT;

THENCE S17°11'08"W ALONG SAID TANGENT 210.37 FEET TO A POINT OF CURVE;

THENCE 103.08 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 437.56 FEET, A CENTRAL ANGLE OF 13°30'00", THE CHORD OF WHICH BEARS S10°26'07"W, 102.84 FEET TO A POINT OF TANGENT;

THENCE N3°41'11"E ALONG SAID TANGENT 252.70 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN A WARRANTY DEED UNDER RECEPTION NO. 216031843 IN THE EL PASO COUNTY RECORDS;

THENCE S89°47'47"W ALONG THE NORTHERLY LINE THEREOF 397.85 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 835,475 SQUARE FEET (19.180 ACRES), MORE OR LESS.

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