

ANNEXATION PETITION

The undersigned landowner, in accordance with the provisions of Section 31-12- 101 et. seq. C.R.S., and known as the Municipal Annexation Act of 1965, as amended, hereby petitions the Board of Trustees of the Town of Palmer Lake for annexation to the Town of Palmer Lake of the within described unincorporated area situated and being in the County of El Paso, State of Colorado. In support of this Petition, the petitioners allege and submit the following and make the within requests:

1) That it is desirable and necessary to annex the property shown on Exhibit A, attached hereto, comprising a total of 3.2744 acres more or less.

2) That the area sought to be annexed to the Town of Palmer Lake meets the requirements of section 31-12-104 and 105 C.R.S. of the Municipal Annexation Act of 1965, as amended, in that:

a. Not less than one-sixth of the perimeter of the described property is contiguous to the Town of Palmer Lake. The property for which annexation is sought has a total of 1,521.87 feet contiguous to the Town of Palmer Lake.

b. The area for which annexation is sought shares a community of interest with the Town of Palmer Lake.

c. The area for which annexation is sought will be urban in character in the near future.

d. The area for which annexation is sought is integrated with or is capable of being integrated with the Town of Palmer Lake.

e. Within the area for which annexation is sought, no lands held in identical ownership shall be divided into separate lots or parcels without the written consent of the landowners thereof.

f. No land held in identical ownership comprising twenty (20) acres or more shall be included within the annexation without the written consent of the landowners thereof.

g. The annexation which is sought will not result in a detachment of area from any school district and will not result in the attachment of the annexed area to another school district other than that in which it already is.

h. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the Town of Palmer Lake more than three miles in any direction from any point of the Town's boundary in any one year.

3) That the signers of this Petition comprise the landowners of one hundred percent (100%) of the territory included in the area for which annexation is sought.

4) That the petitioners request that the Town of Palmer Lake approve this annexation.

5) That the legal description of the territory proposed to be annexed is attached hereto as Exhibit B.

6) The names and addresses of adjacent property owners to the property for which annexation is sought and within 300 feet of the boundary of the property for which annexation is sought are attached as Exhibit C; the applicant must inform each property owner within 300 feet of the boundary of the property of the annexation petition by way of certified mail; the return receipts will be required to complete the applicants file.

7) No annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.

8) If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed.

9) The Town of Palmer Lake will distribute a copy of the annexation plat to the affected agencies for comment, including public entities of school district and various utilities (i.e., gas, cable, sewer).

10) That upon the Annexation Ordinance becoming effective, all lands within the area sought to be annexed shall become subject to the Colorado Revised Statutes and all ordinances, resolutions, and regulations of the Town of Palmer Lake.

WHEREFORE, the undersigned petitioners request that the Town of Palmer Lake approve the annexation of the Property.

MONUMENT RIDGE WEST, LLC BY MARIA LARSEN, MANAGER

Maria Larsen

Petitioner Name

Maria Larsen 3/28/25

Signature

Date

Petitioner Name

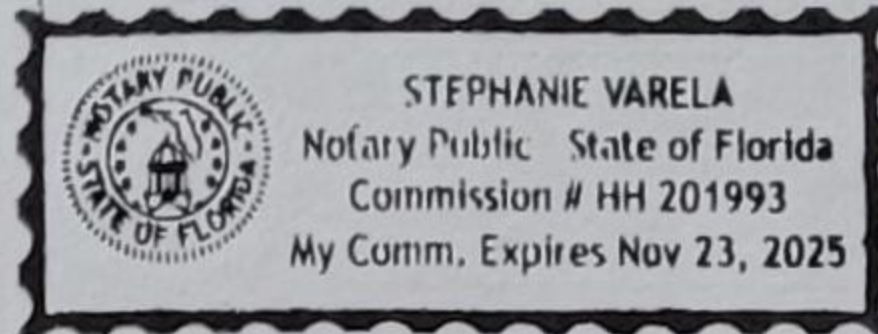
Signature

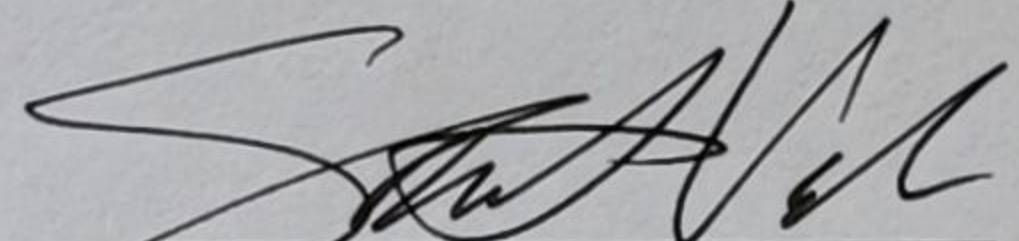
Date

Florida
STATE OF ~~COLORADO~~)
) ss.
COUNTY OF Lee)

Subscribed and sworn to before me this 28 day of March,
2025,

by Maria Larsen




Notary Public

My commission expires:

Nov 23, 2025

Maria Larsen

3/28/25

COUNTY LINE ANNEXATION NO. 1 ANNEXATION MAP
LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 11 SOUTH,
AND THE SOUTH HALF OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF COUNTY LINE ROAD (A.K.A PALMER DIVIDE ROAD), AS DESCRIBED IN BOOK 42, PAGE 464, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, FURTHER DESCRIBED BY A PORTION OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), IN BOOK 571 AT PAGE 55, IN SAID EL PASO COUNTY RECORDS, AND A PORTION OF PRESCRIPTIVE COUNTY LINE ROAD (AKA PALMER DIVIDE ROAD), AS DESCRIBED BY THAT LAND SURVEY PLAT DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 11 SOUTH, AND SOUTH HALF OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE;
THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 1219.35 FEET TO THE NORTHEAST CORNER OF THAT QUIT CLAIM DEED RECORDED AT RECEPTION NO. 97077662, IN SAID EL PASO COUNTY RECORDS AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 1, CORRECTION PLAT, CLIFTON HILL REPLAT, RECORDED AT RECEPTION NO. 99185771, IN SAID EL PASO COUNTY RECORDS AND THE **POINT OF BEGINNING**;

THENCE CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 148.85 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID PRESCRIPTIVE RIGHT-OF-WAY;
THENCE COINCIDENT WITH THE NORTH LINE OF SAID LAND SURVEY PLAT, ALONG THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 56°37'35" EAST, A DISTANCE OF 25.90 FEET;
- 2) NORTH 77°46'28" EAST, A DISTANCE OF 23.89 FEET;
- 3) NORTH 87°14'45" EAST, A DISTANCE OF 405.05 FEET;
- 4) NORTH 88°23'54" EAST, A DISTANCE OF 112.01 FEET;
- 5) NORTH 89°52'29" EAST, A DISTANCE OF 752.33 FEET;

THENCE SOUTH 89°27'15" EAST, A DISTANCE OF 2521.95 FEET TO SAID NORTH LINE OF SECTION 4; THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°01'52" WEST, A DISTANCE OF 2536.98 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN PERSONAL REPRESENTATIVE'S DEED, RECORDED AT RECEPTION NO. 209143891 IN SAID EL PASO COUNTY RECORDS;
THENCE COINCIDENT WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 4 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL, NORTH 00°57'32" WEST, A DISTANCE OF 30.00 FEET TO SAID NORTH LINE OF SECTION 4;
THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°42'31" WEST, A DISTANCE OF 983.63 FEET TO THE NORTHERLY EXTENSION OF LAST SAID PERSONAL REPRESENTATIVE'S DEED AND THE NORTHERLY EXTENSION OF THE PARCEL DESCRIBED IN THAT COURT ORDER, RECORDED AT RECEPTION NO. 209003434 IN SAID EL PASO COUNTY RECORDS;
THENCE COINCIDENT WITH SAID NORTHERLY EXTENSIONS, SOUTH 00°55'32" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID COURT ORDER, ALSO BEING THE SOUTH RIGHT-OF-WAY OF SAID COUNTY LINE ROAD;
THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY AND THE NORTH LINE OF LAST SAID COURT ORDER SOUTH 89°42'31" WEST, A DISTANCE OF 439.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE EAST LINE OF LAST SAID QUIT CLAIM DEED;
THENCE COINCIDENT WITH SAID EAST LINE AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 1, NORTH 39°54'10" WEST, A DISTANCE OF 39.02 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 142,634 SQUARE FEET OR 3.2744 ACRES.

SIGNED THIS _____ DAY OF _____, 20____

BY: _____ AS: _____ OF: _____

NOTARY:

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____
_____ APPEARED BEFORE ME, AS _____ OF _____

A COLORADO _____, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

PLANNING DEPARTMENT:

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF JEFFERSON) JSS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _M.

THIS _____ DAY OF _____, _____, 20____ A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF JEFFERSON, COLORADO

_____, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS _____ DAY OF _____, OF 20____.

MAJOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) JSS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _M.

THIS _____ DAY OF _____, _____, 20____ A.D.,

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF EL PASO, COLORADO

_____, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 8,048.83 FEET.

- ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 1,341.74 FEET (16.67%).
- PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,521.87 FEET (18.91%).

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°42'31" EAST, A DISTANCE OF 5334.45 FEET, AS MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001" 0.3' BELOW GRADE AND AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS17496" 0.4' BELOW GRADE IN MONUMENT BOX
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024 AND JANUARY 31, 2025.
8. ON JANUARY 31, 2025, SURVEY FIELD CREW RECOVERED A RAILROAD RAIL, VERTICALLY IN GROUND. FIELD CREW WAS NOTIFIED BY PROPERTY OWNER, THAT HE BELIEVES RAIL IS A PROPERTY CORNER AND WAS LOCATED PER A PRIOR SURVEY. SURVEYOR WAS NOT PROVIDED SAID SURVEY AND DID NOT FIND RECORD OF SAID SURVEY OR MONUMENT IN RECORDS REVIEW. MONUMENT WAS SHOT AT APPROXIMATE CENTER LINE AND FALLS 1.03' NORTHWESTERLY OF CALCULATED RIGHT-OF-WAY FOR COUNTY LINE ROAD. COUNTY LINE ROAD WAS CALCULATED PER THE CORRECTION PLAT OF CLIFTON HILL REPLAT, RECORDED AT RECEPTION NO. 99185771. RIGHT-OF-WAY LOCATION IS FURTHER SUPPORTED BY TWO RECOVERED MONUMENTS, AS SHOWN HEREON. SURVEYOR HELD VERTICAL RAIL FOR EAST / WEST POSITION OF LOT LINE.
9. RIGHT-OF-WAY FOR THE NORTH HALF OF COUNTY LINE ROAD IS PRESCRIPTIVE IN NATURE, NO FORMAL CONVEYANCE OR DEDICATION FOUND IN PUBLICLY AVAILABLE: DOUGLAS COUNTY RECORDS, NORTH HALF OF RIGHT-OF-WAY IS SHOWN PER RECOVERED MONUMENTATION, SET AS PART OF LAND SURVEY PLAT, DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140. SEE GENERAL NOTES AND PURPOSE STATEMENT ON SAID PLAT.

SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL OF LAND.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

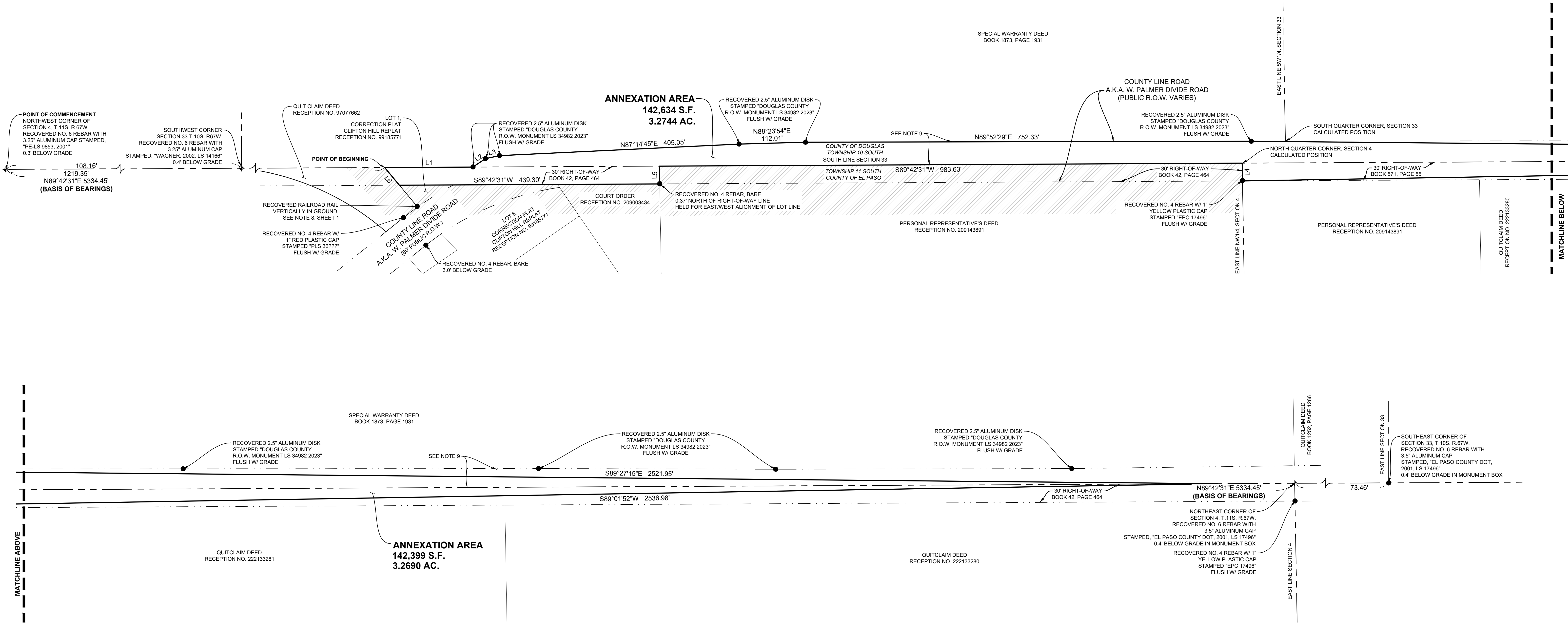
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CJW	DRW	04/01/25	196094002	1 OF 2

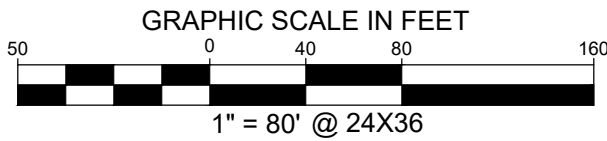
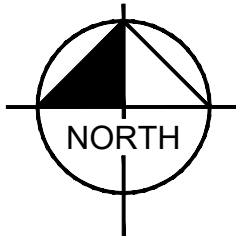
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LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°42'31"E	148.85'
L2	N56°37'35"E	25.90'
L3	N77°46'28"E	23.89'
L4	N00°57'32"W	30.00'
L5	S00°55'32"E	30.00'
L6	N39°54'10"W	38.94'

COUNTY LINE ANNEXATION NO. 1 ANNEXATION MAP
LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 11 SOUTH,
AND THE SOUTH HALF OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO



- LEGEND**
- Recovered Section Corner as Noted
 - Recovered Property Monument as Noted
 - Boundary to be Annexed
 - Existing City Limits
 - Section Line
 - Right-of-Way Line



No.	DATE	REVISION DESCRIPTION

Kimley»Horn					
6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, CO 80111					
Tel. No. (303) 228-2300 www.kimley-horn.com					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	CJW	DRW	04/01/25	196094002	2 OF 2

DWG NAME: C:\CADD\CD\KIMLEY-HORN\PROJECTS\EL PASO\ANNEXATION\TOWNSHIP 11 SOUTH\ANNEXATION NO. 1.DWG PLOTTED BY: WJDKK, 04/01/2025, 3:32 PM, LAST SAVED: 03/28/2025, 7:55 AM

A PARCEL OF LAND BEING A PORTION OF COUNTY LINE ROAD (A.K.A PALMER DIVIDE ROAD), AS DESCRIBED IN BOOK 42, PAGE 464, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, FURTHER DESCRIBED BY A PORTION OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), IN BOOK 571 AT PAGE 55, IN SAID EL PASO COUNTY RECORDS, AND A PORTION OF PRESCRIPTIVE COUNTY LINE ROAD (AKA PALMER DIVIDE ROAD), AS DESCRIBED BY THAT LAND SURVEY PLAT DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 11 SOUTH, AND SOUTH HALF OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°42'31" WEST, A DISTANCE OF 983.63 FEET TO THE NORTHERLY EXTENSION OF LAST SAID PERSONAL REPRESENTATIVE'S DEED AND THE NORTHERLY EXTENSION OF THE PARCEL DESCRIBED IN THAT COURT ORDER, RECORDED AT RECEPTION NO. 209003434 IN SAID EL PASO COUNTY RECORDS;

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