

**LEGAL DESCRIPTION – MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT
INITIAL DISTRICT BOUNDARY NO. 3:**

A TRACT OF LAND LOCATED IN THE EAST ONE-HALF OF THE OF THE SOUTHWEST ONE-QUARTER (E1/2 SW1/4) OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID E1/2 SW1/4, SAID POINT ALSO BEING THE COMMENCING AT THE SOUTHEAST CORNER OF SAID E1/2 SW1/4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND 2" ALUMINUM CAP STAMPED "U.P.&E. PLS 11624", FROM WHICH THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND 2" ALUMINUM CAP STAMPED "U.P.&E. PLS 11624 1999" BEARS N89°24'37"W, A DISTANCE OF 2630.66 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N00°14'15"W ALONG THAT LINE COMMON TO SAID E1/2 SW1/4 AND SAID SE1/4, A DISTANCE OF 70.01 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N89°24'37"W, ALONG A LINE 70.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID E1/2 SW1/4, A DISTANCE OF 400.71 FEET;

THENCE N00°00'16"E, A DISTANCE OF 203.91 FEET;

THENCE S89°24'37"E, A DISTANCE OF 399.85 FEET TO A POINT ON SAID COMMON LINE;

THENCE S00°14'15"E ALONG SAID COMMON LINE, A DISTANCE OF 203.92 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 1.87 ACRES (81,616 SQUARE FEET) OF LAND, MORE OR LESS.

PREPARED BY:
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