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PROPERTY DESCRIPTION - GARCIA PARCEL

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6th P.M. IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING A PORTION OF THE LAND DESCRIBED IN BOOK 1421 AT PAGE 265 OF THE EL PASO COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTH WEST CORNER OF LOT 1, B&J GARCIA SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 203277980 OF SAID EL PASO COUNTY RECORDS;
THENCE S00°01'27"W A DISTANCE OF 146.43 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 1 MILLER SUBDIVISION FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK P-2 AT PAGE 51 OF SAID EL PASO COUNTY RECORDS;
THENCE S89°50'57"W ON THE NORTH LINE OF SAID LOT 1, BLOCK 1 MILLER SUBDIVISION FILING NO.1, A DISTANCE OF 308.82 FEET TO THE NORTHWEST CORNER THEREOF AND A POINT ON THE EASTERLY RIGHT OF WAY LINE OF YUMA STREET AS PLATTED BY THE HILLTOP SUBDIVISION NO. 2 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK V AT PAGE 56 OF SAID EL PASO COUNTY RECORDS;
THENCE N00°50'57"E ON THE EASTERLY RIGHT OF WAY LINE OF YUMA STREET A DISTANCE OF 299.17 FEET, MORE OR LESS, TO A POINT THAT IS 40.00 FEET SOUTH OF BLOCK 5, PALMER HEIGHTS ADDITION NO. 2 SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK L AT PAGE 65 OF SAID EL PASO COUNTY RECORDS;
THENCE S89°36'21"E ON A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH SAID BLOCK 5, A DISTANCE OF 306.16 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THE AFORESAID LOT 1, B&J GARCIA SUBDIVISION;
THENCE S00°38'59"W ON SAID NORTHERLY EXTENSION AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 149.74 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 2.089 ACRES, MORE OR LESS.

