



LEGAL DESCRIPTION:

A PORTION OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE WEST END BY A 3 1/4" ALUMINUM CAP STAMPED "LS 18235" AND BEING MONUMENTED AT THE EAST END BY A 3 1/4" ALUMINUM CAP STAMPED " PLS 30107", BEING ASSUMED TO BEAR N87°48'49"E A DISTANCE OF 2,608.46 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NUMBER 207074434, SAID POINT BEING ON THE NORTH LINE OF A.A. SUBDIVISION AS RECORDED IN THE EL PASO COUNTY RECORDS IN PLAT BOOK W-2, AT PAGE 94, SAID POINT BEING THE POINT OF BEGINNING; THENCE S88°01'26"W AND ON THE NORTH LINE OF A. A. SUBDIVISION A DISTANCE OF 1,648.95 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF TEMPLETON GAP ROAD; THENCE N30°13'23"E AND ON THE EASTERLY RIGHT-OF-WAY OF TEMPLETON GAP ROAD A DISTANCE OF 59.34 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND; THENCE ON THE BOUNDARY OF SAID TRACT OF LAND THE FOLLOWING THREE (3) COURSES:

1. N87°35'45"E A DISTANCE OF 969.28 FEET;
2. N00°07'16"W A DISTANCE OF 702.17 FEET;
3. S87°35'45"W A DISTANCE OF 551.43 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY TEMPLETON GAP ROAD;

THENCE N30°02'32"E AND ON THE EASTERLY RIGHT-OF-WAY OF TEMPLETON GAP ROAD A DISTANCE OF 825.79 FEET; THENCE S59°48'55"E A DISTANCE OF 38.17 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°21'55", A RADIUS OF 432.00 FEET, AND A LENGTH OF 244.03 FEET TO THE POINT OF TANGENT; THENCE N87°49'10"E A DISTANCE OF 518.28 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 02°57'11", A RADIUS OF 483.00 FEET, AND A LENGTH OF 24.90 FEET TO THE POINT OF TANGENT; THENCE S89°13'39"E A DISTANCE OF 617.33 FEET TO A POINT ON THE BOUNDARY OF HORSESHOE RANCHEROS AS RECORDED IN THE EL PASO COUNTY RECORDS IN PLAT BOOK E-2 AT PAGE 66; THENCE S00°05'09"E AND ON THE BOUNDARY OF HORSESHOE RANCHEROS A DISTANCE OF 0.88 FEET TO A POINT ON THE EAST WEST CENTERLINE OF SECTION 7; THENCE S87°47'50"W AND ON THE EAST WEST CENTERLINE OF SAID SECTION 7 A DISTANCE OF 652.63 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NUMBER 207111493; THENCE S00°08'33"E A DISTANCE OF 1,337.25 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,189,387 SQ. FEET, OR 27.305 ACRES.