

PARCEL "B" LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, LYING EAST OF A 100 YEAR FLOOD PLAIN LINE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR "THE CITY OF COLORADO SPRINGS COMMUNITY – PANEL NUMBER 0800600754 F" DATED MARCH 17, 1997, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 18, THENCE S89°57'47"W (BASIS OF BEARING), 528.33 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE N18°54'30"E, 116.34 FEET ALONG SAID 100 YEAR FLOODPLAIN LINE;

THENCE N03°07'37"E, 363.33 FEET ALONG SAID 100 YEAR FLOODPLAIN LINE;

THENCE N20°26'21"E, 197.55 FEET ALONG SAID 100 YEAR FLOODPLAIN LINE TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE N89°58'49"E, 401.29 FEET ALONG SAID NORTHLINE TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE S00°02'47"E, 657.76 FEET ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18 TO THE SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

AREA = 7.14 ACRES +/-

PARCEL "C" LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SEC 18, THENCE S89°57'47"W (BASIS OF BEARING), 2502.59 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18 TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUE S89°57'47"W, 197.36 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18 TO A POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE N00°04'01"E, 403.33 FEET ALONG A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE S89°59'15"E, 196.46 FEET;

THENCE S00°03'38"E, 403.16 FEET TO A POINT BEING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18 AND THE **TRUE POINT OF BEGINNING**

AREA = 1.82 ACRES +/-