

LEGAL DESCRIPTION

BEING A PORTION OF EAST BOULDER STREET RIGHT OF WAY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 07, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEING THE SOUTH LINE OF BLOCK 43, COLORADO SPRINGS, AS MONUMENTED BY A NO. 5 REBAR WITH A 1-1/4 INCH ORANGE PLASTIC CAP STAMPED PLS 38285 AT THE SOUTHWEST CORNER OF SAID BLOCK 43 AND A 1-1/4 INCH ORANGE PLASTIC CAP STAMPED PLS 38285 AT THE SOUTHEAST CORNER OF SAID BLOCK 43 IS ASSUMED TO BEAR SOUTH 88°01'00" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 400.31 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 43:

THENCE SOUTH 88°01'00" EAST ON THE SOUTH LINE OF BLOCK 43 A DISTANCE OF 400.31 FEET TO THE SOUTHEAST CORNER OF BLOCK 43;

THENCE SOUTH 01°56'38" WEST A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF BLOCK 53, COLORADO SPRINGS;

THENCE NORTH 88°01'00" WEST ON THE NORTH LINE OF SAID BLOCK 53 A DISTANCE OF 400.30 FEET TO THE NORTHWEST CORNER OF BLOCK 53;

THENCE NORTH 01°56'07" EAST A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 43 AND THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINING 40,030.75 SQUARE FEET OR 0.92 ACRES MORE OR LESS.

SURVEYOR'S STATEMENT

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 38285
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

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