

LEGAL DESCRIPTION:

A PORTION OF HILL STREET SHOWN ON THE PLAT OF PROSPECT HEIGHTS ADDITION TO THE CITY OF COLORADO SPRINGS RECORDED IN PLAT BOOK G AT PAGE 5, RECORDS OF EL PASO COUNTY AND BEING A PART OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF LOT 34, BLOCK 1, PROSPECT HEIGHTS ADDITION TO THE CITY OF COLORADO SPRINGS, BEING MONUMENTED AT THE SOUTH END BY A 5/8" REBAR AND AT THE NORTH END BY A 5/8" REBAR WITH A RED PLASTIC CAP "PLS 19625", ASSUMED TO BEAR N 01°30'14" E. BEGINNING AT THE SOUTHWEST CORNER OF A PARCEL DESCRIBED UNDER RECEPTION NUMBER 218137577, RECORDS OF EL PASO COUNTY;

THENCE S 47°38'27" E ON THE NORTH RIGHT OF WAY LINE OF HILL STREET A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK 2, PROSPECT HEIGHTS ADDITION TO THE CITY OF COLORADO SPRINGS;

THENCE N 88°19'00" W A DISTANCE OF 14.98 FEET;

THENCE S 01°41'00" W A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 34, BLOCK 1, PROSPECT HEIGHTS ADDITION TO THE CITY OF COLORADO SPRINGS;

THENCE ALONG THE NORTH LINE OF SAID LOT 34, BLOCK 1 THE FOLLOWING TWO (2) COURSES;

1. N 88°19'00" W A DISTANCE OF 6.50 FEET;

2. N 44°32'26" W A DISTANCE OF 43.80 FEET TO THE NORTHWEST CORNER OF SAID LOT 34, BLOCK 1;

THENCE N 17°52'48" E ON THE EAST LINE OF A PARCEL RECORDED UNDER RECEPTION NO. 212066599 A DISTANCE OF 54.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,143 SQUARE FEET OR 0.049 ACRES MORE OR LESS.