

LEGAL DESCRIPTION:

THAT PORTION OF CHESTNUT STREET ADJACENT TO THE DRISCOLL SUBDIVISION, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK H-6 AT PAGE 91, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, SAID DRISCOLL SUBDIVISION; THENCE S89°03'00"W ALONG THE SOUTH LINE THEREOF EXTENDED, WHICH BEARING IS THE BASIS OF ALL BEARINGS IN THIS DESCRIPTION, 10.00'; THENCE N00°23'25"W, 457.86'; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 76°26'52", A RADIUS OF 92.00', A LENGTH OF 122.75', AND WHOSE CHORD BEARS N51°10'52"E; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 64°08'36", A RADIUS OF 100.00', A LENGTH OF 111.95', AND WHOSE CHORD BEARS S47°49'33"W; THENCE S00°23'25"E, 457.76' TO THE POINT OF BEGINNING, AND CONTAINING 5366 SQUARE FEET (0.12 ACRES).