

LEGAL DESCRIPTION:

A PORTION OF CORA LANE SHOWN ON THE PLAT OF CRESTVIEW ACRES II RECORDED AT RECEPTION NO. 201069633 TOGETHER WITH A PORTION OF A PARCEL RECORDED AT BOOK 3390, PAGE 162 RECORDS OF EL PASO COUNTY, AND BEING A PART OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 13, BLOCK 7, RUSTIC HILLS FILING NO. 4 AS RECORDED IN PLAT BOOK J-2, PAGE 36 RECORDS OF EL PASO COUNTY, BEING MONUMENTED BY A FOUND 2" ALUMINUM CAP "PLS 30106" FROM WHICH THE NORTHEAST CORNER OF SAID LOT 13, BLOCK 7 BEING MONUMENTED BY A FOUND 2" ALUMINUM CAP "PLS 30106" BEARS N00°07'21"W FOR A DISTANCE OF 220.68 FEET;  
THENCE N00°07'21"W ALONG THE EAST LINE OF SAID LOT 13, BLOCK 7 A DISTANCE OF 202.67 FEET;  
THENCE S38°00'21"E FOR A DISTANCE OF 172.53 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PALMER PARK BOULEVARD;  
THENCE ALONG SAID NORTH RIGHT OF WAY LINE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1003.30 FEET, AN ARC LENGTH OF 96.28 FEET, A CENTRAL ANGLE OF 05°29'54" AND WHOSE CHORD BEARS S57°07'42"W FOR DISTANCE OF 96.24 FEET;  
THENCE S59°52'39"W AND CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 28.87 FEET TO THE POINT OF BEGINNING.  
CONTAINING 10,877 SQUARE FEET OR 0.250 ACRES MORE OR LESS.