

LEGAL DESCRIPTION

Kum and Go Store 689 Annexation Number 1

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ANNEXATION PLAT CHEYENNE VILLAGE ADDITION AS DEPICTED ON PLAT RECORDED DECEMBER 21, 1998 AT RECEPTION NUMBER 98187720 OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER; THENCE N89°39'28"E A DISTANCE OF 70.24 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE EXTENDED FOR PARK VISTA BOULEVARD BEING ALSO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING N00°20'32"W ALONG SAID RIGHT OF WAY LINE EXTENDED, A DISTANCE OF 6.48 FEET TO THE NORTH RIGHT OF WAY LINE FOR PEARL DRIVE AS DEPICTED IN THE PLAT BLOCK 24, PARK VISTA ESTATES ADDITION RECORDED SEPTEMBER 19, 1957 IN PLAT BOOK Z AT PAGE 22 IN SAID RECORDS OF EL PASO COUNTY CLERK AND RECORDER;

THENCE N89°39'28"E ALONG SAID NORTH RIGHT OF WAY LINE AND ITS EXTENSION A DISTANCE OF 249.08 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE FOR AUSTIN BLUFFS PARKWAY, THE NORTHWESTERLY LINE OF THE ANNEXATION PLAT WESTLAND ADDITION NO. 1 AS DEPICTED ON PLAT RECORDED APRIL 17, 1973 AT RECEPTION NUMBER 029974466 OF SAID RECORDS OF EL PASO COUNTY CLERK AND RECORDER, AND A POINT ON THE CITY OF COLORADO SPRINGS CORPORATE BOUNDARY;

THENCE ALONG SAID NORTHWESTERLY LINE OF ANNEXATION PLAT WESTLAND ADDITION NO. 1 AND THE EAST AND NORTH LINES OF ANNEXATION PLAT HOEPKER ADDITION AS DEPICTED ON PLAT RECORDED SEPTEMBER 13, 1983 AT RECEPTION NUMBER 001024355 OF SAID RECORDS OF EL PASO COUNTY CLERK AND RECORDER THE FOLLOWING TWO (2) COURSES BEING CONTIGUOUS WITH THE CITY OF COLORADO SPRINGS CORPORATE BOUNDARY;

- 1) S42°17'57"W A DISTANCE OF 367.69 FEET;
- 2) N00°20'32"W A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,685 SQUARE FEET OR 0.773 ACRES, MORE OR LESS.

