

PARCEL "A" LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SEC 18, THENCE S89°57'47"W (BASIS OF BEARING), 528.33 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18 TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUE S89°57'47"W, 1974.26 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE N00°03'38"W, 403.16 FEET;

THENCE N89°59'15"W, 196.46 FEET TO A POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE N00°04'01"E, 256.54 FEET ALONG A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18;

THENCE S89°59'15"E, 2297.35 FEET ALONG THE NORTH LINE OF THE SOUTH 1/2, OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18 TO A POINT BEING ON THE WEST LINE OF A 100 YEAR FLOOD PLAIN LINE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR "THE CITY OF COLORADO SPRINGS COMMUNITY - PANEL NUMBER 0800600754 F", DATED MARCH 17. 1997;

THENCE S20°26'21"W, 197.55 FEET ALONG SAID FLOODPLAIN LINE;

THENCE S03°07'37"W, 363.33 FEET ALONG SAID FLOODPLAIN LINE;

THENCE S18°54'30"W, 116.34 FEET ALONG SAID FLOODPLAIN LINE TO THE **TRUE POINT OF BEGINNING**;

AREA = 31.86 ACRES +/-