

Harrison Subdivision Filing No. 3

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 33;
THENCE N89°37'32"E ON THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 615.39 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE INTERSTATE 25 FRONTAGE ROAD DESCRIBED IN BOOK 1519 AT PAGE 173 OF THE EL PASO COUNTY RECORDS. THENCE N33°26'54"W ON THE EASTERLY LINE OF SAID FRONTAGE ROAD, SAID LINE BEING COINCIDENT WITH THE WEST LINE OF HARRISON TECH CENTER FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK X-3 AT PAGE 37 OF SAID EL PASO COUNTY RECORDS AND HARRISON TECH CENTER FILING NO. 2 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK Y-3 AT PAGE 59 OF SAID EL PASO COUNTY RECORDS, A DISTANCE OF 835.85 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID HARRISON TECH CENTER FILING NO. 2 AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUE N33°26'54"W ON THE EASTERLY LINE OF SAID FRONTAGE ROAD A DISTANCE OF 34.33 FEET TO A POINT OF CURVE; THENCE ON CURVE TO THE RIGHT HAVING A RADIUS OF 5580.00 FEET, THROUGH A CENTRAL ANGLE OF 2°07'23", AN ARC LENGTH OF 206.75 FEET TO A POINT THAT IS 30.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33; THENCE N00°18'58"W ON SAID LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 33, A DISTANCE OF 3.78 FEET;
THENCE N85°03'30"E A DISTANCE OF 789.40 FEET;
THENCE S76°12'30"E A DISTANCE OF 91.19 FEET TO A POINT ON THE WEST LINE OF LOT 1, HARRISON PARK FILING NO. 6 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK K-3 AT PAGE 97 OF SAID EL PASO COUNTY RECORDS;
THENCE S05°18'24"E ON SAID WEST LINE, A DISTANCE OF 224.94 FEET TO AN ANGLE POINT IN SAID LOT 1, HARRISON PARK FILING NO. 6; THENCE S42°00'36"W, CONTINUING ON THE WESTERLY LINE OF LOT 1 AND THE NORTHERLY LINE OF LOT 2, HARRISON PARK FILING NO. 9 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK N-3 AT PAGE 51 OF SAID EL PASO COUNTY RECORDS, A DISTANCE OF 30.46 FEET TO AN ANGLE POINT IN SAID LOT 2, HARRISON PARK FILING NO. 9; THENCE S89°29'18"W ON THE NORTH LINE OF SAID LOT 2 AND LOT 3, HARRISON PARK FILING NO. 9 AND THE AFORESAID LOT 1, HARRISON TECH CENTER FILING NO. 2, A DISTANCE OF 745.79 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 4.592 ACRES, MORE OR LESS.