

**LEGAL DESCRIPTION**

PROPOSED SACRED HEART SUBDIVISION FILING NO.1:

A TRACT OF LAND LOCATED BETWEEN WEST COLORADO AVENUE TO THE WEST, WEST PIKES PEAK AVENUE TO THE EAST, SOUTH 21ST STREET TO THE NORTH AND SOUTH 20TH STREET TO THE SOUTH. (BEARING REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF WEST COLORADO AVENUE AS BEARING N 52°23'04" W)

A TRACT OF LAND LOCATED NE ¼ OF THE SE ¼ OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF BLOCK 164 OF COLORADO CITY, A SUBDIVISION PLAT RECORDED IN PLAT BOOK 786 AT PAGE A-5 OF THE RECORDS OF EL PASO COUNTY, COLORADO, THENCE S52°23'04"E, 360.00 FEET ALONG A NORTHEASTERLY LINE OF SAID BLOCK 164 TO THE EASTERLY MOST CORNER THEREOF;

THENCE CONTINUE S52°23'04"E, 120.00 FEET;

THENCE S37°36'56"W, 104.00 FEET;

THENCE N52°23'04"W, 120.00 FEET;

THENCE S37°36'56"W, 18.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LOT 1 BLOCK 1 WEST COLORADO AVENUE MEDICAL BUILDING SUBDIVISION, A SUBDIVISION RECORDED UNDER PLAT BOOK Y-3 AT PAGE 10, RECEPTION NUMBER 1233695 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S52°23'04"E, 120.00 FEET ALONG SAID NORTHEASTERLY LINE OF SAID LOT 1 BLOCK 1 WEST COLORADO AVENUE MEDICAL BUILDING SUBDIVISION TO THE EASTERLY MOST CORNER THEREOF;

THENCE S37°36'56"W, 118.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID WEST COLORADO AVENUE MEDICAL BUILDING SUBDIVISION TO THE SOUTHERLY MOST CORNER THEREOF;

THENCE N52°23'04"W, 330.00 FEET ALONG THE SOUTHWESTERLY LINE OF SAID WEST COLORADO AVENUE MEDICAL BUILDING SUBDIVISION TO THE WESTERLY MOST CORNER THEREOF;

THENCE CONTINUE N52°23'04"W, 150.00 FEET TO THE WESTERLY MOST CORNER OF SAID BLOCK 164 OF COLORADO CITY;

THENCE N37°36'56"E, 240.00 FEET ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 164 OF COLORADO CITY TO THE NORTHERLY MOST CORNER THEREOF AND THE POINT OF BEGINNING.

AREA = 113,040 SQ. FT. +/-