

THAT PORTION OF THE EASTERLY HALF OF LOT 4 AND THAT PORTION OF LOT 5, BLOCK D, ADDITION NO. 5 TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A AT PAGE 78 OF THE RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 4;
THENCE ALONG THE SOUTHERLY LINE THEREOF ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°37'59", A RADIUS OF 620.35 FEET A LENGTH OF 50.16 FEET, AND WHOSE CHORD BEARS S52°46'54"W A DISTANCE OF 50.15 FEET;
THENCE N34°39'43"W A DISTANCE OF 160.91 FEET;
THENCE N29°13'02"E A DISTANCE OF 38.36 FEET TO THE EASTERLY LINE OF SAID LOT 4, FROM WHICH THE SOUTHEAST CORNER BEARS S39°35'42"E, 176.16 FEET;
THENCE N38°35'46"W ALONG THE WEST LING OF LOT 5, A DISTANCE OF 43.81 FEET;
THENCE N51°13'04"E A DISTANCE OF 41.55 FEET;
THENCE S53°50'27"E A DISTANCE OF 218.78 FEET TO THE SOUTH LINE OF SAID LOT 5;
THENCE ALONG SAID SOUTH LINE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°52'04", A RADIUS OF 620.35 FEET, A LENGTH OF 96.01 FEET, AND WHOSE CHORD BEARS S.46°01'52"W A DISTANCE OF 95.92 FEET.

AS SURVEYED THE PROPERTY CONTAINS A CALCULATED AREA OF 22,303 S.F. OR 0.51 ACRES MORE OR LESS