

LEGAL DESCRIPTION

Kum and Go Store 689 Annexation Number 2

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 AND BEGINNING 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 N00°20'32"W ALONG THE EAST LINE OF SAID ANNEXATION, THE WEST RIGHT OF WAY LINE FOR PARK VISTA BOULEVARD, AND ALSO BEING CONTIGUOUS WITH THE CITY OF COLORADO SPRINGS CORPORATE BOUNDARY, A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE CONTINUING N00°20'32"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 86.83 FEET TO THE NORTH LINE OF A PART OF BLOCK H EXTENDED;

THENCE N89°39'28"E ALONG SAID NORTH LINE EXTENDED AND NORTH LINE A DISTANCE OF 302.82 FEET TO THE EAST RIGHT OF WAY LINE FOR COBALT DRIVE;

THENCE S00°20'32"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 200.35 FEET TO THE SOUTH LINE EXTENDED OF BLOCK H, THE NORTH LINE OF THE ANNEXATION PLAT KUM AND GO STORE 689 ANNEXATION NUMBER 1, AND A POINT ON THE CITY OF COLORADO SPRINGS CORPORATE BOUNDARY;

THENCE ALONG SAID NORTH LINE OF ANNEXATION PLAT KUM AND GO STORE 689 ANNEXATION NUMBER 1 THE FOLLOWING TWO (2) COURSES BEING CONTIGUOUS WITH THE CITY OF COLORADO SPRINGS CORPORATE BOUNDARY;

- 1) S89°39'28"W A DISTANCE OF 232.58 FEET;
- 2) S00°20'32"E A DISTANCE OF 6.48 FEET;

THENCE S89°39'28"W A DISTANCE OF 70.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 61,124 SQUARE FEET OR 1.403 ACRES, MORE OR LESS.

