



Colorado Springs Land Use Review Division

30 S. Nevada Ave #105
Colorado Springs, CO 80903

Legal Description

That WH Capital LLC, being the owner of the following described tract of land to wit:

Parcel 1:

Lots 1 and 2, Block F, Mesa Springs Addition, No. 2, EXCEPT any portion conveyed to the City of Colorado Springs in deed recorded March 13, 2013 at Reception No. 213032828, and EXCEPT any portion conveyed to the Department of Transportation, State of Colorado in deed recorded April 17, 2015 at 215037166, City of Colorado Springs, County of El Paso, State of Colorado.

Parcel 2:

A parcel of land located within Lots 3, 4, 5 and 6, Block F of Mesa Springs 2nd Addition, recorded February 16, 1955 in Book W at page 19, in the offices of the El Paso County Clerk and Recorder, State of Colorado, more particularly described as follows: Beginning at the southeast corner of Lot 2, Block F, of said subdivision; thence S00°01'47"W (bearings based of the north line of said subdivision, monumented at both ends by a nail with 1 1/2" washer, "PLS 31548", and assumed to bear N90°00'00"E), a distance of 184.00; thence along the following six (6) courses:

1) N48°25'04"W, a distance of 18.62 feet;

2) N41°34'56"E, a distance of 10.00 feet;

3) N48°25'04"W, a distance of 76.11 feet;

4) S41°34'56"W, a distance of 10.00 feet:

5) N48°25'04"W, a distance of 28.03 feet:

6) Along a tangent curve to the right, said curve having a radius of 170.00 feet, an arc length of 118.84 feet and a central angle of 40°03'13" to a point on the south lot line of said Lot 2; thence along the south line of said Lot 2, N89°57'50"E, a distance of 147.28 feet to the point of beginning.

Said parcel contains 33, 724 sq. ft., 0.774 acres, more or less.