

VACATION LEGAL DESCRIPTION

PARCEL 1:

A tract of land located in a portion of the Northwest quarter (NW1/4) of Section 28, Township 14 South, Range 66 West of the 6th Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado, being more particularly described as follows:

BASIS OF BEARINGS: Bearings are based upon the most Southerly East line of Broadmoor View at Spring Creek Filing No. 1, recorded at Reception No. 209113010, records of El Paso County, monumented at the south end with a No. 4 rebar and red plastic cap stamped "PLS 19586" and at the north end with a Mag nail in concrete with a washer stamped "PLS 19586" and is assumed to bear S 14°35'36" E, a measured distance of 207.30 feet.

COMMENCING at the Southeast corner of Monterey Road, dedicated to the public in Broadmoor View at Spring Creek Filing No. 1 as recorded at Reception No. 209713010 of the records of said El Paso County, also being a point on the Westerly right-of-way line of Union Boulevard, dedicated to the public in Spring Creek Filing No. 4 as recorded in Plat Book E-4 at Page 45 of the records of said El Paso County;

thence S 75°24'24" W, upon the Southerly right-of-way line of said Monterey Road, a distance of 175.65 feet to the POINT OF BEGINNING;

thence S 14°35'36" E, a distance of 241.07 feet;

thence S 15°24'24" W, a distance of 44.48 feet;

thence with a non-tangent curve to the left, having a central angle of 2°35'38" and a radius of 232.00 feet, an arc distance of 10.50 feet, having a chord that bears N 13°17'47" W a distance of 10.50 feet;

thence N 14°35'36" W, a distance of 269.09 feet to a point on the Southwesterly extension of the Southerly right-of-way line of said Monterey Road;

thence N 75°24'24" E on said Southwesterly right-of-way line extension, a distance of 22.00 feet to the POINT OF BEGINNING.

Containing a calculated area of 0.131 acres or 5,723.53 square feet of land, more or less.