

DESCRIPTION:

A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 220084891 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND FURTHER BEING SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, SOUTHBOROUGH SUBDIVISION NO. 9, RECORDED IN PLAT BOOK J-3, PAGE 29 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE CONTINUING WITH THE SOUTHEASTERLY LINE OF SAID SOUTHBOROUGH SUBDIVISION NO. 9 THE FOLLOWING TWO COURSES;

N 30°12'51" E, A DISTANCE OF 174.76 FEET;

N 43°58'03" E, A DISTANCE OF 747.48 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CHELTON ROAD, AS DESCRIBED IN SAID SOUTHBOROUGH SUBDIVISION NO.9;

THENCE 312.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, COINCIDENT WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 19°40'03", A RADIUS OF 910 FEET, AND CHORD BEARING AND DISTANCE OF S 26°29'36" E, 310.84 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 096159235 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE CONTINUING WITH THE WEST LINE OF SAID PARCEL DESCRIBED UNDER RECEPTION NO. 096159235 THE FOLLOWING TWO COURSES;

S 10°35'14" E, A DISTANCE OF 262.20 FEET;

S 00°19'15" E, A DISTANCE OF 117.81 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 222050270 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE CONTINUING WITH THE NORTH LINE OF SAID PARCEL DESCRIBED UNDER RECEPTION NO. 222050270 THE FOLLOWING THREE COURSES;

S 89°40'45" W, A DISTANCE OF 20.00 FEET;

S 45°51'20" W, A DISTANCE OF 43.44 FEET;

S 89°37'22" W, A DISTANCE OF 743.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 7.211 ACRES, MORE OR LESS.