

LEGAL DESCRIPTION: ANNEXATION- HUBER ADDITION NO. 1

A TRACT OF LAND BEING PORTIONS OF SOUTHEAST QUARTER OF SECTION 17, THE SOUTHWEST QUARTER OF SECTION 16, THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 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: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WESTERLY END BY NO. 6 REBAR AND 2-1/2" ALUMINUM CAP STAMPED "W1/16 S16|S21 CCES LLC PLS 30118 2014" IN STEEL RANGE BOX AND AT THE EASTERLY END BY A NO. 6 REBAR AND 2-1/2" ALUMINUM CAP STAMPED "1/4 S16|S21 CCES LLC PLS 30118 2014" IN STEEL RANGE BOX BEING ASSUMED TO BEAR N89°07'47"W A DISTANCE OF 1,336.84 FEET.

COMMENCING AT THE NORTHEAST CORNER OF THE ANNEXATION PLAT OF EASTVIEW ESTATES AS RECORDED UNDER RECEPTION NUMBER 205035675, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID ANNEXATION PLAT OF EASTVIEW ESTATES THE FOLLOWING TWO (2) COURSES:

1. S89°07'48"W A DISTANCE OF 30.00 FEET;
2. S89°18'21"W A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF THE ANNEXATION PLAT STETSON RIDGE ADDITION; AS RECORDED UNDER RECEPTION NO. 1351970 IN PLAT BOOK A4 AT PAGE 15,

THENCE N00°21'18"W ON THE EAST LINE OF SAID STETSON RIDGE ADDITION A DISTANCE OF 61.46 FEET; THENCE N89°07'48"E A DISTANCE OF 217.99 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 225023013; THENCE S82°46'31"E ON SAID BOUNDARY LINE A DISTANCE OF 224.71 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HUBER ROAD; THENCE N89°07'48"E ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,051.37 FEET; THENCE S00°30'31"E A DISTANCE OF 30.00 FEET TO A POINT ON THE BOUNDARY LINE OF ANNEXATION PLAT BANNING-LEWIS RANCH NO. 9 AS RECORDED UNDER RECEPTION NUMBER 205087761; THENCE ON THE BOUNDARY LINE OF SAID BANNING-LEWIS RANCH NO. 9 THE FOLLOWING TWO (2) COURSES:

1. S89°07'48"W A DISTANCE OF 95.00 FEET;
2. S00°30'13"E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HUBER ROAD;

THENCE S89°07'48"W ON SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 937.45 FEET TO THE NORTHEAST CORNER OF THE SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NUMBER 225006481; THENCE ON THE BOUNDARY LINE OF THE SPECIAL WARRANTY DEED THE FOLLOWING FOUR (4) COURSES:

1. S81°39'10"W A DISTANCE OF 248.96 FEET;
2. S00°35'18"E A DISTANCE OF 551.23 FEET;
3. S02°18'23"E A DISTANCE OF 46.44 FEET;
4. S89°09'00"W A DISTANCE OF 94.39 FEET;

THENCE CONTINUING S89°09'00"W A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY LINE OF THE ANNEXATION PLAT OF EASTVIEW ESTATES AS RECORDED UNDER RECEPTION NUMBER 205035675; THENCE N00°35'18"W ON SAID EASTERLY BOUNDARY LINE A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 175,920 SQUARE FEET OR 4.039 ACRES MORE OR LESS.