LEGAL DESCRIPTION :

A TRACT OF LAND SITUATED IN THE WEST ONE-HALF OF SECTIONS 29 and 32, THE EAST ONE-HALF OF SECTIONS 30 and 31 TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING A PART OF THE RIGHT OF WAY DEEDED TO THE CITY OF COLORADO SPRINGS AS RECORDED AT RECEPTION NUMBER 222151628 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30.00 FEET WEST OF AND 30.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 30 AND THE NORTH EAST CORNER OF **BRIARGATE ANNEXATION NUMBER 5** AS DESCRIBED AT RECEPTION NUMBER 000922672 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO ;

THENCE N89°57'59" E A DISTANCE OF 60.00 FEET TO THE WEST BOUNDARY LINE OF **PARK FOREST ESTATES FILING NO. 2** AS RECORDED AT PLAT BOOK B-2 AT PAGE 52 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;

THENCE S00°03'22" E AND COINCIDENT WITH THE WEST BOUNDARY OF SAID **PARK FOREST ESTATES FILING NO. 2** AND 30 FEET EAST OF AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTIONS 29 AND 30 A DISTANCE OF 1294.61 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID **PARK FOREST ESTATES FILING NO. 2** AND THE NORTHWEST CORNER OF A TRACT AS RECORDED AT RECEPTION NUMBER 214093677 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;

THENCE S00°03'04" E AND COINCIDENT WITH THE WEST BOUNDARY OF SAID TRACT AS RECORDED AT RECEPTION NUMBER 214093677 A DISTANCE OF 1323.69 MORE OR LESS TO THE SOUTHWEST CORNER OF SAID TRACT;

THENCE N89°29'10" E A DISTANCE OF 30.00 FEET TO THE EAST BOUNDARY LINE OF A 30.00 FOOT ADDITIONAL RIGHT OF WAY AS DEDICATED ON PLAT **EAGLE WING ESTATES** AS RECORDED AT RECEPTION NUMBER 204074316 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;

THENCE S00°08'00" E AND COINCIDENT WITH THE SAID EAST RIGHT OF WAY LINE AND 60 FEET EAST OF AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTIONS 29 AND 30 A DISTANCE OF 1325.07 FEET MORE OR LESS TO THE CENTER LINE OF BRIARGATE PARKWAY AS PLATTED IN SAID **EAGLE WING ESTATES** AND **HIGHLAND PARK FILING NO 1** AS RECORDED AT RECEPTION NUMBER 200068416 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;

THENCE S00°03'00" W AND COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF A 30 FOOT ADDITIONAL RIGHT OF WAY AS DEDICATED ON THE PLAT OF SAID **HIGHLAND PARK FILING NO 1** AND 60 FEET EAST OF AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTIONS 29 AND 30 A DISTANCE OF 1326.26 FEET MORE OR LESS TO A POINT 60.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 29;

THENCE S00°03'34" E CONTINUING ON THE SAID EAST RIGHT OF WAY LINE AND 60 FEET EAST OF AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTIONS 31 AND 32 A DISTANCE OF 1318.10 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID **HIGHLAND PARK FILING NO 1**;

THENCE S89°32'05" W A DISTANCE OF 30.00 FEET TO A POINT 30.00 FEET EAST OF SAID SECTION LINE;

THENCE S00°03'34" E AND 30 FEET EAST OF AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTIONS 31 AND 32 A DISTANCE OF 1317.55 FEET MORE OR LESS TO A POINT LYING 30.00 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION 32;

THENCE S00°11'43" E AND 30 FEET EAST OF AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTIONS 31 AND 32 A DISTANCE OF 720.02 FEET MORE OR LESS TO THE NORTHWEST CORNER OF **SILVER PONDS SUBDIVISION FILING NO. 1** AS RECORDED AT RECEPTION NUMBER 096082980 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;

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COLORADO SPRINGS
OLYMPIC CITYUSA

ANNEXATION

Black Forest Road Addition No.2
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THENCE N89°22'50" E A DISTANCE OF 30.00 FEET TO THE EAST BOUNDARY LINE OF A 30.00 FOOT ADDITIONAL RIGHT OF WAY AS DEDICATED ON SAID **SILVER PONDS SUBDIVISION FILING NO. 1**;

THENCE S00°11'43" E AND COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF A 30 FOOT ADDITIONAL RIGHT OF WAY AS DEDICATED ON THE PLAT OF SAID **SILVER PONDS SUBDIVISION FILING NO. 1** AND 60 FEET EAST OF AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTIONS 31 AND 32 A DISTANCE OF 667.60 FEET TO A POINT ON THE NORTH LINE OF A TRACT DEEDED TO THE CITY OF COLORADO SPRINGS AS RECORDED AT RECEPTION NUMBER 223010090 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;

THENCE S45°13'51" E AND COINCIDENT WITH THE NORTHEAST BOUNDARY OF SAID CITY TRACT A DISTANCE OF 39.93 FEET TO A POINT ON THE NORTH LINE OF A 60.00 FOOT RIGHT OF WAY AS PLATTED IN SAID **SILVER PONDS SUBDIVISION FILING NO. 1**;

THENCE N89°18'49" E AND COINCIDENT WITH THE NORTH LINE OF SAID 60 FOOT RIGHT OF WAY A DISTANCE OF 2549.17 FEET TO THE EAST BOUNDARY LINE OF SAID **SILVER PONDS SUBDIVISION FILING NO. 1**;

THENCE S00°09'50" E AND COINCIDENT WITH THE EAST BOUNDARY OF SAID **SILVER PONDS SUBDIVISION FILING NO. 1** A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID **SILVER PONDS SUBDIVISION FILING NO. 1**;

THENCE S89°18'49" W AND COINCIDENT WITH THE SOUTH LINE OF SAID 60 FOOT RIGHT OF WAY A DISTANCE OF 2510.92 FEET TO THE EAST BOUNDARY LINE OF A TRACT AS DEEDED TO THE CITY OF COLORADO SPRINGS AT RECEPTION NUMBER 222124940;

THENCE S00°39'55" E AND COINCIDENT WITH THE EAST BOUNDARY OF SAID TRACT A DISTANCE OF 128.49 FEET;

THENCE N87°24'13" W AND COINCIDENT WITH THE SOUTH LINE OF SAID TRACT A DISTANCE OF 67.60 FEET TO THE EAST LINE OF AN ADDITIONAL 30 FOOT RIGHT OF WAY AS RECORDED AT RECEPTION NUMBER 222079468 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;

THENCE S00°11'43" E AND COINCIDENT WITH THE EAST BOUNDARY OF SAID ADDITIONAL 30 FOOT RIGHT OF WAY AND AN ADDITIONAL 30 FOOT RIGHT OF WAY AS RECORDED AT RECEPTION NUMBER 222124940 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;

A DISTANCE OF 1037.95 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF **ANNEXATION PLAT WOODMEN HEIGHTS NUMBER 4** AS RECORDED AT RECEPTION NUMBER 204160921 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;

THE FOLLOWING 3 COURSES ARE COINCIDENT WITH THE BOUNDARY OF SAID **ANNEXATION PLAT WOODMEN HEIGHTS NUMBER 4**;

THENCE S89°02'42" W A DISTANCE OF 30.00 FEET;

THENCE N00°11'43" W A DISTANCE OF 350.00 FEET;

THENCE S89°36'13" W A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID **ANNEXATION PLAT WOODMEN HEIGHTS NUMBER 4** AND A POINT ON THE EAST BOUNDARY OF SAID **BRIARGATE ANNEXATION NUMBER 5** AND 30 FEET WEST OF THE SECTION LINE BETWEEN SECTION S 31 AND 32;

THE FOLLOWING 6 COURSES ARE COINCIDENT WITH THE EAST BOUNDARY LINE OF SAID **BRIARGATE ANNEXATION NUMBER 5** AND ARE 30.00 FEET WEST OF AND PARALLEL WITH THE SAID SECTION LINES;

THENCE N00°11'43" W A DISTANCE OF 2288.92 FEET MORE OR LESS;

THENCE N00°03'34" W A DISTANCE OF 2637.29 FEET MORE OR LESS;

THENCE N00°03'00" E A DISTANCE OF 1325.72 FEET MORE OR LESS;

THENCE N00°08'00" W A DISTANCE OF 1324.78 FEET MORE OR LESS;

THENCE N00°03'04" W A DISTANCE OF 1322.94 FEET MORE OR LESS;

THENCE N00°03'22" W A DISTANCE OF 1294.79 FEET MORE OR LESS TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 951,821 SQUARE FEET, (21.851 ACRES), MORE OR LESS.

ALL BEARINGS ARE BASED ON A LINE FROM THE NORTHWEST CORNER OF SECTION 29 AND A 30.00 FOOT WITNESS CORNER TO THE NORTH 1/16TH CORNER IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., AND EL PASO COUNTY, COLORADO,

BEING MONUMENTED BY A FOUND 2 INCH PIPE ON THE NORTH END AND THE SOUTH END MONUMENTED BY A FOUND ALUMINUM CAP MARKED "RAMPART SURVEY SWC N1/16 S30-S29 30.00' TO COR. PLS26965" AND IS ASSUMED TO BEAR SOUTH 01°20'15" EAST.

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