

A TRACT OF LAND BEING A PORTION OF THOSE RIGHTS-OF-WAY FOR HOLLY AVENUE AND FIRST STREET DEDICATED ON THE PLAT OF THE BROADMOOR, A SUBDIVISION RECORDED IN PLAT BOOK 'E' AT PAGE 33 OF THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**"BEGINNING"** AT THE SOUTHWESTERLY CORNER OF BLOCK 21, SAID BROADMOOR SUBDIVISION, AND CONSIDERING THE SOUTHERLY LINE OF SAID BLOCK 21 TO BEAR NORTH  $73^{\circ}51'43''$  EAST, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE SOUTH  $73^{\circ}53'26''$  WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 2, BROADMOOR CAMPUS FILING No. 6, A SUBDIVISION RECORDED AT RECEPTION No. 208712802, SAID EL PASO COUNTY RECORDS; THENCE NORTH  $16^{\circ}08'56''$  WEST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 341.01 FEET TO A NON-TANGENT POINT OF CURVE AT THE NORTHEAST CORNER OF SAID LOT 2, WHENCE THE RADIAL LINE BEARS NORTH  $05^{\circ}08'29''$  EAST; THENCE WESTERLY 33.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF  $15^{\circ}26'37''$ , A RADIUS OF 123.59 FEET AND A CHORD WHICH BEARS NORTH  $77^{\circ}08'13''$  WEST, A DISTANCE OF 33.21 FEET TO A NON-TANGENT POINT; THENCE NORTH  $45^{\circ}32'43''$  WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 AND ALONG THE EASTERLY LINE OF LOT 1, SAID BROADMOOR CAMPUS FILING No. 6, A DISTANCE OF 100.02 FEET TO A NON-TANGENT POINT OF CURVE, WHENCE THE RADIAL LINE BEARS NORTH  $68^{\circ}19'30''$  EAST; THENCE NORTHERLY 42.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF  $19^{\circ}31'59''$ , A RADIUS OF 123.59 FEET AND A CHORD WHICH BEARS NORTH  $11^{\circ}54'30''$  WEST, A DISTANCE OF 41.93 FEET TO A NON-TANGENT POINT; THENCE NORTH  $75^{\circ}58'55''$  WEST, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 430.52 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1, BROADMOOR CAMPUS FILING No. 2, A SUBDIVISION RECORDED AT RECEPTION No. 204093496, SAID EL PASO COUNTY RECORDS; THENCE NORTH  $13^{\circ}53'52''$  EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 74.00 FEET TO A POINT; THENCE EASTERLY LONG THE SOUTHERLY LINE OF THAT HAZEL AVENUE RIGHT-OF-WAY VACATION RECORDED AT RECEPTION No. 208102693, SAID EL PASO COUNTY RECORDS, THE FOLLOWING SIX (6) COURSES:

1) SOUTH  $75^{\circ}58'55''$  EAST, A DISTANCE OF 34.06 FEET TO A NON-TANGENT POINT OF CURVE, WHENCE THE RADIAL LINE BEARS NORTH  $41^{\circ}49'39''$  WEST;

2) THENCE NORTHERLY 17.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34°16'39", A RADIUS OF 29.00 FEET AND A CHORD WHICH BEARS NORTH 31°02'02" EAST, A DISTANCE OF 17.09 FEET TO A POINT TANGENT;

3) NORTH 13°53'43" EAST, A DISTANCE OF 20.95 FEET TO A POINT;

4) SOUTH 75°58'55" EAST, A DISTANCE OF 22.00 FEET TO A POINT;

5) SOUTH 13°53'43" WEST, A DISTANCE OF 31.30 FEET TO A POINT OF CURVE;

6) SOUTHERLY 6.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°55'48", A RADIUS OF 29.00 FEET AND CHORD WHICH BEARS SOUTH 07°55'49" WEST, A DISTANCE OF 6.03 FEET;

THENCE SOUTH 75°58'55" EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID HAZEL AVENUE RIGHT-OF-WAY VACATION AND ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 16, SAID BROADMOOR SUBDIVISION AND ALONG THE SOUTHERLY LINE OF TRACTS 'B' AND 'C', WHITES SUBDIVISION, ACCORDING TO THE PLAT RECORDED AT RECEPTION No. 019907390, SAID EL PASO COUNTY RECORDS, A DISTANCE OF 380.68 FEET TO A NON-TANGENT POINT OF CURVE, WHENCE THE RADIAL LINE BEARS SOUTH 56°30'39" EAST; THENCE NORTHEASTERLY 54.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25°55'21", A RADIUS OF 120.00 FEET AND A CHORD WHICH BEARS NORTH 46°27'02" EAST, A DISTANCE OF 53.83 FEET TO A NON-TANGENT POINT ON THE WESTERLY LINE OF FIRST STREET, A PORTION OF WHICH WAS VACATED PER THAT INSTRUMENT RECORDED AT RECEPTION No. 208102692, SAID EL PASO COUNTY RECORDS, SAID POINT BEING A NON-TANGENT POINT OF COMPOUND CURVE, WHENCE THE RADIAL LINE BEARS NORTH 68°14'25" EAST; THENCE SOUTHEASTERLY 206.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42°10'59", A RADIUS OF 280.00 FEET AND A CHORD WHICH BEARS SOUTH 42°51'05" EAST, A DISTANCE OF 201.52 FEET TO A NON-TANGENT POINT; THENCE SOUTH 03°52'16" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY CORNER OF SAID BLOCK 21, BROADMOOR SUBDIVISION; THENCE SOUTH 16°08'56" EAST, ALONG THE WESTERLY LINE OF SAID BLOCK 21, A DISTANCE OF 340.12 FEET TO THE **"POINT OF BEGINNING"**.

**CONTAINING 92,898 SQUARE FEET, OR 2.133 ACRES, MORE OR LESS.**