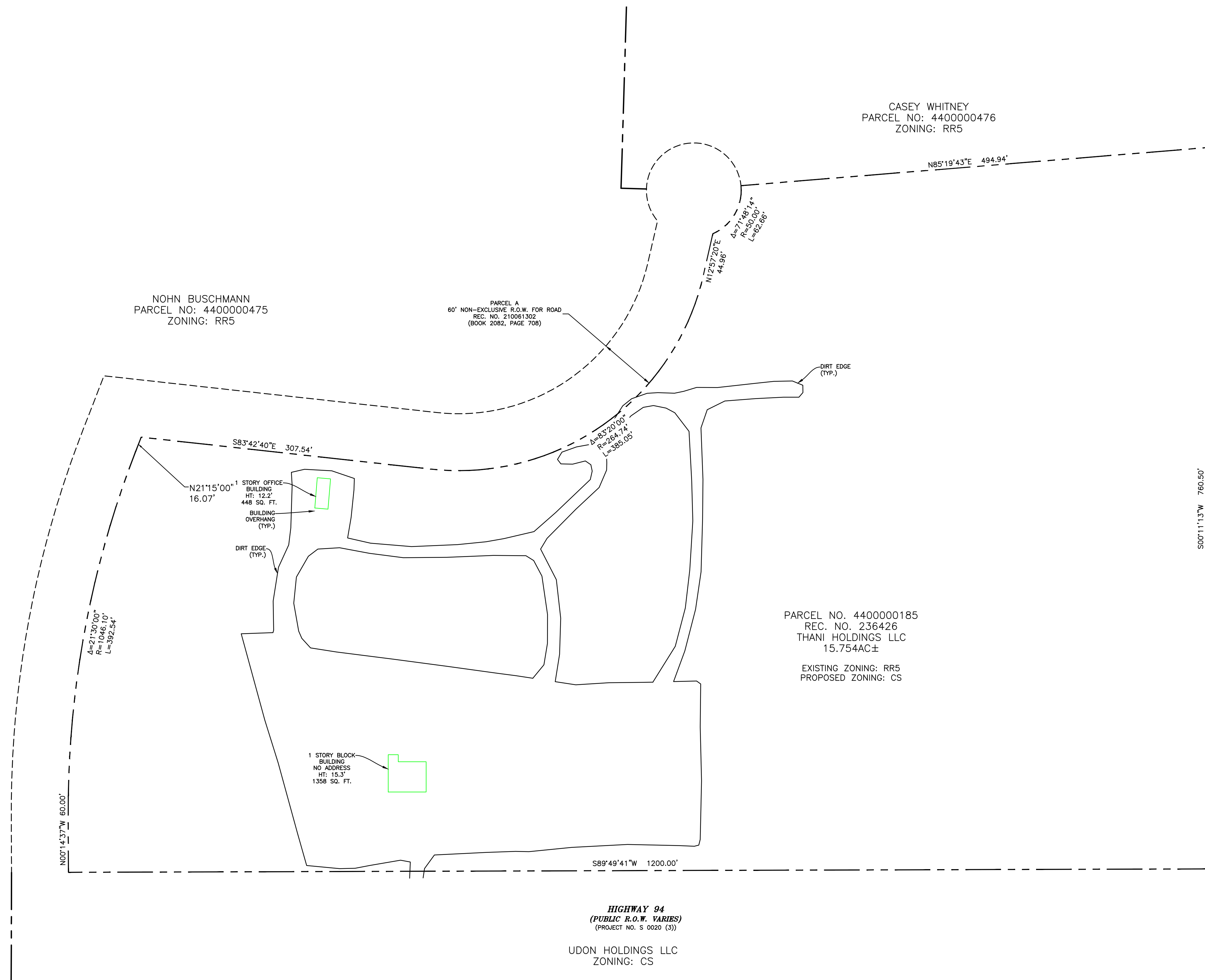


UDON NORTH REZONE

LOCATED AT THE SE1/4 OF THE SW1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



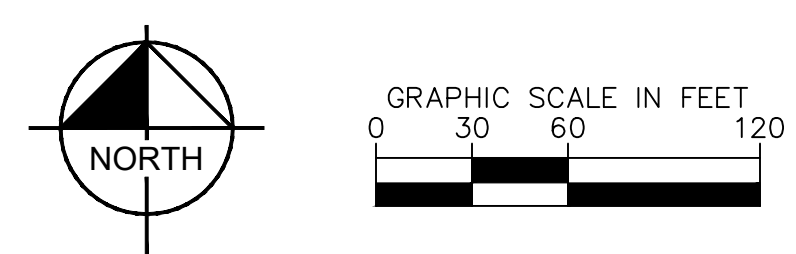
LEGAL DESCRIPTION

The Land referred to in this Commitment is described as follows:
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7 IN TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., THAT IS DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF STATE HIGHWAY #94 WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7 AND RUN THENCE NORTH 89° 54' 47" WEST ON SAID HIGHWAY LINE 1200.0 FEET TO INTERSECT THE EASTERLY LINE OF A 60 FOOT RIGHT OF WAY DESCRIBED IN DEED RECORDED JULY 15, 1968 IN BOOK 2082 AT PAGE 708; THENCE DUE NORTH ON SAID EASTERLY LINE OF SAID RIGHT OF WAY 60.0 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE ON THE FOLLOWING COURSES: ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1046.10 FEET AND CENTRAL ANGLE OF 21° 30' AN ARC DISTANCE OF 390.29 FEET TO A POINT THAT BEARS NORTH 10° 45' EAST A CHORD DISTANCE OF 390.24 FEET; THENCE NORTH 21° 30' EAST A DISTANCE OF 16.07 FEET TO INTERSECT THE SOUTHERLY LINE OF A RIGHT OF WAY EXTENDING EASTERLY AND NORTHERLY AND DESCRIBED IN DEED RECORDED JULY 15, 1965 IN BOOK 2082 AT PAGE 708, THE FOLLOWING COURSES BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 83° 30' EAST ON SAID SOUTHERLY RIGHT OF WAY LINE 308.03 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 264.74 FEET AND CENTRAL ANGLE OF 83° 20' TO A POINT THAT BEARS NORTH 54° 50' EAST A CHORD DISTANCE OF 338.69 FEET; THENCE NORTH 13° 10' EAST A DISTANCE OF 45.0 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.0 FEET BEING THE EASTERLY LINE OF A CUL-DE-SAC AT THE NORTHERLY END OF SAID RIGHT OF WAY TO A POINT THAT BEARS NORTH 30° 31' 13" EAST A CHORD DISTANCE OF 58.64 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 84° 44' 40" EAST ALONG THE SOUTH LINE OF TRACT DEEDED JULY 15, 1965 IN BOOK 2082 AT PAGE 708, A DISTANCE OF 500.54 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE DUE SOUTH ON SAID EAST LINE 760.50 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

- SCHEDULE B2 EXCEPTIONS (EASEMENTS):**
- | Item No. | RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED OCTOBER 25, 1917 IN BOOK 575 AT PAGE 10. |
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| 9 | -IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE. |
| 10 | A RIGHT OF USE FOR ROADWAY PURPOSES OVER AND ACROSS THE RIGHT OF WAY DESCRIBED IN DEED RECORDED JULY 15, 1965 IN BOOK 2082 AT PAGE 708 AS SET FORTH IN DEED RECORDED JUNE 2, 1976 IN BOOK 2833 AT PAGE 461.
-IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE. |
| 11 | TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT OF WAY RECORDED APRIL 26, 1971 IN BOOK 2404 AT PAGE 588.
-MAY BE LOCATED ON THE SUBJECT PARCEL, NO MATHEMATICAL DESCRIPTION AVAILABLE. |
| 12 | TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT OF WAY RECORDED AUGUST 09, 1972 IN BOOK 2513 AT PAGE 146.
-MAY BE LOCATED ON THE SUBJECT PARCEL, NO MATHEMATICAL DESCRIPTION AVAILABLE. |
| 13 | TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT OF WAY RECORDED AUGUST 17, 1973 IN BOOK 2614 AT PAGE 412, IN WHICH THE LOCATION IS NOT DEFINED.
-MAY BE LOCATED ON THE SUBJECT PARCEL, NO MATHEMATICAL DESCRIPTION AVAILABLE. |
| 14 | THE EFFECT OF NOTICE, CONCERNING UNDERGROUND FACILITIES OF THE EL PASO COUNTY TELEPHONE COMPANY RECORDED JANUARY 29, 1982 IN BOOK 3527 AT PAGE 176.
-IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE. |
| 15 | TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT OF WAY RECORDED SEPTEMBER 21, 1983 IN BOOK 3782 AT PAGE 1089, IN WHICH THE LOCATION IS NOT DEFINED.
-MAY BE LOCATED ON THE SUBJECT PARCEL, NO MATHEMATICAL DESCRIPTION AVAILABLE. |
| 16 | THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE ELLICOTT METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 11, 1997, UNDER RECEPTION NO. 97015577.
-IS NOT LOCATED ON THE SUBJECT PARCEL. |
- Items not listed above are determined non-survey related items and are not plotted hereon.

CITY OF COLORADO SPRINGS
PARCEL NO.: 440000506
ZONING: RR5

S0011137W 760.50'



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