

LOT 1 EXCEPTION PARCEL

That portion of Lot 1, Block 1, Pine Hills, recorded October 11, 1956 in Plat Book Y at Page 44 in the records of El Paso County, said parcel being in the Northeast quarter of Section 14, Township 14 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Bearings are based upon the common line between Lots 2 and 3, Block 3, Pine Hills, recorded October 11, 1956 in Plat Book Y at Page 44 in the records of El Paso County, monumented on the East end with a 1 1/4" steel pipe, 0.1' below grade and monumented on the West end with a 1" steel pipe, 1.0' below grade and bears N 89°35'00" W, a field measured distance of 1092.00 feet.

this should be 200.03'

COMMENCING at the Southwest corner of said Lot 2;
thence N 00°17'16" E along the West line of said Lot 2, a distance of 235.03 feet to the Southwest corner of said Lot 1 and the POINT OF BEGINNING;
thence N 00°17'16" E along the West line of said Lot 1, a distance of 35.00 feet;
thence S 89°35'07" E and parallel with the South line of said Lot 1, a distance of 650.63 feet;
thence S 00°17'16" W, a distance of 35.00 feet to a point on said South line;
thence N 89°35'07" W along said South line, a distance of 650.63 feet to the POINT OF BEGINNING.

Containing a calculated area of 22,772 square feet, (0.523 acres) of land, more or less.