

DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, ASSUMED TO BEAR  $N00^{\circ}28'31''W$ , MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 15, BEING A 3-1/2" ALUMINUM CAP STAMPED "LS 10377", AND BY THE NORTHWEST CORNER OF SAID SECTION 15, BEING A 13" X 10" X 6" STONE WITH APPROPRIATE MARKINGS.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15;

THENCE,  $N30^{\circ}07'48''E$ , A DISTANCE OF 1600.44 FEET TO THE POINT OF BEGINNING;

THENCE, PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15,  $N00^{\circ}28'31''W$ , A DISTANCE OF 391.39 FEET;

THENCE,  $N41^{\circ}10'15''E$ , A DISTANCE OF 151.66 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BRADLEY RIDGE DRIVE, ACCORDING TO THE PLAT OF \_\_\_\_\_, RECORDED AT RECEPTION NUMBER \_\_\_\_\_;

THENCE WITH SAID RIGHT OF WAY LINE,  $S47^{\circ}07'30''E$ , A DISTANCE OF 335.05 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $10^{\circ}10'15''$ , HAVING A RADIUS OF 437.50 FEET, AN ARC LENGTH OF 77.66 FEET, AND A CHORD BEARING  $S42^{\circ}02'22''E$ , A CHORD DISTANCE OF 77.56 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE AND SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $10^{\circ}10'15''$ , HAVING A RADIUS OF 262.50 FEET, AN ARC LENGTH OF 46.60 FEET, AND A CHORD BEARING  $S42^{\circ}02'22''E$ , A CHORD DISTANCE OF 46.54 FEET;

THENCE,  $S47^{\circ}07'30''E$ , A DISTANCE OF 178.89 FEET;

THENCE,  $S2^{\circ}07'30''E$ , A DISTANCE OF 42.43 FEET;

THENCE,  $S42^{\circ}52'30''W$ , A DISTANCE OF 67.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $10^{\circ}11'44''$ , HAVING A RADIUS OF 280.50 FEET, AN ARC LENGTH OF 49.91 FEET, AND A CHORD BEARING  $S37^{\circ}46'38''W$ , A CHORD DISTANCE OF 49.85 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE WITH SAID REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $9^{\circ}37'47''$ , HAVING A RADIUS OF 419.50 FEET, AN ARC LENGTH OF 70.51 FEET, AND A CHORD BEARING  $S37^{\circ}29'40''W$ , A CHORD DISTANCE OF 70.42 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE WITH SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $9^{\circ}48'22''$ , HAVING A RADIUS OF 680.50 FEET, AN ARC LENGTH OF 116.47 FEET, AND A CHORD BEARING  $S37^{\circ}24'23''W$ , A CHORD DISTANCE OF 116.32 FEET;

THENCE,  $N59^{\circ}35'35''W$ , A DISTANCE OF 423.51 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $0^{\circ}46'37''$ , HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 3.05 FEET, AND A CHORD BEARING  $N59^{\circ}58'54''W$ , A CHORD DISTANCE OF 3.05 FEET TO THE POINT OF BEGINNING;

CONTAINING 5.35 ACRES (233,217 SQUARE FEET), MORE OR LESS.