

VACATED RIGHT OF WAY DESCRIPTION

(written by the surveyor, as directed by the client)

A portion of Rosemary Lane as shown on the plat of Red Crag, Second Filing, lying within the Southwest 1/4 of Section 4, Township 14 South, Range 67 West, 6th P.M., City of Manitou Springs, County of El Paso, State of Colorado, being more particularly described as:

Commencing at the Southeast corner of the Southwest 1/4 of said Section 4, (from which the Northeast corner of the Southwest 1/4 of said Section 4 bears N00°41'42"E at a distance of 2648.34 feet for a Basis of Bearing); thence N40°07'51"W a distance of 1573.99 feet to the Southeasterly corner of the Pikes Peak RV Park property and a point on the North line of Manitou Avenue; thence Westerly along the North line of Manitou Avenue and along a curve to the right, having a radius of 3993.00 feet, through a central angle of 3°02'43", an arc length of 212.24 feet (N87°14'37"W 212.21 feet), as shown on the plat of Red Crag, Second and Third Filings, to a point of non-tangent compound curve; thence Westerly along the North line of Manitou Avenue and along a curve to the right, having a radius of 935.41 feet, through a central angle of 2°26'25", an arc length of 39.84 feet (N82°21'31"W 39.84 feet), as shown on the plat of Red Crag, Second and Third Filings, and as shown on the plat of Fountain Creek Villas, to the Point of Beginning for this description; thence continue Westerly along the North line of Manitou Avenue and along the aforementioned curve to the right, having a radius of 935.41 feet, through a central angle of 1°52'13", an arc length of 30.54 feet (N80°12'11"W, 30.53 feet) to a point of intersection with the West line of Rosemary Lane as shown on the plat of Red Crag, Second and Third Filings; thence N00°56'38"W a distance of 267.79 feet to a point on the North line of said Pikes Peak RV Park property; thence S87°17'57"E along the North line of said Pikes Peak RV Park property and along the South line extended of Schryver Park as shown on the boundary survey by Karcich & Weber, drawing No. 1495M, a distance of 30.06 feet; thence S00°56'38"E along the East line of Rosemary Lane, as shown on the plat of West Red Crag, a distance of 271.57 feet to the Point of Beginning.

Containing 7704 square feet (0.177 acres), more or less.

I hereby certify that this Easement Description was created as the result of a survey completed by me or under my supervision and that to the best of my knowledge and belief, it is a true and correct representation.

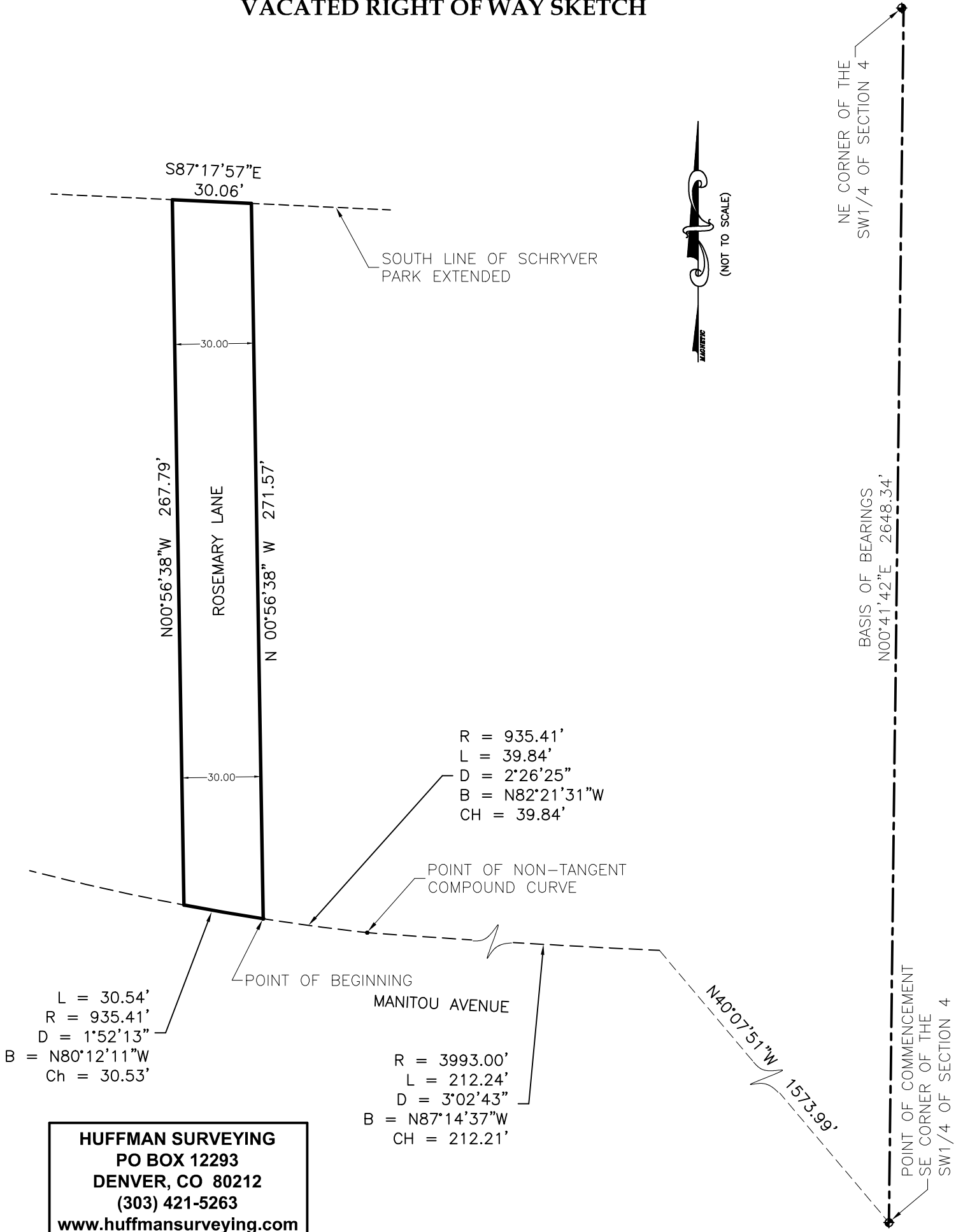
By:



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VACATED RIGHT OF WAY SKETCH



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