

**DEVELOPMENT PLAN
PIKES PEAK ATHLETICS
COLORADO SPRINGS, CO**

LEGAL DESCRIPTION FOR PBC/HS ZONE

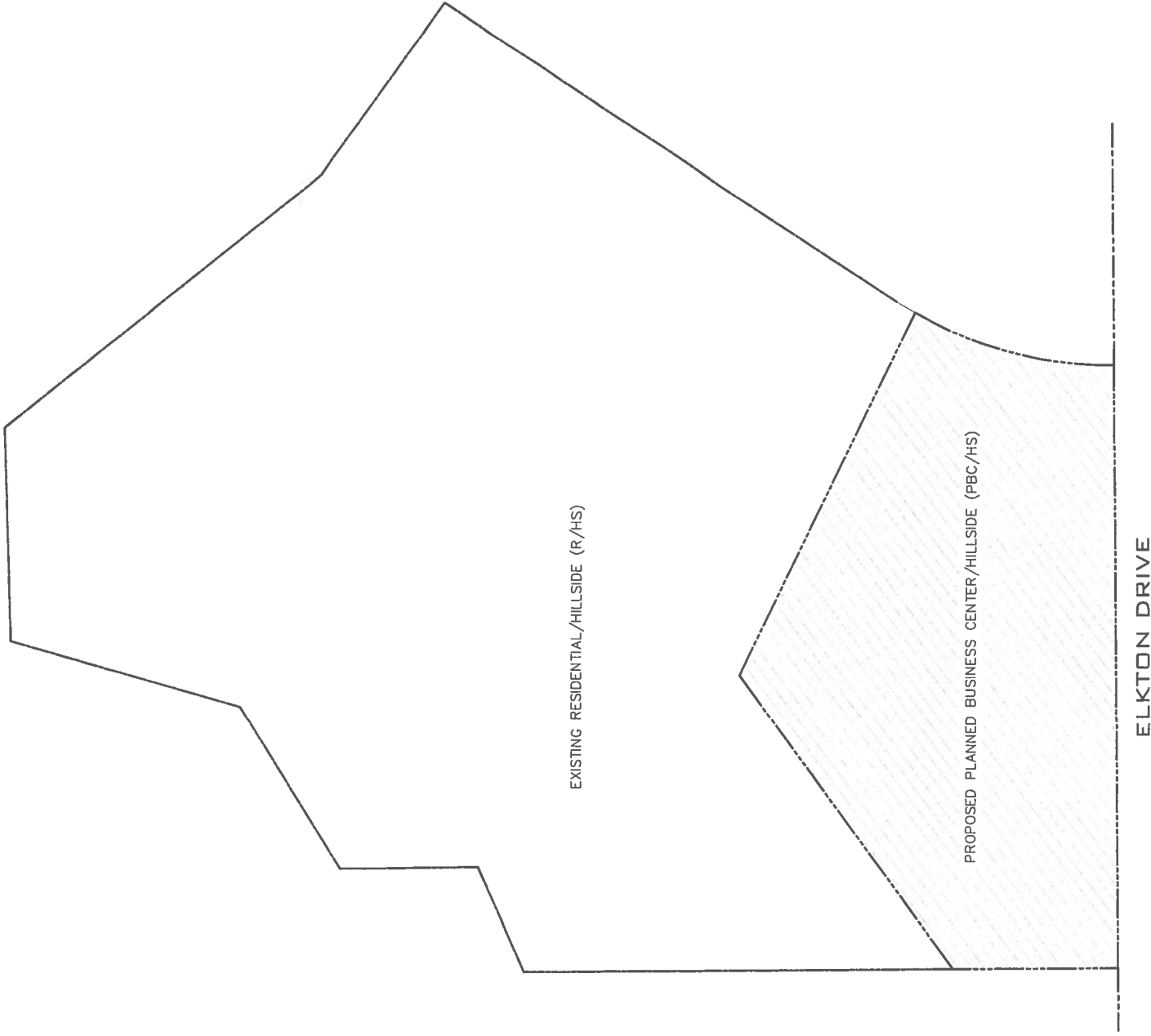
A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF ELKTON BUSINESS CAMPUS AS RECORDED UNDER RECEPTION NUMBER 98187389 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER;

THENCE ALONG THE SOUTHWESTERLY BOUNDARY THEREOF, THE FOLLOWING TWO COURSES:

- (1) THENCE NORTHERLY ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30° 50'32" (THE LONG CHORD OF WHICH BEARS N 14° 49' 34" E, A LONG CHORD DISTANCE OF 176.50 FEET), AN ARC LENGTH OF 177.64 FEET TO THE SOUTHERLY CORNER OF LOT 1 IN SAID ELKTON BUSINESS CAMPUS;
- (2) THENCE N 64° 24' 26" W, A DISTANCE OF 343.38 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1;
- THENCE S 53° 54' 40" W, A DISTANCE OF 309.73 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF LOT 2, McCULLOUGH SUBDIVISION AS RECORDED IN PLAT BOOK Z-2 AT PAGE 66 OF SAID COUNTY RECORDS;
- THENCE S 00° 23' 26" E ALONG SAID LINE, A DISTANCE OF 140.89 FEET TO A POINT ON THE NORTHERLY LINE OF ELKTON DRIVE;
- THENCE N 89° 24' 18" E ALONG SAID NORTHERLY LINE OF ELKTON DRIVE, A DISTANCE OF 514.14 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.95 ACRES, MORE OR LESS.



SITE PLAN
SCALE: 1" = 60'-0"

