

LEGAL DESCRIPTION :

A TRACT OF LAND SITUATED IN THE NORTH WEST ONE-QUARTER OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING A PART OF A 40 foot Right of Way for Capital Drive as dedicated to El Paso County on the Plat of Marksheffel Industrial Park recorded December 30, 1985 in Plat Book Z-3 at page 125, AS RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF LOT 7, OF SAID MARKSHEFFEL INDUSTRIAL PARK ;
THENCE N89°59'24" E AND COINCIDENT WITH THE NORTH BOUNDARY OF SAID MARKSHEFFEL INDUSTRIAL PARK A DISTANCE OF 40.00 FEET TO THE NORTH EAST CORNER OF SAID MARKSHEFFEL INDUSTRIAL PARK AND THE NORTH WEST CORNER OF CAPITAL ANNEXATION NO. 1 AS RECORDED AT RECEPTION NUMBER 214713533 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;
THE FOLLOWING 2 COURSES ARE COINCIDENT WITH THE WEST BOUNDARY OF SAID CAPITAL ANNEXATION NO. 1 AND THE EAST BOUNDARY OF SAID MARKSHEFFEL INDUSTRIAL PARK;
THENCE S00°04'52" W A DISTANCE OF 1080.25 FEET;
THENCE S00°33'02" E A DISTANCE OF 20.16 FEET TO THE NORTH EAST CORNER OF THE SANDS INDUSTRIAL PARK FILING NO. 1 AS RECORDED AT RECEPTION NUMBER 220714571 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO AND THE NORTH EAST CORNER OF ANNEXATION PLAT THE SANDS ADDITION NO. 1 AS RECORDED AT RECEPTION NUMBER 218714210 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO ;
THENCE N89°55'08" W AND COINCIDENT WITH THE NORTH BOUNDARY OF SAID THE NORTH EAST CORNER OF THE SANDS INDUSTRIAL PARK FILING NO. 1 AND SAID ANNEXATION PLAT THE SANDS ADDITION NO. 1 AND THE SOUTH BOUNDARY OF SAID MARKSHEFFEL INDUSTRIAL PARK A DISTANCE OF 40.22 FEET TO THE SOUTH WEST CORNER OF THE PLATTED RIGHT OF WAY OF CAPITAL DRIVE;
THENCE N00°04'52" E AND COINCIDENT WITH THE WEST BOUNDARY OF SAID CAPITAL DRIVE A DISTANCE OF 1100.35 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 44,017 SQUARE FEET, (1.0105 ACRES), MORE OR LESS.



ANNEXATION

Capital Drive Addition No.3
Description

Drawn By: R. Kotwica Date: 03/21/2022

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CONSTITUTION AVE.

MARKSHEFFEL RD.

HIGHWAY 24

HIGHWAY 94

SITE



ANNEXATION

Capital Drive Addition No.3
vicinity map

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