

LEGAL DESCRIPTION :

A PORTION OF SPACE VILLAGE AVE. BEING THE NORTH 50.00 FEET OF SECTION 17 AND THE SOUTH 50 FEET OF SECTION 8 AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SECTION LINE ALL IN SECTION 8 and 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF **SPACE VILLAGE ADDITION NO. 1 ANNEXATION PLAT** AS RECORDED RECEPTION NUMBER 222715049 AND A POINT ON THE NORTH LINE OF **AIRPORT ANNEXATION FILING 1 ANNEXATION PLAT** AS RECORDED AT RECEPTION NO.217713899 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S89°40'46" W AND COINCIDENT WITH THE NORTHERLY LINE OF SAID **AIRPORT ANNEXATION FILING 1** AND 50.00 FEET SOUTHERLY AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTION 8 AND 17 A DISTANCE OF 490.01 FEET TO THE NORTHWEST CORNER OF SAID **AIRPORT ANNEXATION FILING 1** ;
THENCE S89°40'46" W AND COINCIDENT WITH THE NORTH LINE OF TWO TRACTS OF LAND AS RECORDED AT **BOOK 3529 PAGE 939** OF THE RECORDS OF EL PASO COUNTY, COLORADO A DISTANCE OF 86.37 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 17;
THENCE S89°43'08" W AND COINCIDENT WITH THE NORTH LINE OF SAID TRACT AS RECORDED AT **BOOK 3529 PAGE 939** OF THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 1092.04 FEET MORE OR LESS TO A POINT;
THENCE N00°23'26" W A DISTANCE OF 50.00 FEET TO A POINT ON THE SAID SECTION LINE;
THENCE N89°43'08" E AND COINCIDENT WITH SAID SECTION LINE A DISTANCE OF 744.20 FEET;
THENCE N00°16'52" W A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF **HILLCREST ACRES** AT PLAT BOOK B-2 PAGE 64 OF THE RECORDS OF EL PASO COUNTY, COLORAD;
THENCE N89°43'08" E AND 50.00 FEET NORTH OF AND PARALLEL TO SAID SECTION LINE AND COINCIDENT WITH THE SOUTH LINE OF SAID **HILLCREST ACRES** A DISTANCE OF 347.94 FEET , MORE OR LESS TO A POINT 50.00 FEET NORTH OF SAID NORTH QUARTER CORNER OF SECTION 17 ;
THENCE N89°40'46" E AND 50.00 FEET NORTH OF AND PARALLEL TO SAID SECTION LINE AND COINCIDENT WITH THE SOUTH LINE OF SAID **HILLCREST ACRES** AND A TRACT AS RECORDED AT **RECEPTION NUMBER 097052464** OF THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 576.30 FEET MORE OR LESS TO THE NORTH WEST CORNER OF SAID **SPACE VILLAGE ADDITION NO. 1 ANNEXATION PLAT**;
THENCE S00°19'41" E AND COINCIDENT WITH THE WEST BOUNDARY OF SAID **SPACE VILLAGE ADDITION NO. 1 ANNEXATION PLAT** A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 129,635 SQUARE FEET, (2.976 ACRES), MORE OR LESS.

THE LINEAR UNIT OF MEASURE USED FOR THIS SURVEY IS THE U.S. Survey foot.



ANNEXATION

SPACE VILLAGE Addition No.2
Description

Drawn By: R. Kotwica Date: 06/26/2023

Job Number: 2023028 PAGE 1 OF 1

SPACE VILLAGE ADDITION NO. 2

SPACE VILLAGE ADDITION NO. 1 ANNEXATION PLAT
REC. NO. 222715049

SPACE VILLAGE APARTMENTS
FILING NO. 1
REC. NO. 222714980

COMPERWOOD SAIC
SUB. REC. NO. 205122346

SPACE VILLAGE AVE.

REC. NO. 219135648
REC. NO. 206146713
REC. NO. 220093895
REC. NO. 205054402

HILLCREST ACRES PLAT BOOK B-2 PAGE 64

REC. NO. 097052464

SPACE VILLAGE ADDITION NO. 1 ANNEXATION PLAT
REC. NO. 222715049

EXISTING CITY LIMIT

P.O.B.

AIR LANE (POTTER DR.) 60 FT. R.O.W.

QUARTER CORNER OF SEC. 8 AND 17 (CALC.)

744.20' N89° 43' 08"E
1092.04' S89° 43' 08"W
100.00' S0° 19' 41"E
576.30' N89° 40' 46"E
347.94' N89° 43' 08"E
50.00' N0° 16' 52"W
86.37' S89° 40' 46"W
490.01' S89° 40' 46"W
50.00' N0° 23' 26"W
50.00'

AND TO WIT:

A PORTION OF SPACE VILLAGE AVE. BEING THE NORTH 50.00 FEET OF SECTION 17 AND THE SOUTH 50 FEET OF SECTION 8 AS MEASURED AT RIGHT ANGLES TO THE SECTION LINE ALL IN SECTION 8 and 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P. M., IN EL PASO COUNTY, COLORADO, AND WAS ASSUMED TO BEAR N89°41'57" E, AS MONUMENTED ON THE NORTHWEST CORNER WITH AN ALUMINUM CAP MARKED 1992 LS 22573 THIS R56W S7, S8, S18, S17, TO THE NORTHEAST CORNER SECTION 17 AS MONUMENTED WITH AN ALUMINUM CAP MARKED 2017 PLS 38053 THIS R56W S8, S9, S17, S16.

THE LINEAR UNIT OF MEASURE USED FOR THIS SURVEY IS THE U.S. SURVEY FOOT.

PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 590.01' (16.68%)

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING ANNEXATION PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A QUALIFIED LAND SURVEYOR IN THE STATE OF COLORADO. I HAVE DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID TRACT IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, COLORADO, EL PASO COUNTY, COLORADO TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

THIS _____ DAY OF _____, 2023
Robert A. Pisciotta, Jr., Colorado P.L.S. 38224
For and on behalf of The City of Colorado Springs
30 S. Nevada Ave., Suite 402
Colorado Springs, CO., 80901
719-385-5545

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK, M. THIS _____ DAY OF _____, 2023, A.D. AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY _____
CLERK AND RECORDER.

ANNEXATION PLAT

JOB NUMBER:	
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SCALE: 1" = 150'

ANNEX-23-0???