

# HANCOCK COMMONS

A TRACT OF LAND LYING IN A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 30, RANGE 66 WEST OF THE 6<sup>TH</sup> P.M., SITUATE IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## CITY OF COLORADO SPRINGS, COLORADO

### ZONE CHANGE EXHIBIT

A TRACT OF LAND LYING IN A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 30, RANGE 66 WEST OF THE 6<sup>TH</sup> P.M., SITUATE IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PINEHURST STATION FILING NO.3 (RECORDED JANUARY 30, 1984 IN PLAT BOOK V3 AT PAGE 50) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THOSE PLATTED IN SAID FILING) (THE FOLLOWING THREE (3) COURSES ARE ALONG THE BOUNDARIES OF FOXHILL SUBDIVISION FILING NO. 1 (RECORDED DECEMBER 27, 1979 IN PLAT BOOK K3 AT PAGE 65);

- 1) NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST, 25.00 FEET;
- 2) SOUTH 89 DEGREES 52 MINUTES 30 SECONDS WEST, 545.00 FEET;
- 3) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 02 DEGREES 01 MINUTES 40 SECONDS, A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 11.50 FEET TO THE SOUTHEAST CORNER OF SIMMELINK II (RECORDED NOVEMBER 7, 1983 IN PLAT BOOK U3 AT PAGE 95);

THENCE NORTH 25 DEGREES 41 MINUTES 11 SECONDS EAST ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID SIMMELINK II, 780.27 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF HANCOCK EXPRESSWAY, AS DESCRIBED BY DEED RECORDED JULY 14, 1966 IN BOOK 2140 AT PAGE 465 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT AND ALONG SAID NORTHEASTERLY RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 00 DEGREES 44 MINUTES 04 SECONDS, A RADIUS OF 1960.08 FEET AN ARC LENGTH OF 25.12 FEET (THE CHORD OF SAID CURVE BEARS NORTH 71 DEGREES 01 MINUTES 54 SECONDS WEST, 25.12 FEET) TO A POINT ON A LINE 100 FEET SOUTH OF AND PARALLEL TO THE NORTHERLY RIGHT OF WAY LINE OF "NEW" HANCOCK EXPRESSWAY, AS PLATTED IN SOUTHBOROUGH SUBDIVISION NO. 9 (RECORDED JULY 3, 1979 IN PLAT BOOK J3 AT PAGE 29); THENCE NORTH 89 DEGREES 56 MINUTES 23 SECONDS EAST ALONG SAID LINE, AND AS EXTENDED, 1239.31 FEET TO A POINT ON A LINE 50.00 FEET WEST OF AND PARRALLEL TO THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER SECTION 35; THENCE SOUTH 00 DEGREES 00 MINUTES 34 SECONDS EAST ALONG SAID LINE, 288.97 FEET TO THE MOST NORTHERLY CORNER OF THE "EXCEPTION", AS SHOWN ON SAID PINEHURST STATION FILING NO. 3 (THE FOLLOWING FIVE (5) COURSES ARE ALONG THE BOUNDARIES OF SAID PINEHURST STATION FILING NO. 3");

- 1) SOUTH 38 DEGREES 41 MINUTES 34 SECONDS WEST, 168.10 FEET;
- 2) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 23 DEGREES 41 MINUTES 02 SECONDS, A RADIUS OF 200 FEET, AN ARC LENGTH OF 82.67 FEET;
- 3) SOUTH 62 DEGREES 22 MINUTES 36 SECONDS WEST, 518.46 FEET;
- 4) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 27 DEGREES 29 MINUTES 57 SECONDS, A RADIUS OF 200 FEET, AN ARC LENGTH OF 95.99 FEET;
- 5) SOUTH 89 DEGREES 52 MINUTES 30 SECONDS WEST, 277.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 20.26 ACRES MORE OR LESS

SAID LEGAL DESCRIPTION INCLUDES THE RIGHT-OF-WAY OF EXISTING HANCOCK EXPRESSWAY WHICH IS TO BE VACATED IN THE FUTURE

