

LEGAL DESCRIPTION :

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING A PART OF LOT 1 AND STRUTHERS ROAD OF THE SUBDIVISION PLATTED AS RIDGE POINT SUBDIVISION FILING No. 1 AS RECORDED AT RECEPTION No. 099093593, A PART OF LOT 1 OF THE SUBDIVISION PLATTED AS ACADEMY GATEWAY SUBDIVISION FILING No. 1 AS RECORDED AT RECEPTION No. 217713997 AND A PART OF NORTHGATE BOULEVARD AS RECORDED IN BOOK 1728 AT PAGE 449. ALL OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, RIDGE POINT SUBDIVISION FILING No. 1, THENCE;

1. ALONG THE EASTERLY LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:
 - a) SOUTH 01°22'30" EAST A DISTANCE OF 350.00 FEET, THENCE;
 - b) SOUTH 24°35'19" WEST A DISTANCE OF 615.81 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, RIDGE POINT SUBDIVISION FILING No. 1, SAID POINT ALSO BEING NORTHEASTERLY CORNER OF THE RIGHT-OF-WAY PARCEL RECORDED AT RECEPTION No. 221207022 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;
 - c) THENCE SOUTH 67°12'26" WEST A DISTANCE OF 378.42 FEET TO THE **POINT OF BEGINNING**;
2. THENCE SOUTH 09°02'43" WEST A DISTANCE OF 120.22 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NORTHGATE BOULEVARD, AS RECORDED IN BOOK 1728 AT PAGE 449 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;
3. THENCE SOUTH 65°19'40" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALSO BEING THE NORTHERLY LINE OF LOT 1, BLOCK 1, MINING MUSEUM SUBDIVISION No. 1 AS PLATTED AND RECORDED IN PLAT BOOK F-3 AT PAGE 73 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, A DISTANCE OF 205.27 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE THE UNITED STATES AIR FORCE ACADEMY AS PLATTED AND RECORDED IN PLAT BOOK O-2 AT PAGE 84 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, THENCE;
4. ALONG SAID EASTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:
 - a) NORTH 25°10'03" WEST A DISTANCE OF 81.02 FEET, THENCE;
 - b) NORTH 56°36'25" WEST A DISTANCE OF 22.37 FEET TO THE INTERSECTION POINT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTHGATE BOULEVARD, THENCE;
7. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID ACADEMY GATEWAY SUBDIVISION FILING No. 1, NORTH 65°19'40" EAST A DISTANCE OF 284.54 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 24,018 SQUARE FEET, (0.5513 ACRES), MORE OR LESS.

ALL BEARINGS ARE BASED ON A LINE FROM THE NORTHEAST CORNER OF SAID LOT 1 AND ALSO BEING AN ANGLE POINT ON THE WESTERLY LINE OF TRACT D OF MORNINGVIEW SUBDIVISION AS RECORDED AT RECEPTION No. 207712526 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "JR ENG LS 10377, TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID TRACT D, BEING MONUMENTED BY A FOUND 1-1/2" ALUMINUM CAP STAMPED "JR ENG PLS 32820", AND IS ASSUMED TO BEAR SOUTH 01°37'24" WEST A DISTANCE OF 543.56 FEET.

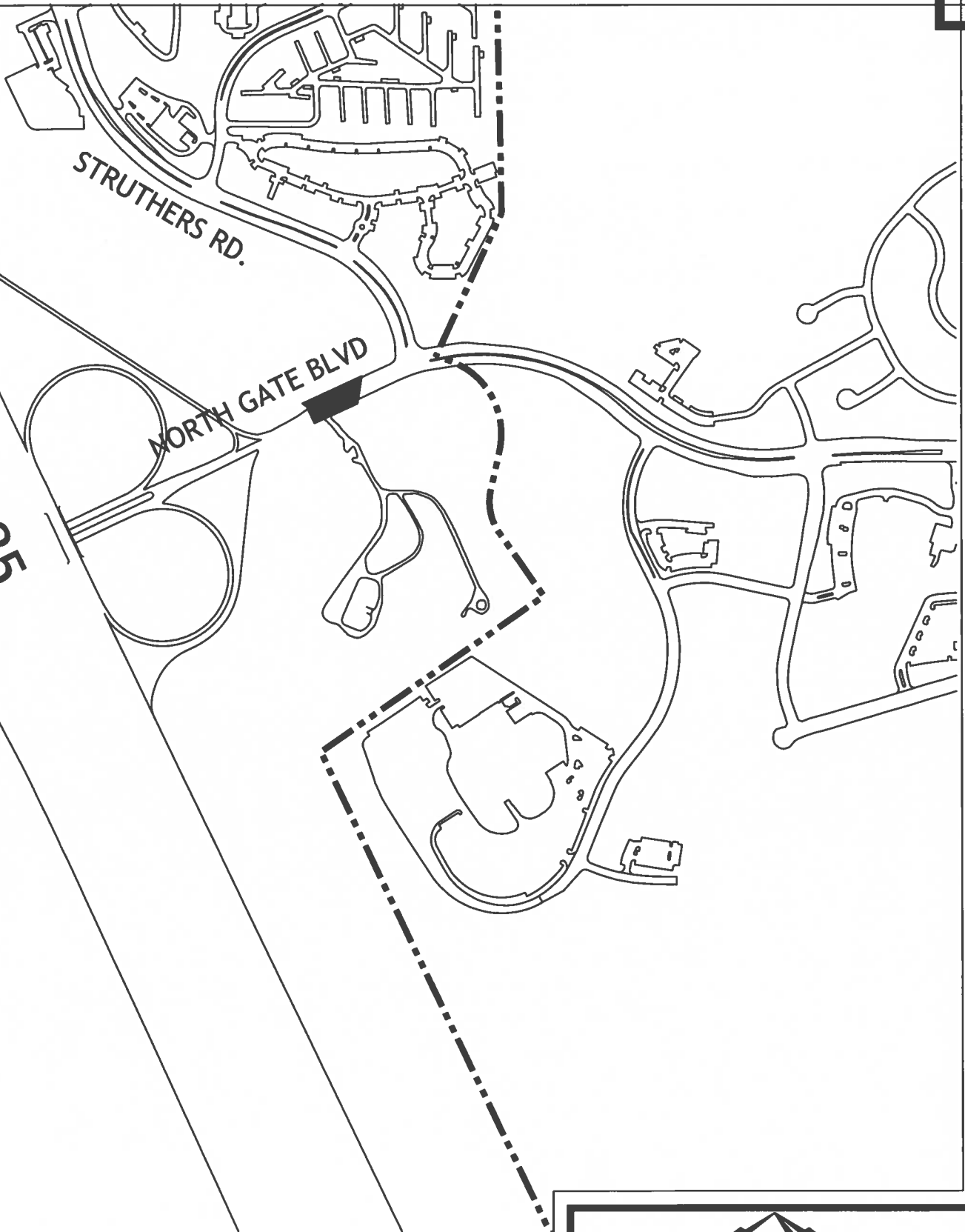


ANNEXATION

North Gate Boulevard Addition No.9
Description

Drawn By: R. Kotwica Date: 02/08/2022

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ANNEXATION
North Gate Boulevard Addition No.9
vicinity map

Drawn By: <u>R. Kotwica</u>	Date: <u>02/8/2022</u>
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