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Voyager Business Park Filing No. 2 – Lot 6

A TRACT OF LAND BEING A PORTION OF LOT 3, VOYAGER BUSINESS PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, T12S, R66W OF THE 6th P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 208712767 OF THE EL PASO COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF SAID VOYAGER BUSINESS PARK SUBDIVISION;

THENCE N00°03'18"W ON THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 3, A DISTANCE OF 346.03 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THE FOLLOWING SIX (6) COURSES ARE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID LOT 3;

1. THENCE CONTINUE N00°03'18"W A DISTANCE OF 12.05 FEET;
 2. THENCE N02°12'54"E A DISTANCE OF 44.03 FEET;
 3. THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 812.40 FEET, THROUGH A CENTRAL ANGLE OF 14°49'46" AN ARC LENGTH OF 210.27 FEET, THE LONG CHORD OF WHICH BEARS N11°12'43"E A DISTANCE OF 209.68 FEET;
 4. THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 48.39 FEET, THROUGH A CENTRAL ANGLE OF 56°08'28" AN ARC LENGTH OF 47.41 FEET, THE LONG CHORD OF WHICH BEARS N46°26'19"E A DISTANCE OF 45.54 FEET;
 5. THENCE S68°46'18"E A DISTANCE OF 93.84 FEET;
 6. THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 482.50 FEET, THROUGH A CENTRAL ANGLE OF 06°28'12" AN ARC LENGTH OF 54.48 FEET, THE LONG CHORD OF WHICH BEARS S72°00'24"E A DISTANCE OF 54.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;
- THENCE S00°00'00"E ON THE EAST LINE OF SAID LOT 3, A DISTANCE OF 201.29 FEET;
THENCE N90°00'00"W A DISTANCE OF 30.75 FEET;
THENCE S00°00'00"W A DISTANCE OF 41.01 FEET;
THENCE N90°00'00"W A DISTANCE OF 183.98 FEET TO THE POINT OF BEGINNING.
THE DESCRIBED TRACT CONTAINS 52,664 SQUARE FEET, BEING 1.209 ACRES, MORE OR LESS.