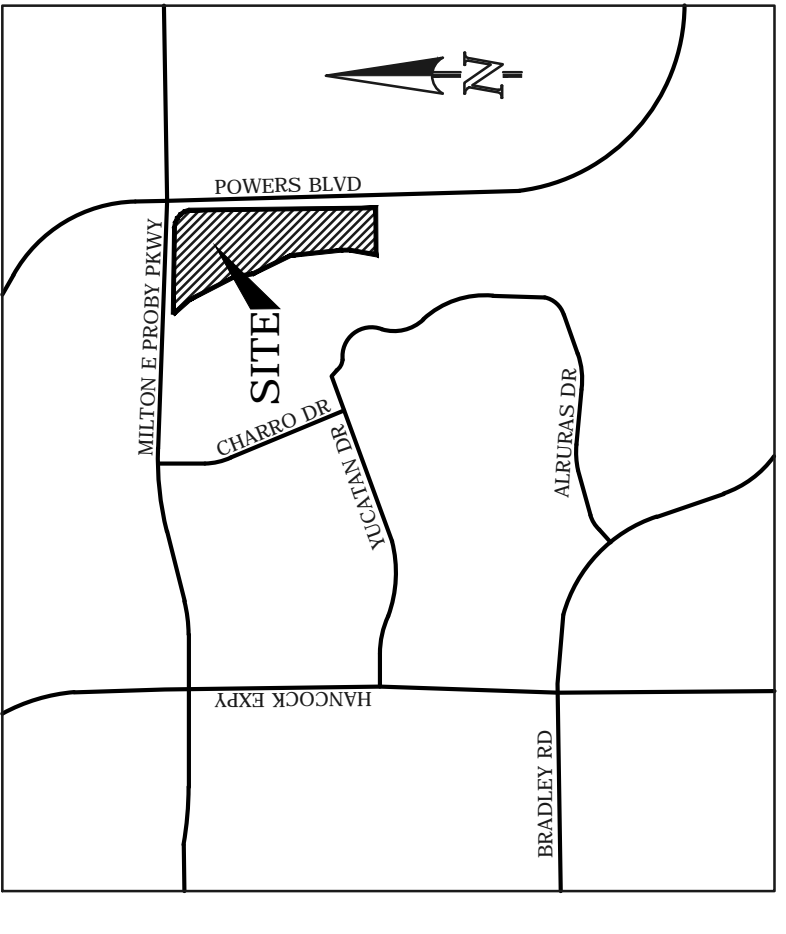


ANNEXATION PLAT AIRPORT SPECTRUM ADDITION NO. 1

A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 15 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



LEGAL DESCRIPTION:
A PARCEL OF LAND, BEING A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: A PORTION OF THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5307 AT PAGE 1472, EL PASO COUNTY RECORDS, BEING MONUMENTED AT THE NORTHERLY END (A POINT OF TANGENT FROM THE NORTHERLY MOST CURVE DESCRIBED IN SAID DOCUMENT) BY A 1" ORANGE PLASTIC CAP STAMPED "PLS 37928" AND AT THE SOUTHERLY END BY A 1" YELLOW PLASTIC CAP STAMPED "CO REG PLS 12368" IS ASSUMED TO BEAR S00°00'29"W, A DISTANCE OF 3242.82 FEET.

COMMENCING AT A POINT ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5307 AT PAGE 1472, EL PASO COUNTY RECORDS, BEING MONUMENTED AT THE NORTHERLY END (A POINT OF TANGENT FROM THE NORTHERLY MOST CURVE DESCRIBED IN SAID DOCUMENT, MONUMENTED BY A 1" ORANGE PLASTIC CAP STAMPED "CO REG PLS 12368";
THENCE N53°53'02"E, A DISTANCE OF 259.94 FEET TO A POINT ON THE WESTERLY LINE OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 201029279 OF SAID RECORDS, BEING ALSO A POINT ON THE EAST LINE OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°00'29"W, ON THE EAST LINE OF SAID SECTION 1 AND THE WESTERLY LINE OF SAID LOT 2 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 3933.79 FEET;
THENCE S74°10'05"W, A DISTANCE OF 135.25' TO A POINT ON THE WESTERLY LINE OF SAID DOCUMENT RECORDED IN BOOK 5307 AT PAGE 1472;
THENCE S89°59'40"W, A DISTANCE OF 909.93 FEET TO A POINT ON THE WESTERLY LINE OF A WARRANTY DEED RECORDED UNDER RECEPTION NO. 20110423 OF SAID RECORDS;
THENCE N09°50'33"E ON SAID EASTERLY LINE, A DISTANCE OF 2272.48 FEET TO THE SOUTHEASTERLY CORNER OF A QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 202068128 OF SAID RECORDS, SAID POINT BEING MONUMENTED BY A 3/4" REBAR;
THENCE N05°45'54"W ON THE EASTERLY LINE OF SAID QUIT CLAIM DEED, A DISTANCE OF 536.32 FEET TO THE SOUTHEASTERLY CORNER OF A WARRANTY DEED RECORDED UNDER RECEPTION NO. 201110417 OF SAID RECORDS, SAID POINT BEING MONUMENTED BY A 3/4" REBAR;
THENCE N25°02'08"W ON THE EASTERLY LINE OF SAID WARRANTY DEED, A DISTANCE OF 438.64 FEET TO THE SOUTHEASTERLY CORNER OF A WARRANTY DEED RECORDED NO. 201110420 OF SAID RECORDS, SAID POINT BEING MONUMENTED BY A 3/4" REBAR;

THENCE ON THE EASTERLY LINE OF SAID WARRANTY DEED THE FOLLOWING (3) THREE COURSES:
1. N06°17'35"W, A DISTANCE OF 209.36 FEET TO A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 6169";
2. N26°32'43"W, A DISTANCE OF 535.77 FEET TO A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 6169";
3. N39°01'33"W, A DISTANCE OF 214.97 FEET TO THE SOUTHEASTERLY CORNER OF DRENNAN ROAD AS PLATTED IN CLEAR VIEW ESTATES SUBDIVISION NO. 2, RECORDED IN BOOK M-2 AT PAGE 58 OF SAID RECORDS, SAID POINT BEING A 1" ORANGE PLASTIC CAP STAMPED "37928";

THENCE N02°27'15"E ON THE EASTERLY LINE OF SAID DRENNAN ROAD, A DISTANCE OF 23.54 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MILTON E. PROBY PARKWAY (FORMERLY DRENNAN ROAD), BEING MONUMENTED BY A 1" ORANGE PLASTIC CAP STAMPED "PLS 37928";
THENCE S86°35'37"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MILTON E. PROBY PARKWAY, A DISTANCE OF 1289.81 FEET TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 78.955 ACRES.

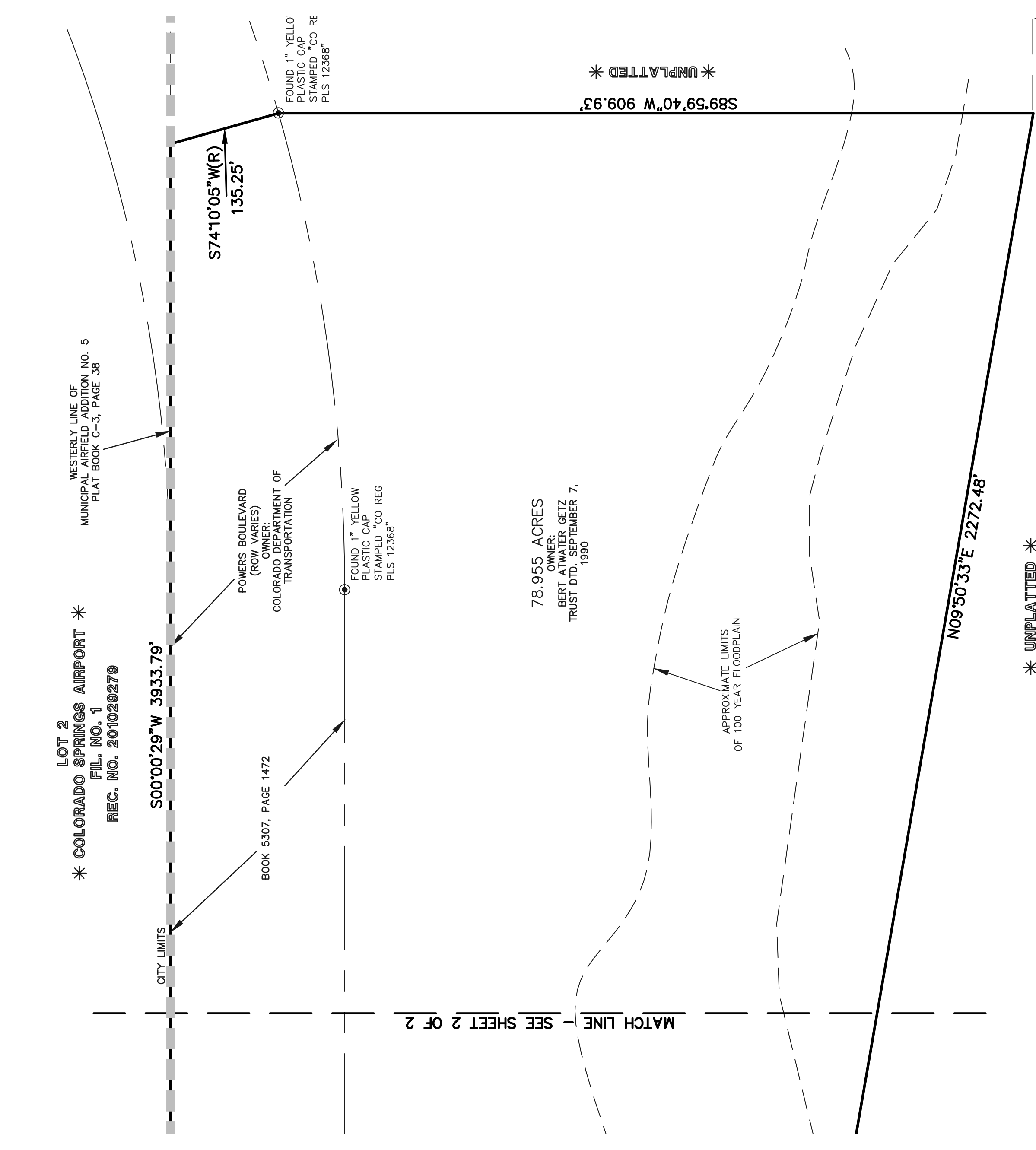
TOTAL PERIMETER: 10,499.15 FEET.
1/6TH PERIMETER: 1,749.86 FEET.
PERIMETER CONTIGUOUS TO CITY LIMITS: 5,223.60 FEET.

OWNER:
BERT ATWATER GETZ TRUST DTD. SEPTEMBER 7, 1990 HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, A.D.

BY: _____
AS _____ OF BERT ATWATER GETZ TRUST DTD. SEPTEMBER 7, 1990
STATE OF COLORADO)
COUNTY OF EL PASO) ss

NOTARY:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY ____ OF _____, 20____, A.D. BY _____ AS _____ OF BERT ATWATER GETZ TRUST DTD. SEPTEMBER 7, 1990 WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

NOTICE IS HEREBY GIVEN:
THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.

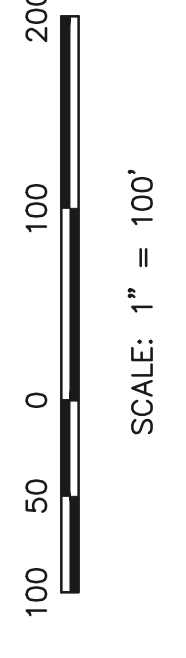


78.955 ACRES
OWNER:
BERT ATWATER GETZ
TRUST DTD. SEPTEMBER 7,
1990

APPROXIMATE LIMITS
OF 100 YEAR FLOODPLAIN

* UNPLATTED *
RECEPTION
NO. 20110423

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED



LEGEND
▲ NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 3018" TO BE SET
■ REBAR AND 1" ORANGE CAP "PLS 37928" RECOVERED
● RECOVERED MONUMENT AS NOTED
--- COLORADO SPRINGS CITY LIMITS
* NOT PART OF THIS ANNEXATION
(R) RADIAL BEARING

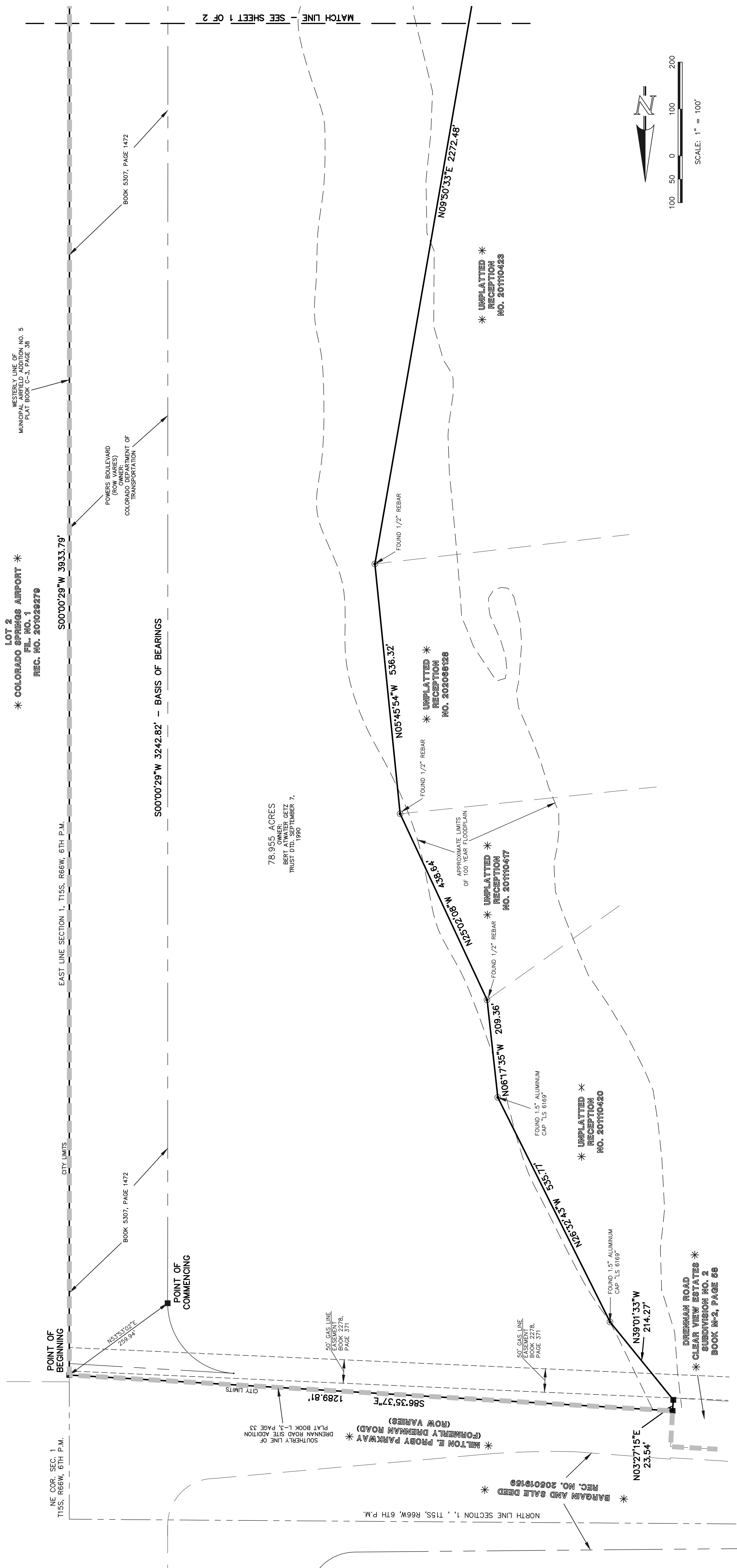
CPC A17-00074
ANNEXATION PLAT
AIRPORT SPECTRUM ADDITION NO. 1
2429.00
MAY 15, 2017
SHEET 1 OF 2



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)765-0790
(719)765-0799 (Fax)

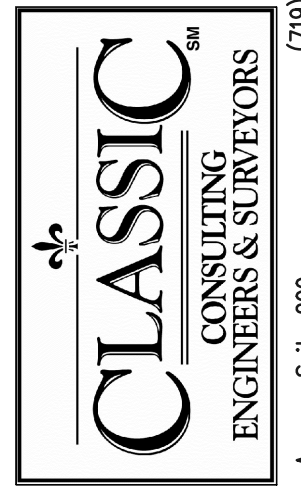
FIGURE 3

ANNEXATION PLAT AIRPORT SPECTRUM ADDITION NO. 1



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

CPC A17-00074
ANNEXATION PLAT
AIRPORT SPECTRUM ADDITION NO. 1
2429.00
MAY 15, 2017
SHEET 2 OF 2



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)765-0790
(719)765-0789 (Fax)

- LEGEND**
- ▲ NO. 5 REBAR WITH 1-1/4" ALUMINUM SURVEYORS CAP STAMPED "CES LLC PLS 3018" TO BE SET
 - REBAR AND 1" ORANGE CAP "PLS 37928" RECOVERED
 - RECOVERED MONUMENT AS NOTED
 - COLORADO SPRINGS CITY LIMITS
 - * NOT PART OF THIS ANNEXATION
 - (R) RADIAL BEARING

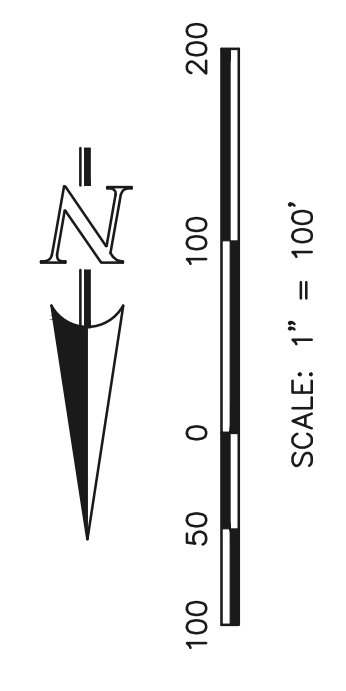


FIGURE 3