

## LEGAL DESCRIPTION :

A PORTION OF AIR LANE AS DEPICTED AS POTTER DRIVE IN HILLCREST ACRES AT PLAT BOOK B-2 PAGE 64 AND A PORTION OF A 20.00 FOOT TRACT AS RECORDED AT RECEPTION NUMBER 099087783 AND QUITCLAIMED TO THE CITY OF COLORADO SPRINGS AT RECEPTION NUMBER 222134799 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO;  
IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH/ P.M., IN EL PASO COUNTY, COLORADO,  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF **SPACE VILLAGE ADDITION NO. 1 ANNEXATION PLAT** AS RECORDED RECEPTION NUMBER 222715049 OF THE RECORDS OF EL PASO COUNTY, COLORADO;  
THENCE N00°18'02" W AND COINCIDENT WITH THE WESTERLY LINE OF SAID AIR LANE A DISTANCE OF 10.00 FEET TO A POINT;  
THENCE N89°40'19" E A DISTANCE OF 70.00 FEET;  
THENCE N00°18'02" W A DISTANCE OF 150.00 FEET;  
THENCE N89°41'58" E A DISTANCE OF 10.00 FEET TO A POINT ON THE WEST LINE OF AN UNPLATTED TRACT AS RECORDED AT **RECEPTION NUMBER 218139837** AND THE EAST LINE OF SAID 20.00 FOOT TRACT AS RECORDED AT **RECEPTION NUMBER 099087783**;  
THENCE S00°18'02" E AND COINCIDENT WITH THE EAST LINE OF SAID 20.00 FOOT TRACT AND THE WEST LINE OF SAID UNPLATTED TRACT A DISTANCE OF 160.00 FEET TO A POINT ON THE NORTH LINE OF SAID **SPACE VILLAGE ADDITION NO. 1 ANNEXATION PLAT**;  
THENCE S89°40'19" W AND COINCIDENT WITH THE NORTH LINE OF SAID **SPACE VILLAGE ADDITION NO. 1 ANNEXATION PLAT** A DISTANCE OF 80.00 FEET TO THE **POINT OF BEGINNING**

SAID PARCEL CONTAINS 2,300 SQUARE FEET, (0.053 ACRES), MORE OR LESS.

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



### ANNEXATION

AIR LANE Addition No.1  
Description

Drawn  
By: R. Kotwica

Date: 10/11/2023

Job Number: 2023028

PAGE 1 OF 1

## AIR LANE ADDITION NO. 1

**THESE PRESENTS:**

SPRING, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACT OF

**OPTION :**

LOT 1  
HILLCREST ACRES PLAT  
BOOK B-2 PAGE 64

UNPLATTED  
REC. NO. 097052464

UNPLATTED  
QUITCLAIM REC. #222134799  
REC. NO. 218139837

UNPLATTED

AIR LANE (POTTER DR.) 60 FT. R.O.W.  
20' TRACT REC. NO. 099087783

P.O.B.

SPACE VILLAGE AVE.  
QUARTER CORNER OF SEC. 8 AND 17(CALC.)

SPACE VILLAGE ADDITION NO. 1 ANNEXATION PLAT  
REC. NO. 222135049

FND. ALUM. CAP ILLEGIBLE

N89° 40' 19"W 80.00'  
N89° 40' 19"E 70.00'  
N0° 18' 02"W 10.00'  
N0° 18' 02"W 10.00'  
N0° 18' 02"W 130.00'  
S0° 18' 02"E 160.00'

N89° 40' 46"E, 1257.36'  
S81° 06' 05"W  
BASIS OF BEARING

N0° 19' 41"W 99.73'

FND. GREEN CAP  
PLS 38245

SCALE 1" = 100'

THAT THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

A PORTION OF AIR LANE AS DEPICTED AS POTTER DRIVE IN **HILLCREST ACRES** AT PLAT BOOK B-2, PAGE 64, AND A PORTION OF A 20.00 FOOT TRACT AS RECORDED AT **RECEPTION NUMBER 090807783** AND QUITCLAIMED TO THE CITY OF COLORADO SPRINGS AT **RECEPTION NUMBER 222134799** ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO, IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> P.M., IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE BASED ON A LINE FROM THE SOUTHWEST CORNER OF A TRACT AS RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK'S OFFICE AT RECEPTION NUMBER 218139837, AND THE SOUTHWEST CORNER OF SPACE VILLAGE ADDITION NO. 1 ANNEXATION PLAT AS RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK'S OFFICE AT RECEPTION NUMBER 222719049 AND WAS ASSUMED TO BEAR S81°06'05" W. AS MONUMENTED ON THE NORTHEAST END WITH AN ILLEGAL ALUMINUM CAP AND TO THE SOUTHWEST END AS MONUMENTED WITH A GREEN CAP MARKED PL3 38245.

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

**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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
Robert A. Pisciotto, 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

BY \_\_\_\_\_ DEPUTY \_\_\_\_\_  
SURCHARGE; \_\_\_\_\_  
FEE: \_\_\_\_\_

ANEX-23-0023