

USAFA ANNEXATION ADDITION NO. 2

A PORTION OF THE SOUTH ONE-HALF OF SECTION 1 AND THE NORTH ONE-HALF OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNITED STATES OF AMERICA BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND: A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 1 AND THE NORTH ONE-HALF OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 1 TOWNSHIP 12 SOUTH, RANGE 67 WEST BEING MONUMENTED ON THE NORTH END BY A FOUND 6 INCH CONCRETE MONUMENT EMBEDDED WITH A 3-1/2 INCH METAL DISC STAMPED WITH SYMBOLS INDICATING IT BEING THE NORTH ONE-QUARTER CORNER OF SECTION 1 AND 1970 U.S. AIR FORCE 6788 BDT 47 AND ON THE SOUTH END BY FOUND REBAR CAPPED WITH A 3-1/4 INCH METAL AND 6 INCH CONCRETE MONUMENT EMBEDDED WITH A BRASS DISC STAMPED WITH SYMBOLS INDICATING IT BEING THE CENTER OF SECTION 1 AND U.S. DEPT. OF INTERIOR - BUREAU OF LAND MANAGEMENT 1986 - BEARINGS SOUTH 67°12'17" EAST A DISTANCE OF 2874.46 FEET

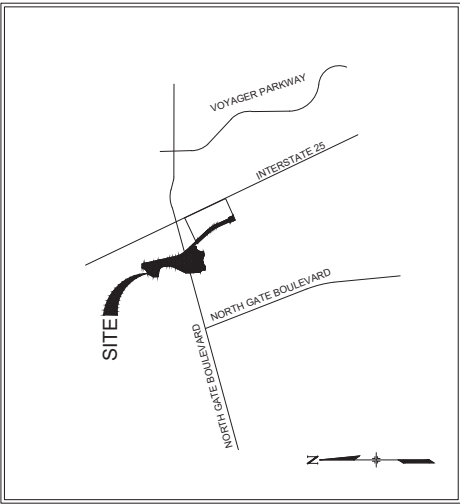
COMMENCE AT THE CENTER OF SAID SECTION 1; THENCE SOUTH 40°07'17" EAST A DISTANCE OF 4,501.50 FEET TO AN ANGLE POINT ON THE EXTERIOR OF THE UNITED STATES AIR FORCE ACADEMY PROPERTY BEING MONUMENTED BY A 6 INCH CONCRETE MONUMENT EMBEDDED WITH A 3-1/2 INCH METAL DISC STAMPED 1970 U.S. AIR FORCE 6788 BDT 38; THENCE SOUTH 25°23'28" EAST, ALONG SAID EXTERIOR A DISTANCE OF 2,877.81 FEET; THENCE SOUTH 66°17'28" WEST A DISTANCE OF 1,184.56 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE FORMER ATCHISON TOPEKA AND SANTA FE RAILROAD AS DEPICTED IN THAT CERTAIN BOUNDARY SURVEY OF THE UNITED STATES AIR FORCE ACADEMY RECORDED DECEMBER 3, 1970 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS IN PLAT BOOK 02 PAGE 84 (RECEPTION NUMBER 029788143) ALSO BEING THE WESTERLY LINE OF THAT CERTAIN EASEMENT GRANTED BY THE UNITED STATES AIR FORCE ACADEMY FOR AIRCRAFT TAKEOFF AND LANDING RECORDED AUGUST 11, 1958 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN BOOK 1691 PAGE 584 SAID POINT ALSO BEING THE **POINT OF BEGINNING**.

- THENCE CONTINUE SOUTH 66°17'28" WEST A DISTANCE OF 300.00 FEET TO THE WESTERLY LINE OF SAID RAILROAD RIGHT OF WAY;
- THENCE NORTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES:
1. THENCE NORTH 23°42'32" WEST A DISTANCE OF 336.78 FEET;
 2. THENCE NORTH 66°17'28" EAST A DISTANCE OF 50.00 FEET;
 3. THENCE NORTH 23°42'32" WEST A DISTANCE OF 854.90 FEET TO A TANGENT 1,810.08 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
 4. THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°00'57" AN ARC DISTANCE OF 600.75 FEET;
 5. THENCE NORTH 42°43'29" WEST A DISTANCE OF 1,023.31 FEET;
 6. THENCE NORTH 47°16'31" EAST A DISTANCE OF 50.00 FEET;
 7. THENCE NORTH 42°43'29" WEST A DISTANCE OF 343.87 FEET TO A 80.00 RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 42°07'25" EAST;
- THENCE SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 47°52'38" AN ARC DISTANCE OF 66.85 FEET;
- THENCE SOUTH 00°00'03" EAST A DISTANCE OF 140.37 FEET TO A 175.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 23°10'30" WEST;
- THENCE WESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 83°30'14" AN ARC DISTANCE OF 255.05 FEET;
- THENCE SOUTH 29°40'16" WEST A DISTANCE OF 37.92 FEET TO A TANGENT 650.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 60°19'44" EAST;
- THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°20'36" AN ARC DISTANCE OF 219.44 FEET;
- THENCE SOUTH 10°19'41" WEST A DISTANCE OF 132.87 FEET;
- THENCE SOUTH 73°39'41" WEST A DISTANCE OF 228.00 FEET TO A 400.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 42°55'43" WEST;
- THENCE WESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 52°11'39" AN ARC DISTANCE OF 384.38 FEET;
- THENCE SOUTH 80°44'03" WEST A DISTANCE OF 555.40 FEET TO A TANGENT 250.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 09°15'57" EAST;
- THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°38'16" AN ARC DISTANCE OF 242.77 FEET;
- THENCE NORTH 64°11'55" WEST A DISTANCE OF 248.27 FEET TO A 190.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 61°24'42" WEST;
- THENCE NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 104°37'40" AN ARC DISTANCE OF 346.96 FEET;
- THENCE NORTH 04°36'41" WEST A DISTANCE OF 678.72 FEET;
- THENCE NORTH 00°09'17" EAST A DISTANCE OF 248.27 FEET;
- THENCE NORTH 25°23'30" EAST A DISTANCE OF 961.56 FEET TO A 1,030.26 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 78°39'45" WEST;
- THENCE NORTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°03'07" AN ARC DISTANCE OF 324.60 FEET;
- THENCE NORTH 06°02'06" WEST A DISTANCE OF 315.66 FEET TO A 445.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 59°36'21" WEST;
- THENCE NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 66°46'46" AN ARC DISTANCE OF 518.66 FEET;
- THENCE NORTH 75°12'03" WEST A DISTANCE OF 194.56 FEET;
- THENCE NORTH 03°34'03" WEST A DISTANCE OF 290.66 FEET;
- THENCE NORTH 30°07'25" EAST A DISTANCE OF 404.21 FEET TO A 435.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 08°07'17" WEST;
- THENCE NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 71°29'15" AN ARC DISTANCE OF 542.75 FEET;
- THENCE SOUTH 89°03'22" EAST A DISTANCE OF 256.21 FEET TO THE EASTERLY LINE OF THE PREVIOUSLY CITED RAILROAD RIGHT-OF-WAY;
- THENCE SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY, THE FOLLOWING FOUR (4) COURSES:
1. THENCE SOUTH 12°37'36" EAST A DISTANCE OF 2,150.77 FEET TO A TANGENT 1,382.69 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 77°22'24" EAST;
 2. THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°05'53" AN ARC DISTANCE OF 726.34 FEET;
 3. THENCE SOUTH 42°43'29" EAST A DISTANCE OF 904.60 FEET;
 4. THENCE NORTH 47°16'31" EAST A DISTANCE OF 30.00 FEET TO THE PREVIOUSLY CITED WESTERLY LINE OF THAT CERTAIN EASEMENT GRANTED BY THE UNITED STATES AIR FORCE ACADEMY FOR ROAD, STREET AND HIGHWAY RECORDED AUGUST 11, 1958 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN BOOK 1691 PAGE 584;

- THENCE SOUTHEASTERLY, ALONG SAID HIGHWAY EASEMENT, THE FOLLOWING FOUR (4) COURSES:
1. THENCE SOUTH 42°43'29" EAST A DISTANCE OF 1,023.31 FEET TO A TANGENT 1,990.08 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
 2. THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°00'57" AN ARC DISTANCE OF 660.49 FEET;
 3. THENCE SOUTH 23°42'32" EAST A DISTANCE OF 888.71 FEET;
 4. THENCE NORTH 66°17'28" EAST A DISTANCE OF 70.00 FEET TO THE PREVIOUSLY CITED RAILROAD RIGHT-OF-WAY;

THENCE SOUTH 23°42'32" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 304.96 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 4,264,564 SQUARE FEET (97.900091 ACRES), MORE OR LESS.



VICINITY MAP:
N.T.S.

SURVEYOR'S STATEMENT

I, ROBERT L. MEADOWS JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO AND LEGALLY DOING BUSINESS FOR AND ON BEHALF OF MATRIX DESIGN GROUP INC., IN EL PASO COUNTY, DO HEREBY CERTIFY THAT THE ANNEXATION OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE CITY OF COLORADO SPRINGS, COLORADO, IS IN ACCORDANCE WITH THE PERMITS OF THE BOARD OF LAND AND MINERAL INVESTMENT OF THE CITY OF COLORADO SPRINGS, COLORADO, AND THAT AT LEAST ONE SET (S) OF THE PERMITS OF THE BOARD OF LAND AND MINERAL INVESTMENT OF THE CITY OF COLORADO SPRINGS, COLORADO, IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

ROBERT L. MEADOWS JR., PLS
REGISTRATION NO. 34977, STATE OF COLORADO

CITY APPROVAL:
ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF USAFA ANNEXATION ADDITION NO. 2

CITY PLANNING MANAGER DATE

CITY ENGINEER DATE

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY ACTIONS OF THE CITY COUNCIL OF COLORADO SPRINGS AT ITS MEETING ON ____ DAY OF ____, 2018 A.D.

CITY CLERK DATE

RECORDING:
STATE OF COLORADO)
COUNTY OF EL PASO) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF ____, 2018, A.D. AND IS DULY RECORDED UNDER RECEPTION NUMBER ____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: SURCHARGE

BY: DEPUTY

PERIMETER CONTIGUOUS TO CITY LIMITS: 2845.47 FEET

CITY PLANNING FILE NO. CP-CA 19-00125

PREPARED BY:
Matrix
DESIGN GROUP

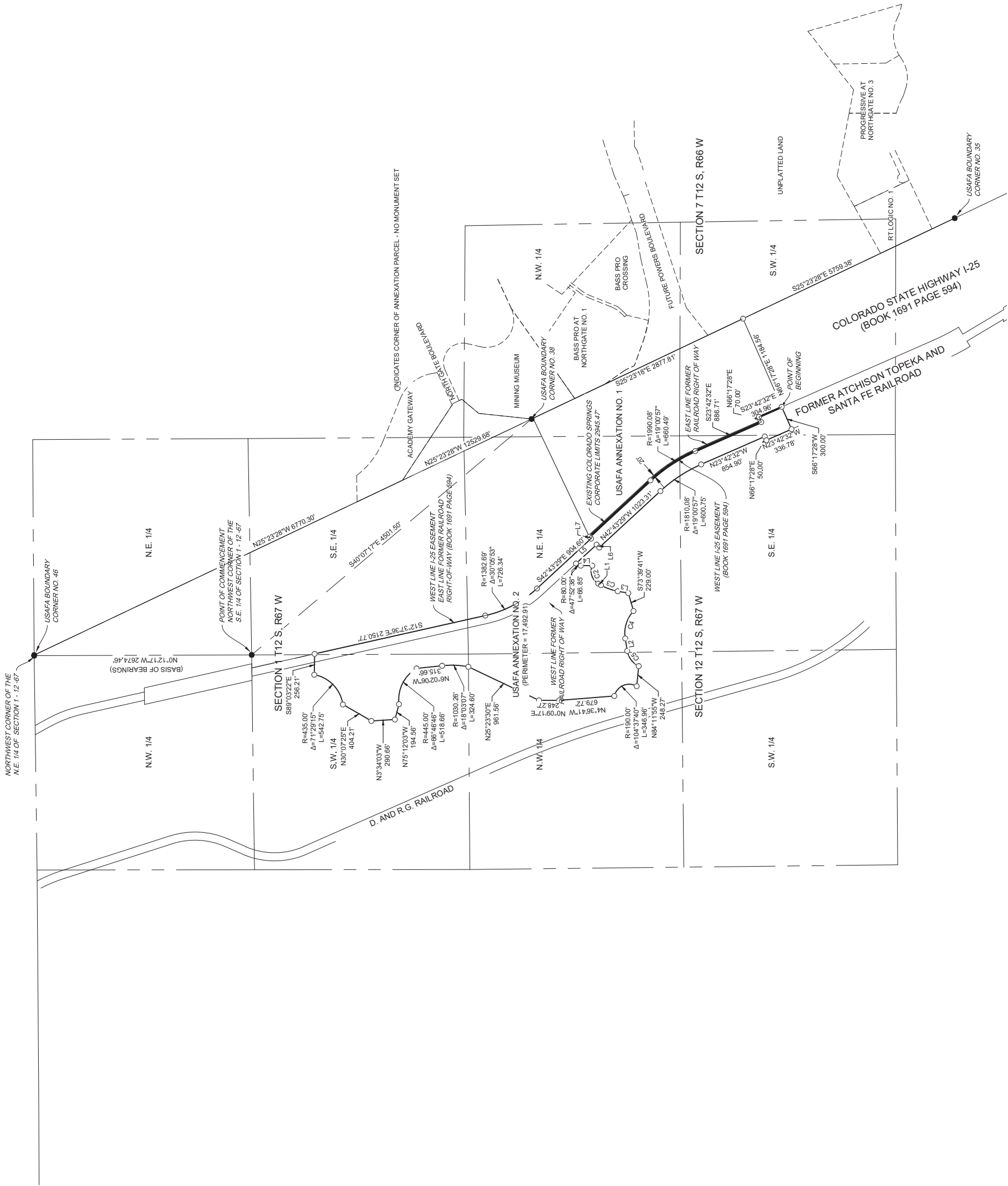
A PORTION OF THE SOUTH ONE-HALF OF SECTION 1 AND THE NORTH ONE-HALF OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

CHECKED BY: RLM SCALE: N/A
DATE ISSUED: DECEMBER 3, 2018
SHEET 1 OF 3

FIGURE 8

USAFA ANNEXATION ADDITION NO. 2

A PORTION OF THE SOUTH ONE-HALF OF SECTION 1 AND THE NORTH ONE-HALF OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

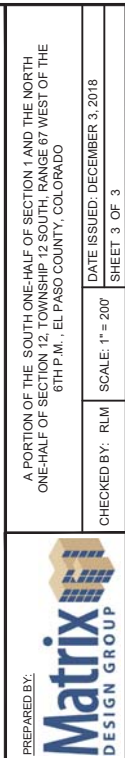


LINE TABLE		
LINE	BEARING	LENGTH
L1	S28°40'16"W	37.62'
L2	S80°44'03"W	155.40'
L3	S10°19'41"W	132.87'
L4	S30°00'03"E	146.37'
L5	N42°43'29"W	343.87'
L6	N47°16'51"E	50.00'
L7	N47°16'51"E	30.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	047°52'38"	80.00'	66.85'	S23°56'16"W	64.92'
C2	083°30'14"	175.00'	255.05'	S71°22'27"W	233.07'
C3	019°20'38"	650.00'	218.44'	S19°55'59"W	218.40'
C4	052°11'38"	400.00'	364.38'	N73°10'07"W	351.92'
C5	055°38'16"	250.00'	242.77'	S52°44'55"W	233.34'

FIGURE 8

A PORTION OF THE SOUTH ONE-HALF OF SECTION 1 AND THE NORTH ONE-HALF OF SECTION 12,
TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



CHECKED BY: RLM	SCALE: 1" = 200'	DATE ISSUED: 11/11/11
		SHEET 3 OF 3