

LEGAL DESCRIPTION: ANNEXATION- PTAA ADDITION NO. 1

A TRACT OF LAND BEING A PORTION OF NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH BOUNDARY LINE OF CANTY SUBDIVISION NO. 2 AS RECORDED AT RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WEST END BY A NO 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AND AT THE EAST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL, ASSUMED TO BEAR N89°52'39"E A DISTANCE OF 1,276.39 FEET.

LOT 1 AND LOT 2, CANTY SUBDIVISION NO. 2, AS RECORDED UNDER RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, STATE OF COLORADO, EXCEPTING OUT THE TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 225045130, RECORDS OF EL PASO COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 225045130, SAID POINT BEING ON THE NORTHERLY LINE OF SAID CANTY SUBDIVISION NO. 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FIVE (5) FIVE COURSES:

1. N89°52'39"E A DISTANCE OF 1,252.02 FEET;
2. S00°09'55"W A DISTANCE OF 632.21 FEET;
3. S40°50'43"W A DISTANCE OF 46.02 FEET;
4. N00°09'55"E A DISTANCE OF 189.27 FEET;
5. S89°52'39"W A DISTANCE OF 1,220.51 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND A DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 225045130,

THENCE ON THE EASTERLY LINE OF SAID TRACT THE FOLLOWING TWO (2) COURSES:

1. N00°07'11"E A DISTANCE OF 439.95 FEET;
2. N01°35'40"W A DISTANCE OF 37.75 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 602,612 SQUARE FEET OR 13.834 ACRES MORE OR LESS.

TOGETHER WITH

THE TRACT OF LAND A DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 225045130, RECORDS OF EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NUMBER 223088006 OF THE RECORDS OF EL PASO COUNTY, SAID PARCEL IS LOCATED IN A PORTION OF LOT 1 OF THE CANTY SUBDIVISION NO. 2, IN THE WEST HALF OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER SAID PROPERTY DESCRIBED BY RECEPTION NUMBER 223088006, SAID POINT ALSO BEING THE POINT OF BEGINNING;

1. THENCE N89°52'39" E ON THE NORTHERLY PROPERTY LINE OF SAID PARCEL A DISTANCE OF 24.37 FEET;
2. THENCE S01°35'40" E A DISTANCE OF 37.75 FEET;
3. THENCE S00°07'11"W TO THE SOUTHERLY PROPERTY LINE OF SAID PROPERTY DESCRIBED BY RECEPTION NUMBER 223088006, A DISTANCE OF 439.95 FEET;
4. THENCE ALONG SAID SOUTHERLY PROPERTY LINE, S89°52'39" W., TO THE EAST RIGHT OF WAY LINE OF MARKSHEFFEL ROAD, A DISTANCE OF 25.85 FEET;
5. THENCE ALONG SAID EAST RIGHT OF WAY LINE, N00°09'41"E., TO SAID NORTHERLY PROPERTY LINE, A DISTANCE OF 477.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 12,243 SQUARE FEET OR 0.281 ACRES, MORE OR LESS.

ANNEXATION CONTAINS A TOTAL AREA OF 614,855 SQUARE FEET OR 14.115 ACRES