

# LEGAL DESCRIPTION :

A PORTION OF SPACE VILLAGE AVE. BEING THE NORTH 50.00 FEET OF SECTION 17 AND THE SOUTH 50 FEET OF SECTION 8 AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SECTION LINE ALL IN SECTION 8 and 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> P.M., IN EL PASO COUNTY, COLORADO, AND QUITCLAIMED TO THE CITY OF COLORADO SPRINGS AT **RECEPTION NUMBER 222134799** OF THE RECORDS OF EL PASO COUNTY, COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF **SPACE VILLAGE ADDITION NO. 1 ANNEXATION PLAT** AS RECORDED RECEPTION NUMBER 222715049 AND A POINT ON THE NORTH LINE OF **AIRPORT ANNEXATION FILING 1 ANNEXATION PLAT** AS RECORDED AT RECEPTION NO. 217713899 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S89°40'46" W AND COINCIDENT WITH THE NORTHERLY LINE OF SAID **AIRPORT ANNEXATION FILING 1** AND 50.00 FEET SOUTHERLY AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTION 8 AND 17 A DISTANCE OF 490.01 FEET MORE OR LESS; THENCE S89°40'46" W AND COINCIDENT WITH THE NORTH LINE OF TWO TRACTS OF LAND AS RECORDED AT **BOOK 3529 PAGE 939** OF THE RECORDS OF EL PASO COUNTY, COLORADO A DISTANCE OF 86.37 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 17 ; THENCE S89°43'08" W A DISTANCE OF 1092.04 FEET TO THE **POINT OF BEGINNING** THENCE S89°43'08" W AND COINCIDENT WITH THE NORTH LINE OF SAID TRACT AS RECORDED AT **BOOK 3529 PAGE 939** AND **COWPERWOOD SAIC SUBDIVISION** AS RECORDED AT RECEPTION NUMBER 205122346 AND **SPACE VILLAGE APARTMENTS FILING NUMBER 1** AS RECORDED AT RECEPTION NUMBER 222714980 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 642.37 FEET MORE OR LESS; THENCE N00°16'52" W A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS RECORDED AT **RECEPTION NUMBER 219135648** OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N89°43'08" E AND 50.00 FEET NORTH OF AND PARALLEL TO SAID SECTION LINE AND COINCIDENT WITH THE SOUTH LINE OF SAID TRACT AT **RECEPTION NUMBER 219135648** AND TRACTS AS RECORDED AT **RECEPTION NUMBERS 206146713, 220093895, 205054402, HILLCREST ACRES** AT PLAT BOOK B-2 PAGE 64, ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO A DISTANCE OF 1386.48 FEET , MORE OR LESS TO A POINT ; THENCE S00°16'52" E A DISTANCE OF 50.00 FEET TO A POINT ON THE SAID SECTION LINE; THENCE S89°43'08" W AND COINCIDENT WITH SAID SECTION LINE A DISTANCE OF 744.20 FEET TO A POINT; THENCE S00°23'26" E A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 101,440 SQUARE FEET, (2.329 ACRES), MORE OR LESS.

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



## ANNEXATION

SPACE VILLAGE Addition No.3  
Description

Drawn By: R. Kotwica Date: 10/11/2023

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