

# 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 RECEPTION NUMBER 096075720** 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:

**COMMENCING** 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 30.00 FEET TO THE **POINT OF BEGINNING**;  
THENCE N00°18'02" W AND COINCIDENT WITH THE WESTERLY LINE OF SAID AIR LANE A DISTANCE OF 844.27 FEET MORE OR LESS TO THE POINT OF CURVE;  
THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 368.53 FEET AND A CENTRAL ANGLE OF 28°47'47", AN ARC DISTANCE OF 185.22 FEET TO A POINT;  
THENCE S69°22'54" E A DISTANCE OF 60.68 FEET TO A POINT OF A NON-TANGENT CURVE ON THE EAST RIGHT OF WAY LINE OF SAID AIR LANE;  
THENCE SOUTHWESTERLY AND COINCIDENT WITH SAID EAST RIGHT OF WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 308.53 FEET AND A CENTRAL ANGLE OF 23°12'32", AN ARC DISTANCE OF 124.98 FEET AND A CHORD BEARING OF S18°26'10" W A DISTANCE OF 124.12 FEET TO A NON-TANGENT LINE ;  
THENCE N49°05'22" E A DISTANCE OF 31.79 FEET TO A POINT OF A NON-TANGENT CURVE ON THE EAST BOUNDARY LINE OF A 20.00 FOOT TRACT OF LAND AS RECORDED AT **RECEPTION NUMBER 096075720**;  
THENCE SOUTHWESTERLY AND COINCIDENT WITH THE EAST LINE OF SAID 20.00 FOOT TRACT ON A CURVE TO THE LEFT HAVING A RADIUS OF 288.49 FEET AND A CENTRAL ANGLE OF 11°48'35", AN ARC DISTANCE OF 59.46 FEET AND A CHORD BEARING OF S06°00'20" W A DISTANCE OF 59.36 FEET;  
THENCE S00°18'02" E AND COINCIDENT WITH THE EAST LINE OF SAID **20.00 FOOT TRACT AS RECORDED AT RECEPTION NUMBER 096075720 AND RECEPTION NUMBER 099087783** A DISTANCE OF 254.27;  
THENCE S89°41'58" W A DISTANCE OF 20.00 FEET TO THE WEST LINE OF SAID 20.00 FOOT TRACT AT **RECEPTION NUMBER 099087783** AND THE EAST RIGHT OF WAY LINE OF SAID AIR LANE;  
THENCE S00°18'02" E AND COINCIDENT WITH THE WEST LINE OF SAID 20.00 FOOT TRACT AND EAST RIGHT OF WAY LINE OF SAID AIR LANE A DISTANCE OF 439.97 FEET;  
THENCE S89°41'58" W A DISTANCE OF 10.00 FEET;  
THENCE S00°18'02" E A DISTANCE OF 150.01 FEET;  
THENCE S89°40'19" W A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**  
SAID PARCEL CONTAINS 65,680 SQUARE FEET, (1.508 ACRES), MORE OR LESS.  
THE LINEAR UNIT OF MEASURE USED FOR THIS SURVEY IS THE U.S. Survey foot.



## ANNEXATION

AIR LANE Addition No.3  
Description

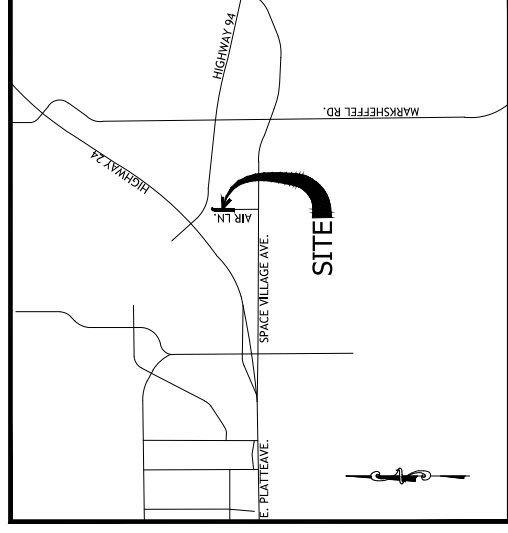
Drawn By: R. Kotwica Date: 10/11/2023

Job Number: 2023028 PAGE 1 OF 1

ANNEXATION PLAT

AIR LANE ADDITION NO. 3

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., to the City of Colorado Springs, El Paso County, Colorado.



VICINITY MAP NOT TO SCALE

BE IT KNOWN BY THESE PRESENTS:

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:

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 RECEPTION NUMBER 096075720 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:

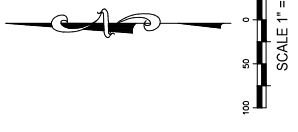
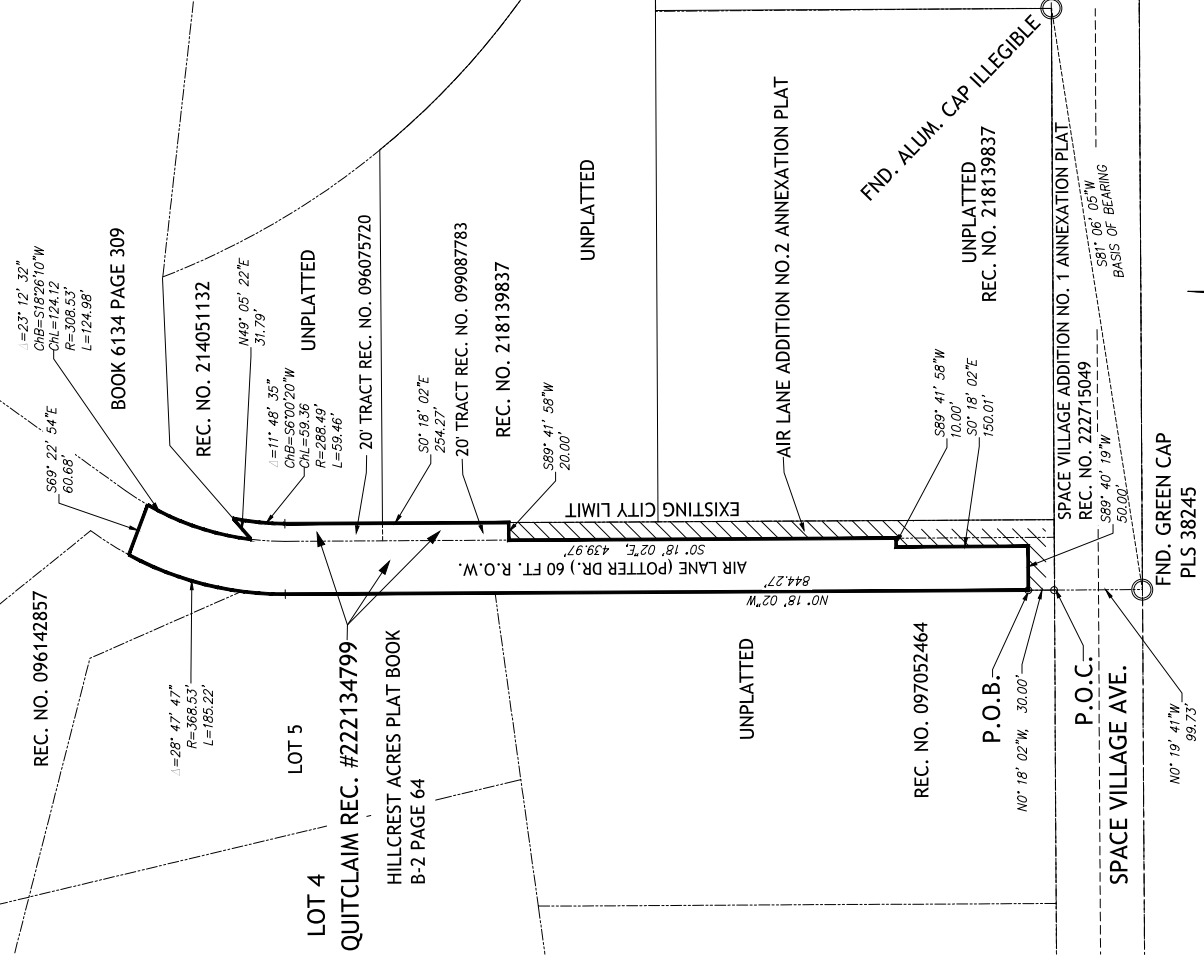
COMMENCING AT THE NORTHWEST CORNER OF SPACE VILLAGE ADDITION NO. 1 ANNEXATION PLAT AS RECORDED RECEPTION NUMBER 222715049 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N00°18'02" W AND COINCIDENT WITH THE WESTERLY LINE OF SAID AIR LANE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE N00°18'02" W AND COINCIDENT WITH THE WESTERLY LINE OF SAID AIR LANE A DISTANCE OF 844.27 FEET MORE OR LESS TO THE POINT OF CURVE; THENCE N07°18'02" W AND COINCIDENT WITH THE WESTERLY LINE OF SAID AIR LANE A CENTRAL ANGLE OF 29°47'47", AN ARC DISTANCE OF 185.22 FEET TO A POINT; THENCE S89°22'54" E A DISTANCE OF 60.68 FEET TO A POINT OF A NON-TANGENT CURVE ON THE EAST RIGHT OF WAY LINE OF SAID AIR LANE; THENCE S00°18'02" E AND COINCIDENT WITH SAID EAST RIGHT OF WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 308.53 FEET AND A CENTRAL ANGLE OF 23°12'32", AN ARC DISTANCE OF 124.98 FEET AND A CHORD BEARING OF S19°26'10" W A DISTANCE OF 124.12 FEET TO A NON-TANGENT LINE; THENCE N49°05'22" E A DISTANCE OF 124.98 FEET TO A POINT OF A NON-TANGENT CURVE ON THE EAST BOUNDARY LINE OF A 20.00 FOOT TRACT OF LAND AS RECORDED AT RECEPTION NUMBER 096075720; THENCE S00°18'02" E AND COINCIDENT WITH THE EAST LINE OF SAID 20.00 FOOT TRACT AS RECORDED AT RECEPTION NUMBER 096075720; THENCE S00°18'02" E AND COINCIDENT WITH THE EAST LINE OF SAID 20.00 FOOT TRACT AS RECORDED AT RECEPTION NUMBER 096075720; THENCE S89°41'58" W A DISTANCE OF 254.27; THENCE S89°41'58" W A DISTANCE OF 20.00 FEET TO THE WEST LINE OF SAID 20.00 FOOT TRACT AT RECEPTION NUMBER 099087783 AND THE EAST RIGHT OF WAY LINE OF SAID AIR LANE; THENCE S00°18'02" E AND COINCIDENT WITH THE WEST LINE OF SAID 20.00 FOOT TRACT AND EAST RIGHT OF WAY LINE OF SAID AIR LANE A DISTANCE OF 439.97 FEET; THENCE S89°41'58" W A DISTANCE OF 10.00 FEET; THENCE S00°18'02" E A DISTANCE OF 150.01 FEET; THENCE S89°40'19" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING

ALL BEARINGS ARE BASED ON A LINE FROM THE SOUTHWEST CORNER OF 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 222715049 AND ASSUMED TO BEAR S81°06'05" W. AS MONUMENTED ON THE NORTHEAST END WITH AN ILLEGIBLE ALUMINUM CAP AND TO THE SOUTHWEST END AS MONUMENTED WITH A GREEN CAP MARKED PLS 38245. SAID PARCEL CONTAINS 65.680 SQUARE FEET, (1.508 ACRES), MORE OR LESS.

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

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 2,230.65' ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 371.78' (16.67%) PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 669.98' (30.04%)

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.



SURVEYOR'S STATEMENT:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING ANNEXATION PLAT WAS DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID TRACT IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, COLORADO, EL PASO COUNTY, COLORADO TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

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

OWNER:

The aforementioned, City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, has executed this instrument this \_\_\_ day of \_\_\_\_\_, 2024 A.D.

Blessing A. Mobolade, Mayor

Attest:

City Clerk

Slate of Colorado )

County of El Paso )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2024 A.D. by Blessing A. Mobolade, Mayor of the City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation.

Witness my hand and seal

My commission expires: \_\_\_\_\_ Notary Public

CITY OF COLORADO SPRINGS APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "Air Lane Addition No. 3".

City Planning Director \_\_\_\_\_ 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 The City of Colorado Springs at its meeting on \_\_\_ day of \_\_\_\_\_, 2024, A.D.

City Clerk \_\_\_\_\_ Date \_\_\_\_\_

CLERK AND RECORDER

STATE OF COLORADO ) JSS COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, M. THIS DAY OF \_\_\_\_\_, 2024, A.D. AND IS DULY RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER CLERK AND RECORDER.

BY \_\_\_\_\_ DEPUTY

SURCHARGE: \_\_\_\_\_ FEE: \_\_\_\_\_

AIR LANE ADDITION NO. 3 ANNEXATION PLAT

Table with columns: DATE (10/11/23), JOB NUMBER (2023028), REV, SCALE (1" = 100'), DRAWN BY (Richard Valencia), SHEET 1 OF 1

ANEX - 23-0026