

# 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

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