

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 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