

LEGAL DESCRIPTION

A parcel of land located in southwest one-quarter of SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., El Paso County, Colorado. A portion of Lot 1 MINING MUSEUM SUBDIVISION NO. 1 as recorded in Plat Book F-3 at page 73 as recorded in the records of the El Paso County Clerk and Recorder, Colorado, More particularly described as follows;

Commencing at the north angle point on the west boundary of said Lot 1 and the east boundary line of the Air Force Academy at boundary point no. 41;
thence N25°10'03"W and coincident with the said west boundary line and the east boundary of said Air Force Academy a distance of 16.90 feet to the **Point of Beginning**;

thence continuing N25°10'03"W and coincident with said boundary line a distance of 22.00 feet to the south right of way line of North Gate Road A.K.A. North Gate Blvd., the northwest corner of said Lot 1 and the the south corner of Annexation Plat North Gate Addition No. 9 as recorded at reception no. 224715312 in the records of the El Paso County Clerk and Recorder, Colorado;

thence N65°19'40"E and coincident with said south right of way line and the north boundary of said Lot 1 and the south boundary of said North Gate Addition No. 9 a distance of 205.27 feet to the southwest corner of annexation plat North Gate Addition No. 8 as recorded at reception no. 224715311 in the records of the El Paso County Clerk and Recorder, Colorado;

the following two course are coincident with said right of way line and annexation line;

thence N65°19'40"E a distance of 201.53 feet to a tangent curve to the right;

thence easterly on said curve to the right with a radius of 237.94 feet, a central angle of 39°44'58" and a length of 165.07 feet;

thence S66°03'38"W a distance of 60.00 feet;

thence S76°08'25"W a distance of 171.81 feet;

thence S65°19'40"W a distance of 330.00 feet more or less to the **Point of Beginning**.

Said portion containing a protracted area of 14,325 Square feet.

All bearings in this legal description are relative to the line between two 3.5 inch brass Air Force Academy boundary monuments number 41 and 38 embedded in concrete which is assumed to bear S15°48'27"W.

This legal description was prepared for and on behalf of The City of Colorado Springs by
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ANNEXATION

North Gate Boulevard Addition No.10
Description

Drawn By: R. Kotwica Date: 12/18/2024

Job Number: 2024044

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