

**LEGAL DESCRIPTION :**

A TRACT OF LAND SITUATED IN THE WEST ONE-HALF OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO, BEING A PART OF 80 foot Right of Way for Capital Drive as dedicated to El Paso County on the Plat of Rocky Mountain Industrial Park Filing No. 1 recorded January 28, 2002 at Reception No. 202014735; and Right of Way for Capital Drive conveyed to El Paso County in the Warranty Deed from Jay H. Williams recorded November 30, 2000 at Reception No. 200144329; Right of Way for Capital Drive conveyed to El Paso County in the Warranty Deed from Stephen J. Schnurr recorded November 30, 2000 at Reception No. 200144330, 200144328; all deeded to the City of Colorado Springs as recorded February 11, 2022 at reception number 222021350; and a portion of the Right of Way for Genoa Drive conveyed to the City of Colorado Springs from El Paso County recorded September 07, 2022 at reception number 222116975

ALL OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

**BEGINNING AT** THE SOUTHWEST CORNER OF LOT 7, BLOCK 1 OF SAID ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1, AND THE SOUTHEAST CORNER OF A TRACT AS DESCRIBED AT RECEPTION NUMBER 200144330 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO,

THENCE; S89°58'32" W AND COINCIDENT WITH THE NORTH BOUNDARY OF CONSTITUTION AVE., THE SOUTH BOUNDARY OF CAPITAL DRIVE A DISTANCE 40.00 FEET TO THE SOUTHEAST CORNER OF A TRACT AS DESCRIBED AT RECEPTION NUMBER 200144229 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO,

THENCE S89°58'32" W AND COINCIDENT WITH THE NORTH BOUNDARY OF CONSTITUTION AVE., THE SOUTH BOUNDARY OF CAPITAL DRIVE A DISTANCE 40.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT AS DESCRIBED AT RECEPTION NUMBER 200144229 AND COINCIDENT WITH THE BOUNDARY OF ANNEXATION PLAT THE SANDS ADDITION NO.4 AS RECORDED AT RECEPTION NUMBER 205101482 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO,

THENCE N00°01'28" W AND COINCIDENT WITH THE EAST BOUNDARY OF THE SANDS ADDITION NO.1 , AS RECORDED AT RECEPTION NUMBER 219714414 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, AND COINCIDENT WITH THE WEST BOUNDARY OF SAID TRACT AT RECEPTION NUMBER 200144229 A DISTANCE OF 1224.23 FEET TO THE COMMON CORNER OF SAID TRACTS;

THE FOLLOWING FOUR COURSES ARE COINCIDENT WITH THE WEST RIGHT OF WAY OF SAID CAPITAL DRIVE AS PLATTED IN SAID ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1;

- (1) THENCE N00°01'28" W A DISTANCE OF 600.00 FEET TO THE POINT OF CURVE;
- (2) THENCE ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°18'26", A RADIUS OF 638.57 FEET, AN ARC LENGTH OF 594.12 FEET TO THE POINT OF REVERSE CURVE;
- (3) THENCE ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 53°19'15", A RADIUS OF 706.41 FEET, AN ARC LENGTH OF 657.40 FEET;
- (4) THENCE N00°00'39" W A DISTANCE OF 164.58 FEET TO THE SOUTH BOUNDARY LINE OF A TRACT AS RECORDED AT RECEPTION NUMBER 222116975 AND THE SOUTH BOUNDARY OF GENOA DRIVE AND THE NORTHEAST CORNER OF LOT 13, BLOCK 2 OF SAID ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1; THE FOLLOWING FIVE COURSES ARE COINCIDENT WITH THE SAID TRACT AS RECORDED AT RECEPTION NUMBER 222116975;

- (1) THENCE S89°59'21" W AND COINCIDENT WITH THE NORTH LINE OF SAID LOT 13, BLOCK 2 A DISTANCE OF 659.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 13, BLOCK 2;
- (2) THENCE N00°04'52" E A DISTANCE OF 40.00 FEET TO THE SOUTH BOUNDARY OF ANNEXATION PLAT THE SANDS ADDITION NO. 1 AS RECORDED AT RECEPTION NUMBER 218714210 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;
- (3) THENCE N89°59'21" E AND COINCIDENT WITH SAID SOUTH BOUNDARY OF ANNEX PLAT A DISTANCE OF 699.49 FEET TO THE SOUTHWEST CORNER OF ANNEXATION PLAT CAPITAL ANNEXATION NO. 1 AS RECORDED AT RECEPTION NUMBER 214713533 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;
- (4) THENCE N89°59'21" E AND COINCIDENT WITH SAID SOUTH BOUNDARY OF SAID ANNEXATION PLAT CAPITAL ANNEXATION NO. 1 A DISTANCE OF 40.00 FEET;
- (5) THENCE S00°00'39" E A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF CAPITAL DRIVE RIGHT OF WAY AS PLATTED IN SAID ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1;

THE FOLLOWING THREE COURSES ARE COINCIDENT WITH THE EAST RIGHT OF WAY OF SAID CAPITAL DRIVE;

- (1) THENCE S00°00'39" E A DISTANCE OF 164.57 FEET TO THE PONT OF CURVE;
- (2) THENCE ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°19'15", A RADIUS OF 626.41 FEET, AN ARC LENGTH OF 582.95 FEET TO THE POINT OF REVERSE CURVE;
- (3) THENCE ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 53°18'26", A RADIUS OF 718.57 FEET, AN ARC LENGTH OF 668.54 FEET TO THE SOUTHEAST CORNER OF SAID CAPITAL DRIVE AS PLATTED IN ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1;

THENCE S00°01'28" E A DISTANCE OF 1824.22 FEET TO THE **POINT OF BEGINNING** SAID PARCEL CONTAINS 288,805 SQUARE FEET, (6.6301 ACRES), MORE OR LESS.



**ANNEXATION**

Capital Drive Addition No.2  
Description

Drawn By: R. Kotwica Date: 09/19/2022

Job Number: 2022011 PAGE 1 OF 1