

# ANNEXATION PLAT NEAGLE-DUTCHER FAMILY ADDITION

AN ANNEXATION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH,  
RANGE 66 WEST OF THE 6TH P.M., TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

## Legal Description:

A tract of land being a portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

Lot 11, Block Four, TOGETHER WITH portions of Date Street (60' public R.O.W.) lying Northwesternly and Lotus Street (60' public R.O.W.) lying Southerly of said Lot inclusive, and the adjacent intersection portions of said Date Street and Lotus Street, all as platted within PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records), described as follows:

Bearings are based on the Northwesternly right-of-way line of said Date Street and is assumed to bear S43°03'30"W.

BEGINNING at the most Southeasterly corner of said Lot 11; thence N00°10'50"W along the Easterly line of said Lot 11, 120.00 feet to the Northeasterly corner of said Lot 11; thence N46°56'30"W along the Northeasterly line of said Lot 11 and as extended Northwesternly, 80.36 feet to a point on said Date Street's Northwesternly right-of-way line; thence S43°03'30"W along said Northwesternly right-of-way line, 274.93 feet; thence S46°56'30"E, 60.00 feet to a point on the Southeasterly right-of-way line of said Date Street; thence Northeasterly on a non-tangent curve to the right and along said Date Street's Southeasterly right-of-way line, said curve having a central angle of 46°45'40", a radius of 20.00 feet, an arc length of 15.97 feet to a point on the Southerly right-of-way line of said Lotus Street; thence N89°49'10"E along said Lotus Street's Southerly right-of-way line, 308.56 feet; thence N00°10'50"W, 60.00 feet to a point on the Northerly right-of-way line of said Lotus Street; thence S89°49'10"W along said Lotus Street's Northerly right-of-way line, 120.00 feet to the POINT OF BEGINNING;

Containing 1.01 acres (44,164 square feet), more or less.