

LEGAL DESCRIPTION :

A PORTION OF SPACE VILLAGE AVE. BEING THE NORTH 50.00 FEET OF SECTION 17 AND THE SOUTH 50 FEET OF SECTION 8 AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SECTION LINE ALL IN SECTION 8 and 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO, AND QUITCLAIMED TO THE CITY OF COLORADO SPRINGS AT **RECEPTION NUMBER 222134799** OF THE RECORDS OF EL PASO COUNTY, COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF **SPACE VILLAGE ADDITION NO. 1 ANNEXATION PLAT** AS RECORDED RECEPTION NUMBER 222715049 AND A POINT ON THE NORTH LINE OF **AIRPORT ANNEXATION FILING 1 ANNEXATION PLAT** AS RECORDED AT RECEPTION NO. 217713899 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S89°40'46" W AND COINCIDENT WITH THE NORTHERLY LINE OF SAID **AIRPORT ANNEXATION FILING 1** AND 50.00 FEET SOUTHERLY AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTION 8 AND 17 A DISTANCE OF 490.01 FEET MORE OR LESS; THENCE S89°40'46" W AND COINCIDENT WITH THE NORTH LINE OF TWO TRACTS OF LAND AS RECORDED AT **BOOK 3529 PAGE 939** OF THE RECORDS OF EL PASO COUNTY, COLORADO A DISTANCE OF 86.37 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 17 ; THENCE S89°43'08" W A DISTANCE OF 1092.04 FEET TO THE **POINT OF BEGINNING** THENCE S89°43'08" W AND COINCIDENT WITH THE NORTH LINE OF SAID TRACT AS RECORDED AT **BOOK 3529 PAGE 939** AND **COWPERWOOD SAIC SUBDIVISION** AS RECORDED AT RECEPTION NUMBER 205122346 AND **SPACE VILLAGE APARTMENTS FILING NUMBER 1** AS RECORDED AT RECEPTION NUMBER 222714980 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 642.37 FEET MORE OR LESS; THENCE N00°16'52" W A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS RECORDED AT **RECEPTION NUMBER 219135648** OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N89°43'08" E AND 50.00 FEET NORTH OF AND PARALLEL TO SAID SECTION LINE AND COINCIDENT WITH THE SOUTH LINE OF SAID TRACT AT **RECEPTION NUMBER 219135648** AND TRACTS AS RECORDED AT **RECEPTION NUMBERS 206146713, 220093895, 205054402, HILLCREST ACRES** AT PLAT BOOK B-2 PAGE 64, ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO A DISTANCE OF 1386.48 FEET , MORE OR LESS TO A POINT ; THENCE S00°16'52" E A DISTANCE OF 50.00 FEET TO A POINT ON THE SAID SECTION LINE; THENCE S89°43'08" W AND COINCIDENT WITH SAID SECTION LINE A DISTANCE OF 744.20 FEET TO A POINT; THENCE S00°23'26" E A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 101,440 SQUARE FEET, (2.329 ACRES), MORE OR LESS.

THE LINEAR UNIT OF MEASURE USED FOR THIS SURVEY IS THE U.S. Survey foot.



ANNEXATION

SPACE VILLAGE Addition No.3
Description

Drawn By: R. Kotwica Date: 10/11/2023

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