

**LEGAL DESCRIPTION  
(ANNEXATION PARCEL)**

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 67 WEST AND THE WEST ONE-HALF OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 WEST BEING MONUMENTED ON THE NORTH END BY A FOUND 6 INCH CONCRETE MONUMENT EMBEDDED WITH A 3-1/2 INCH METAL DISC STAMPED WITH SYMBOLOGY INDICATING IT BEING THE NORTH ONE-QUARTER CORNER OF SECTION 1 AND "1970 U.S. AIR FORCE 6786 BDY 47" AND ON THE SOUTH END BY FOUND REBAR CAPPED WITH A 3-1/4 INCH METAL AND 6 INCH CONCRETE MONUMENT EMBEDDED WITH A BRASS DISC STAMPED WITH SYMBOLOGY INDICATING IT BEING THE CENTER OF SECTION 1 AND "U.S. DEPT. OF INTERIOR - BUREAU OF LAND MANAGEMENT 1966" - BEARING SOUTH 0°12'17" EAST A DISTANCE OF 2674.46 FEET

**COMMENCE** AT THE CENTER OF SAID SECTION 1; THENCE SOUTH 40°07'17" EAST A DISTANCE OF 4,501.50 FEET TO AN ANGLE POINT ON THE EXTERIOR OF THE UNITED STATES AIR FORCE ACADEMY PROPERTY BEING MONUMENTED BY A 6 INCH CONCRETE MONUMENT EMBEDDED WITH A 3-1/2 INCH METAL DISC STAMPED "1970 U.S. AIR FORCE 6786 BDY 38"; THENCE SOUTH 25°23'28" EAST, ALONG SAID THE EXTERIOR A DISTANCE OF 21.63 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE SOUTH 25°23'28" EAST, ALONG SAID EXTERIOR, A DISTANCE OF 566.18 FEET TO THE NORTHWEST CORNER OF LOT 4 OF BASS PRO AT NORTHGATE FILING NO. 1 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JULY 18, 2012 UNDER RECEPTION NUMBER 212713238 SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE CURRENT COLORADO SPRING CORPORATE CITY LIMITS;

THENCE CONTINUE SOUTH 25°23'28" EAST, ALONG SAID UNITED STATES AIR FORCE ACADEMY EXTERIOR AND COLORADO SPRINGS CORPORATE CITY LIMITS, A DISTANCE OF 2,290.00 FEET;  
THENCE SOUTH 66°17'28" WEST A DISTANCE OF 1,184.56 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE FORMER ATCHISON TOPEKA AND SANTA FE RAILROAD AS DEPICTED IN THAT CERTAIN BOUNDARY SURVEY OF THE UNITED STATES AIR FORCE ACADEMY RECORDED DECEMBER 3, 1970 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS IN PLAT BOOK O2 PAGE 84 (RECEPTION NUMBER 768143) ALSO BEING THE WESTERLY LINE OF THAT CERTAIN EASEMENT GRANTED BY THE UNITED STATES AIR FORCE ACADEMY FOR ROAD, STREET AND HIGHWAY RECORDED AUGUST 11, 1958 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN BOOK 1691 PAGE 594;

THENCE NORTH 23°42'32" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 304.96 FEET;

THENCE LEAVING SAID RAILROAD RIGHT-OF-WAY LINE SOUTH 66°17'28" WEST, ALONG THE SAID HIGHWAY EASEMENT LINE, A DISTANCE OF 70.00 FEET;

THENCE NORTHWESTERLY, ALONG SAID HIGHWAY EASEMENT LINE BEING 20 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE PREVIOUSLY CITED RAILROAD RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;

1. THENCE NORTH 23°42'32" WEST A DISTANCE OF 886.71 FEET TO A TANGENT 1,990.08 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
2. THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°00'57" AN ARC DISTANCE OF 660.49 FEET;
3. THENCE NORTH 42°43'29" WEST A DISTANCE OF 1,023.31 FEET;

LEGAL DESCRIPTION  
ANNEXATION PARCEL

THENCE NORTH 64°36'31" EAST A DISTANCE OF 1,613.43 FEET TO THE **POINT OF BEGINNING**.  
THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 3,712,960 SQUARE FEET (85.23783 ACRES),  
MORE OR LESS.