

LEGAL DESCRIPTION

A parcel of land located within Lot 7 of Colorado Springs Airport, Filing No. 1F, a subdivision plat recorded under Reception Number 222715016 of the records of El Paso County, Colorado, located in the West ½ of Section 4, Township 15 South, Range 65 West of the 6TH P.M., El Paso County, Colorado, described as follows:

(BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW1/4 OF SECTION 4 AS BEARING N89°21'11"W)

Beginning at the Southeast Corner of said Lot 7 and the South ¼ Corner of said Section 4;

Thence N89°21'11"W, 1,448.00 feet along the South line of the SW ¼ of said Section 4;

Thence N00°29'07"E, 2,645.16 feet;

Thence N00°01'07"E, 1,989.61 feet;

Thence N89°31'11"W, 1,052.49 feet;

Thence N00°01'07"E, 567.50 feet; to a point of curve to the right;

Thence Northeasterly, 122.69 feet along the arc of said curve to a point tangent and being on the North line of said Lot 7, said arc having a radius of 78.20 feet, a central angle of 89°53'28" and being subtended by a chord that bears N44°57'51"E, 110.49 feet

Thence N89°54'36"E, 2,424.75 feet to the Northwest Corner of said Lot 7 on the East line of the NW ¼ of said Section 4;

Thence S00°16'43"W, 2,628.00 feet along the East line of the NW ¼ of said Section 4 to the Center ¼ Corner thereof;

Thence S00°16'35"W, 2,681.40 feet along the East line of the SW ¼ of said Section 4 to the POINT OF BEGINNING;

Area = 8,335,567 square feet, 191.36 acres, more or less.

Randall D. Hency, PLS Colorado 27605
for and on behalf of
Polaris Surveying, Inc.
1903 Lalaray Street, Suite 102
Colorado Springs, Co. 80909
Job No.

Date 04/18/23

EXHIBIT MAP



SCALE 1" = 800'

L=122.69' R=78.20'
Δ=89°53'28"
LC=S44°57'51"W, 110.49'

N 89°54'36" E 2424.75'

N 00°01'07" E
567.50'

1052.49'

N 89°31'11" W

N 00°01'07" E 1989.61'

N 00°29'07" E 2645.16'

S 00°16'43" W 2628.00'

S 00°16'35" W 2681.40'

RPZ FROM COSA

LOT 7
COLORADO SPRINGS AIRPORT
FILING 1F

USE AREA 2
AREA=191.36 ACRES +/-

N 89°21'11" W 1448.00'
(BASIS OF BEARING)

POINT OF BEGINNING

DATE: 04/18/23
ENERTIA JOB NO. 220107

USE AREA 2

POLARIS SURVEYING, INC.

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