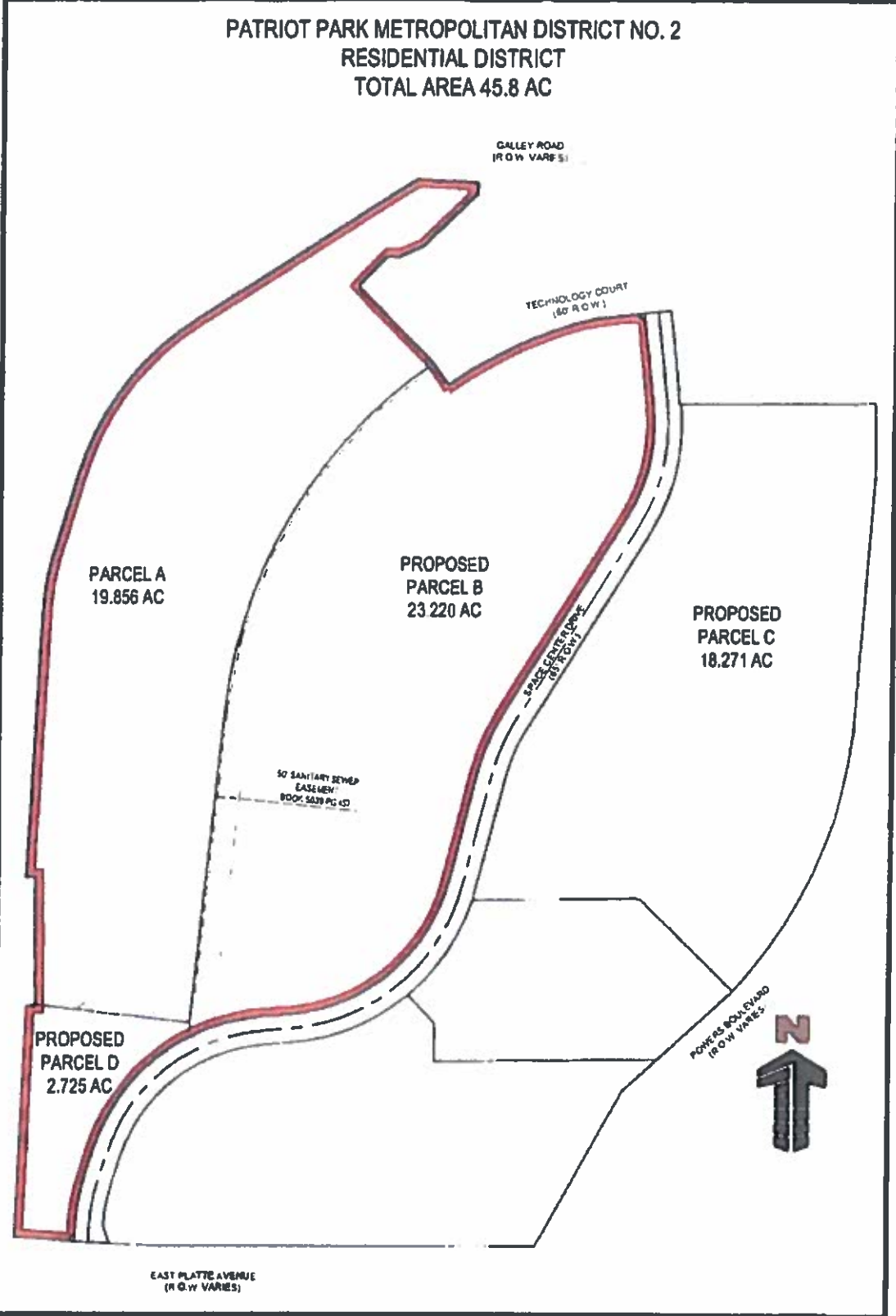


JUN 04 2018

Div of Local Government



PATRIOT PARK PARCEL AREA EXHIBIT COLORADO SPRINGS, CO EXHIBIT - RESIDENTIAL DISTRICT	Project No	SLV00002.01	 <small>Professional Engineering 1700 South W. 50th St. Colorado Springs, CO 80904 Tel: 719.575.1100 www.gallowayinc.com</small>
	Drawn By	SLB	
	Checked By	MBP	
	Date	02/01/2018	

RECEIVED

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Div of Local Government

District No. 2 Initial District Boundary - Residential District:

Includes Parcel A, Parcel B and Parcel D:

Parcel A: 19.856 ac- described as follows;**PROPERTY DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON A PORTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST PLATTE AVENUE, MONUMENTED ON THE WEST END BY A FOUND CDOT RIGHT-OF-WAY 3 1/2" ALUMINUM CAP STAMPED PLS 28276, AND ON THE EAST END BY A FOUND 1 1/2" ALUMINUM CAP, STAMPED MATRIX PLS 32822, AND IS ASSUMED TO BEAR S89°58'10"E.:

COMMENCING AT THE SAID 3 1/2" CDOT MONUMENT, THENCE N26°18'46"W A DISTANCE OF 625.68 FEET TO THE POINT OF BEGINNING;

THENCE N00°16'27"W, A DISTANCE OF 296.94 FEET;

THENCE S89°43'33"W, A DISTANCE OF 21.16 FEET;

THENCE N03°06'31"E, A DISTANCE OF 643.90 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 437.50 FEET, A

CENTRAL ANGLE OF 13°30'00", A DISTANCE OF 103.08, A CHORD BEARING OF

N09°51'31"E WITH A CHORD DISTANCE OF 102.85 FEET;

THENCE N16°36'31"E, A DISTANCE OF 210.37 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 644.50 FEET, A

CENTRAL ANGLE OF 41°00'24", A DISTANCE OF 461.27, A CHORD BEARING OF

N37°06'43"E WITH A CHORD DISTANCE OF 451.49 FEET;

THENCE N57°36'55"E, A DISTANCE OF 612.57 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GALLEY ROAD;

THENCE S86°48'38"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 144.33

FEET TO A POINT ON THE WEST LINE OF SCIENCE PARK SUBDIVISION NO. 1, PHASE 1,

RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER OFFICE AT BOOK W-3,

PAGE 92;

THENCE ALONG SAID WEST LINE OF SCIENCE PARK SUBDIVISION NO. 1, PHASE 1, THE FOLLOWING SIX (6) COURSES:

1. THENCE S03°11'22"W, A DISTANCE OF 27.24 FEET;
2. THENCE S46°04'55"W, A DISTANCE OF 176.61 FEET;
3. THENCE S66°04'51"W, A DISTANCE OF 61.83 FEET;
4. THENCE N85°35'09"W, A DISTANCE OF 25.00 FEET;

5. THENCE S45°06'51"W, A DISTANCE OF 98.00 FEET;

6. THENCE S44°53'09"E, A DISTANCE OF 251.86 FEET TO A NON-TANGENT POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1130.00 FEET, A CENTRAL ANGLE OF 49°32'31", A DISTANCE OF 977.08, A CHORD BEARING OF S30°41'07"W WITH A CHORD DISTANCE OF 946.92 FEET;

THENCE S05°54'51"W, A DISTANCE OF 732.99 FEET;

THENCE N83°32'58"W, A DISTANCE OF 365.58 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 864,944 SQUARE FEET OR 19.856 ACRES, MORE OR LESS.

Parcel B: 23.220 ac- described as follows;

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON A PORTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST PLATTE AVENUE, MONUMENTED ON THE WEST END BY A FOUND CDOT RIGHT-OF-WAY 3 1/4" ALUMINUM CAP STAMPED PLS 28276, AND ON THE EAST END BY A FOUND 1 1/4" ALUMINUM CAP, STAMPED MATRIX PLS 32822, AND IS ASSUMED TO BEAR S89°58'10"E.:

COMMENCING AT THE SAID 3 1/4" CDOT MONUMENT, THENCE N09°38'39"E A DISTANCE OF 490.40 FEET TO A POINT THE NORTH RIGHT OF WAY LINE OF SPACE CENTER DRIVE AND THE POINT OF BEGINNING;

THENCE N05°54'51"E, A DISTANCE OF 769.49 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1130.00 FEET, A CENTRAL ANGLE OF 49°32'31", A DISTANCE OF 977.08, A CHORD BEARING OF N30°41'07"E WITH A CHORD DISTANCE OF 946.92 FEET TO THE WEST CORNER OF THE RIGHT OF WAY LINE OF TECHNOLOGY COURT;

THENCE S34°32'38"E ALONG THE WEST RIGHT OF WAY LINE OF TECHNOLOGY COURT, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF TECHNOLOGY COURT AND A NON-TANGENT POINT OF CURVATURE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1070.00 FEET, A CENTRAL ANGLE OF 17°48'44", A DISTANCE OF 332.64, A CHORD BEARING OF N64°21'44"E WITH A CHORD DISTANCE OF 331.31 FEET TO A POINT OF COMPOUND CURVATURE;

2. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 328.00 FEET, A CENTRAL ANGLE OF 10°43'45", A DISTANCE OF 61.42, A CHORD BEARING OF N78°37'59"E WITH A CHORD DISTANCE OF 61.33 FEET;

3. THENCE N83°59'51"E, A DISTANCE OF 100.15 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SPACE CENTER DRIVE;

THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES:

1. THENCE S06°00'13"E ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 217.48 FEET TO A POINT OF CURVATURE;

2. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 417.50 FEET, A CENTRAL ANGLE OF 37°45'00", A DISTANCE OF 275.07, A CHORD BEARING OF S12°52'17"W WITH A CHORD DISTANCE OF 270.13 FEET;

3. THENCE S31°44'47"W, A DISTANCE OF 542.48 FEET TO POINT OF CURVATURE;

4. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 482.50 FEET, A CENTRAL ANGLE OF 17°25'13", A DISTANCE OF 146.70, A CHORD BEARING OF S23°02'10"W WITH A CHORD DISTANCE OF 146.14 FEET;

5. THENCE S14°19'34"W, A DISTANCE OF 261.87 FEET TO A POINT OF CURVATURE;

6. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 417.50 FEET, A CENTRAL ANGLE OF 71°18'43", A DISTANCE OF 519.63, A CHORD BEARING OF S49°58'55"W WITH A CHORD DISTANCE OF 486.74 FEET;

7. THENCE S85°38'17"W, A DISTANCE OF 64.68 FEET TO A POINT OF CURVATURE;

8. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 23°02'20", A DISTANCE OF 180.95, A CHORD BEARING OF S74°07'07"W WITH A CHORD DISTANCE OF 179.73 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,011,453 SQUARE FEET OR 23.220 ACRES, MORE OR LESS.

Parcel D: 2.725 ac- described as follows;

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON A PORTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST PLATTE AVENUE, MONUMENTED ON THE WEST END BY A FOUND CDOT RIGHT-OF-WAY 3 1/4" ALUMINUM CAP STAMPED PLS 28276, AND ON THE EAST END BY A FOUND 1 1/4" ALUMINUM CAP, STAMPED MATRIX PLS 32822, AND IS ASSUMED TO BEAR S89°58'10"E.

COMMENCING AT THE SAID 3 1/4" CDOT MONUMENT, THENCE ALONG THE SAID NORTH RIGHT OF WAY LINE N86°43'19"W A DISTANCE OF 181.32 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N86°43'19"W, A DISTANCE OF 141.31 FEET;

THENCE N02°34'51"E, A DISTANCE OF 534.69 FEET;

THENCE N00°25'09"W, A DISTANCE OF 5.10 FEET;

THENCE N89°43'33"E, A DISTANCE OF 20.73 FEET;

THENCE N00°16'27"W, A DISTANCE OF 3.06 FEET;

THENCE S83°32'58"E, A DISTANCE OF 365.58 FEET;

THENCE S05°54'51"W, A DISTANCE OF 36.50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SPACE CENTER DRIVE AND A NON-TANGENT POINT OF CURVATURE;

THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 44°20'06", A DISTANCE OF 348.21, A CHORD BEARING OF S40°25'54"W WITH A CHORD DISTANCE OF 339.58 FEET;
2. THENCE S18°15'51"W, A DISTANCE OF 54.89 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 482.50 FEET, A CENTRAL ANGLE OF 14°59'15", A DISTANCE OF 126.21, A CHORD BEARING OF S10°46'14"W WITH A CHORD DISTANCE OF 125.85 FEET;
4. THENCE S03°16'36"W, A DISTANCE OF 38.93 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 118,720 SQUARE FEET OR 2.725 ACRES, MORE OR LESS.

Total Initial District Boundary: 66.798 ac (66.8 ac)