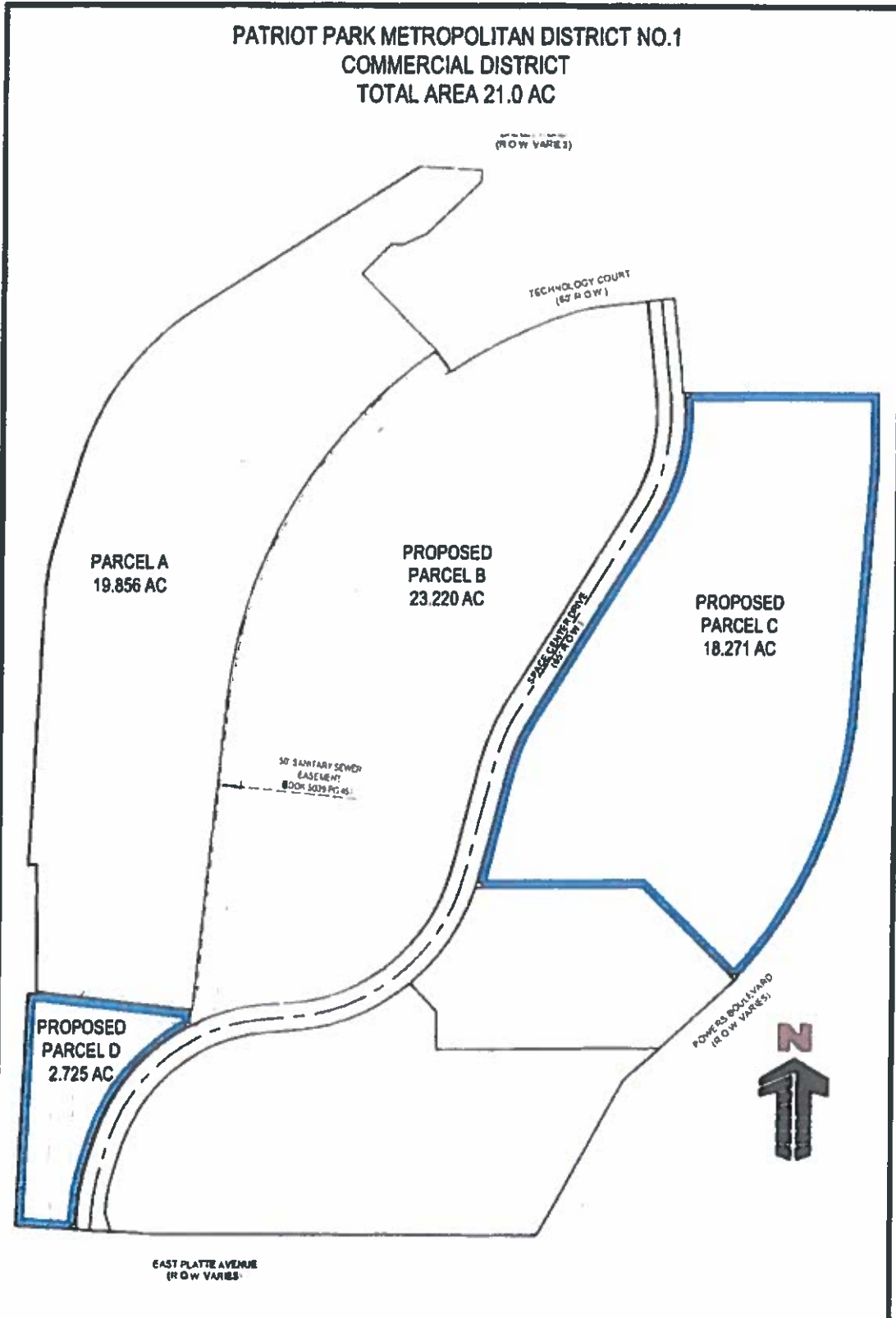


JUN 04 2018

Div of Local Government



**PATRIOT PARK
PARCEL AREA EXHIBIT
COLORADO SPRINGS CO
EXHIBIT - COMMERCIAL DISTRICT**

Project No: 81V000002.01
 Drawn By: BLS
 Checked By: MBF
 Date: 02/17/2018

Galloway
 Planning, Architecture, Engineering
 2000 Lakeside Dr. Suite 100
 Colorado Springs, CO 80908
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 www.gallowayinc.com

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Div of Local Government

Legal Descriptions**District No. 1 Initial District Boundary-Commercial District:****Includes Parcel C and Parcel D:****Parcel C: 18.272 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 N42°48'56"E A DISTANCE OF 1099.39 FEET TO A POINT THE EAST RIGHT OF WAY LINE OF SPACE CENTER DRIVE AND A NON-TANGENT POINT OF CURVATURE AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 482.50 FEET, A CENTRAL ANGLE OF 03°27'50", A DISTANCE OF 29.17, A CHORD BEARING OF N16°03'29"E WITH A CHORD DISTANCE OF 29.17 FEET;
2. THENCE N14°19'34"E, A DISTANCE OF 261.87 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 417.50 FEET, A CENTRAL ANGLE OF 17°25'13", A DISTANCE OF 126.94, A CHORD BEARING OF N23°02'10"E WITH A CHORD DISTANCE OF 126.45 FEET;
4. THENCE N31°44'47"E, A DISTANCE OF 542.48 FEET TO A POINT OF CURVATURE;
5. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 482.50 FEET, A CENTRAL ANGLE OF 37°27'07", A DISTANCE OF 315.39, A CHORD BEARING OF N13°01'14"E WITH A CHORD DISTANCE OF 309.81 FEET TO A POINT ON THE SOUTH LINE OF SCIENCE PARK SUBDIVISION NO. 1 FILING NO. 1, PHASE 2, RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER OFFICE AT BOOK E-5, PAGE 21 AND RECEPTION NO. 2078454;

THENCE N89°36'41"E ALONG SAID SOUTH LINE, A DISTANCE OF 459.45 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH POWERS BOULEVARD;

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

1. THENCE S00°20'33"E, A DISTANCE OF 174.98 FEET;

2. THENCE S04°25'18"W, A DISTANCE OF 598.82 FEET TO A NON-TANGENT POINT OF CURVATURE;

3. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1057.12 FEET, A CENTRAL ANGLE OF 36°38'23", A DISTANCE OF 676.01, A CHORD BEARING OF S24°55'19"W WITH A CHORD DISTANCE OF 664.55 FEET TO A POINT ON THE NORTH LINE OF PATRIOT PARK SUBDIVISION FILING NO. 2 RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER OFFICE AT RECEPTION NO. 206712430;

THENCE N45°52'23"W ALONG THE SAID NORTH LINE, A DISTANCE OF 307.80 FEET AND S89°24'46"W, A DISTANCE OF 390.94 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 795,909 SQUARE FEET OR 18.272 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.