

**LEGAL DESCRIPTION:
(CONCEPT PLAN AMENDMENT AREA)**

A TRACT OF LAND IN SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF "NEWPORT SUBDIVISION FILING NO. 5" AS RECORDED IN PLAT BOOK N-3 AT PAGE 17 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 2217 AT PAGE 5 OF SAID RECORDS; THENCE CONTINUE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) THENCE N 00°18'05" W, 381.46 FEET; (2) THENCE S 85°42'28" E, 330.00 FEET; (3) THENCE N 00°18'05" W, 2462.03 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1762.50 FEET AND A CENTRAL ANGLE OF 27°41'46", AN ARC DISTANCE OF 852.02 FEET (THE CHORD OF WHICH CURVE BEARS S 83°09'07" W, 843.70 FEET) TO A POINT OF TANGENT; THENCE N 83°00'00" W, ALONG SAID TANGENT, 191.21 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF EXISTING POWERS BOULEVARD; THENCE S 25°00'00" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 1853.39 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 2759.99 FEET AND A CENTRAL ANGLE OF 07°01'39", AN ARC DISTANCE OF 338.52 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AEROPAZA DRIVE AS PLATTED IN "NEWPORT SUBDIVISION FILING NO. 6" AS RECORDED IN PLAT BOOK 4-3 AT PAGE 54 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 92°36'23", AN ARC DISTANCE OF 161.63 FEET TO A POINT OF REVERSE CURVE; (2) THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1338.06 FEET AND A CENTRAL ANGLE OF 29°09'19", AN ARC DISTANCE OF 680.87 FEET TO A POINT OF TANGENT; (3) THENCE S 45°28'46" E, ALONG SAID TANGENT, 345.83 FEET TO A POINT OF CURVE; (4) THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 211.77 FEET AND A CENTRAL ANGLE OF 44°56'27", AN ARC DISTANCE OF 166.10 FEET TO A POINT OF TANGENT; (5) THENCE N 89°34'47" E, ALONG SAID TANGENT, 43.58 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF JETTING DRIVE AS PLATTED IN "NEWPORT SUBDIVISION FILING NO. 5", AS RECORDED IN PLAT BOOK N-3 AT PAGE 17 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°52'52", AN ARC DISTANCE OF 23.56 FEET; (2) THENCE N 89°34'47" E, 80.00 FEET; (3) THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°52'52", AN ARC DISTANCE OF 23.56 FEET; (4) THENCE N 89°34'47" E, 383.32 FEET TO A POINT OF CURVE; (5) THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°52'52", AN ARC DISTANCE OF 23.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 86.33 ACRES (3,847,796 SQUARE FEET), MORE OR LESS.

NOTES:

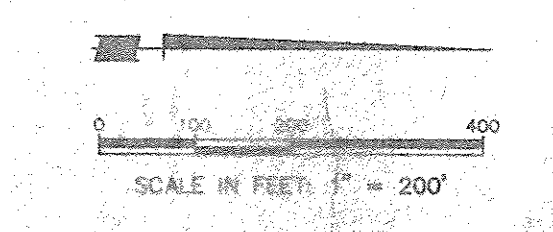
- PER ORDINANCE NO. 76-83, PIP-2 ZONES WITH CONDITIONS OF RECORD ALLOW ALL M-1 PRINCIPALLY PERMITTED USES AND ARE EXEMPT FROM MAXIMUM LOT COVERAGES.
- LOT SIZES MAY VARY WITHIN THE CONFINES OF THE PIP-1/PIP-2 ZONE RESTRICTIONS.
- BUILDING HEIGHTS AND SETBACKS WILL COMPLY TO ZONING REGULATIONS. LANDSCAPE SETBACKS WILL COMPLY WITH LANDSCAPE STANDARDS.
- 44' FACE OF CURB TO FACE OF CURB, TYPICAL, ON ALL INTERIOR ROADS.
- AVIGATION EASEMENTS WILL BE PROVIDED DURING PLATTING.
- LOTS WHICH TRAVERSE ZONE BOUNDARIES WILL BE RE-ZONED TO THE LEAST RESTRICTIVE ZONE PRIOR TO PLATTING.
- UTILITIES SHOWN HEREON ARE FROM BEST AVAILABLE RECORDS.
- CONTOURS SHOWN HEREON ARE FROM FIMS MAPPING.

DS-CP-71-51-A22(96)

NO.	DATE	REVISIONS PER CITY COMMENT	DCE/RGO	BY
1	07/22/98			

SHEET TITLE	CONCEPT PLAN AMENDMENT OF A PORTION OF NEWPORT TECHNICAL CENTER	FIELD BOOK NO.	N/A
SCALE	1" = 200'		
DATE	MAY 17, 1998		
DESIGNED BY	TLW		
CHECKED BY	TLW/RGO		
DRAWN BY	TLW/VPT		
PROJECT NO.	96022		
SHEET NO.	1		

Prepared by: **Obering, Wurth & Associates**
 Consulting Civil Engineers
 Registered Land Surveyors
 1015 Bliton Drive
 Colorado Springs, Colorado
 Phone (719) 531-8200



PROJECT NAME: NEWPORT TECH. CONCEPT PLAN AMENDMENT
 DRAWN BY: GIBBY, D. VICTOR
 PROJECT NO.: 96022
 DESIGN DATE: MAY 17, 1998
 DESIGNER: TLW
 CHECKER: TLW/RGO
 DRAWN BY: TLW/VPT
 PROJECT NO.: 96022
 SHEET NO.: 1

Design, Drafting & Support, Inc.
 4215 Ridgeway Lane
 Colorado Springs, CO 80908
 (719) 495-9097