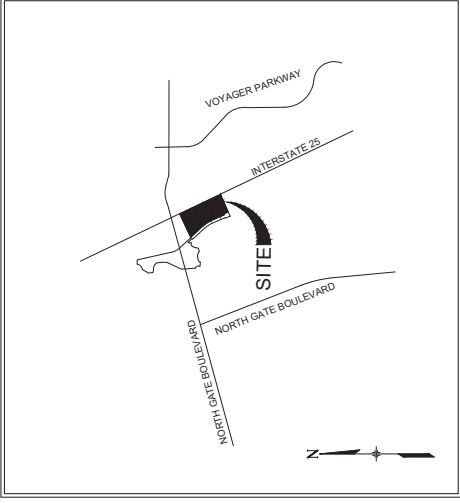


# USAFA ANNEXATION ADDITION NO. 1

A PORTION OF 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 6TH P.M., EL PASO COUNTY, COLORADO



VICINITY MAP:  
N.T.S.

**KNOW ALL MEN BY THESE PRESENTS:**

THAT THE UNITED STATES OF AMERICA BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:  
 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 COUNTY OF EL PASO STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF THE NORTH EAST ONE-QUARTER OF SECTION 11 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 SYMBOLOLOGY INDICATING IT BEING THE NORTH ONE-QUARTER CORNER OF SECTION 1 AND "1970 U.S. AIR FORCE 6788 BDY 47" AND ON THE SOUTH END BY FOUND REBAR CAPPED WITH A 3-1/4 INCH METAL AND 8 INCH CONCRETE MONUMENT EMBEDDED WITH A BRASS DISC STAMPED WITH SYMBOLOLOGY INDICATING IT BEING THE CENTER OF SECTION 1 AND "U.S. DEPT. OF INTERIOR - BUREAU OF LAND MANAGEMENT 1986" - BEARING SOUTH 0°12'17" EAST A DISTANCE OF 2674.46 FEET  
**COMMENCE** AT THE CENTER OF SAID SECTION 1, THENCE SOUTH 00°07'17" EAST A DISTANCE OF 4,501.50 FEET TO AN ANGLE POINT ON THE EXTENSION 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 6788 BDY 38"; THENCE SOUTH 25°23'28" EAST, ALONG SAID EXTERIOR A DISTANCE OF 21.53 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 2,280.00 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 02 PAGE 84 (RECEPTION NUMBER 029768143) 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 894;  
 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 680.49 FEET;  
 3. THENCE NORTH 42°43'29" WEST A DISTANCE OF 1,023.31 FEET;  
 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 3,172,860 SQUARE FEET (69,23783 ACRES), MORE OR LESS.

**OWNER:**

THE OWNERS OF THE ABOVE DESCRIBED PARCEL HEREBY REQUEST ANNEXATION TO THE CITY OF COLORADO SPRINGS, COLORADO.

BY: \_\_\_\_\_

THAT UNITED STATES OF AMERICA HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D.

STATE OF COLORADO )  
 COUNTY OF EL PASO ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D.

BY: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

**GENERAL NOTES:**

1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT. ALL BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM MAPS AND DOCUMENTS OF RECORD.
2. DATE OF PREPARATION: AUGUST 16, 2018
3. TOTAL PERIMETER: 8599.64 FEET
4. 1/8TH PERIMETER: 1433.27 FEET
5. PERIMETER CONTIGUOUS TO CITY LIMITS: 2280.00 FEET

**SURVEYOR'S STATEMENT**

I, ROBERT L. MEADOWS JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO AND LEGALLY DOING BUSINESS FOR AND ON BEHALF OF TROUSDA GROUP LLC, IN EL PASO COUNTY, HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCELS OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIMETER OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

ROBERT L. MEADOWS, JR., PLS  
 REGISTRATION NO. 34977, STATE OF COLORADO

**CITY APPROVAL:**

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF USAFA ANNEXATION ADDITION NO. 1

\_\_\_\_\_  
 CITY PLANNING MANAGER

\_\_\_\_\_  
 DATE

\_\_\_\_\_  
 CITY ENGINEER

\_\_\_\_\_  
 DATE

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY ACTIONS OF THE CITY COUNCIL OF COLORADO SPRINGS AT ITS MEETING ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 A.D.

\_\_\_\_\_  
 CITY CLERK

\_\_\_\_\_  
 DATE

**RECORDING:**

STATE OF COLORADO )  
 COUNTY OF EL PASO ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D. AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

\_\_\_\_\_  
 FEE: \_\_\_\_\_ SURCHARGE \_\_\_\_\_

\_\_\_\_\_  
 BY: \_\_\_\_\_ DEPUTY

CITY PLANNING FILE NO. CPC A 18-00124

A PORTION OF 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 6TH P.M., EL PASO COUNTY, COLORADO

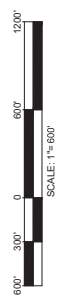
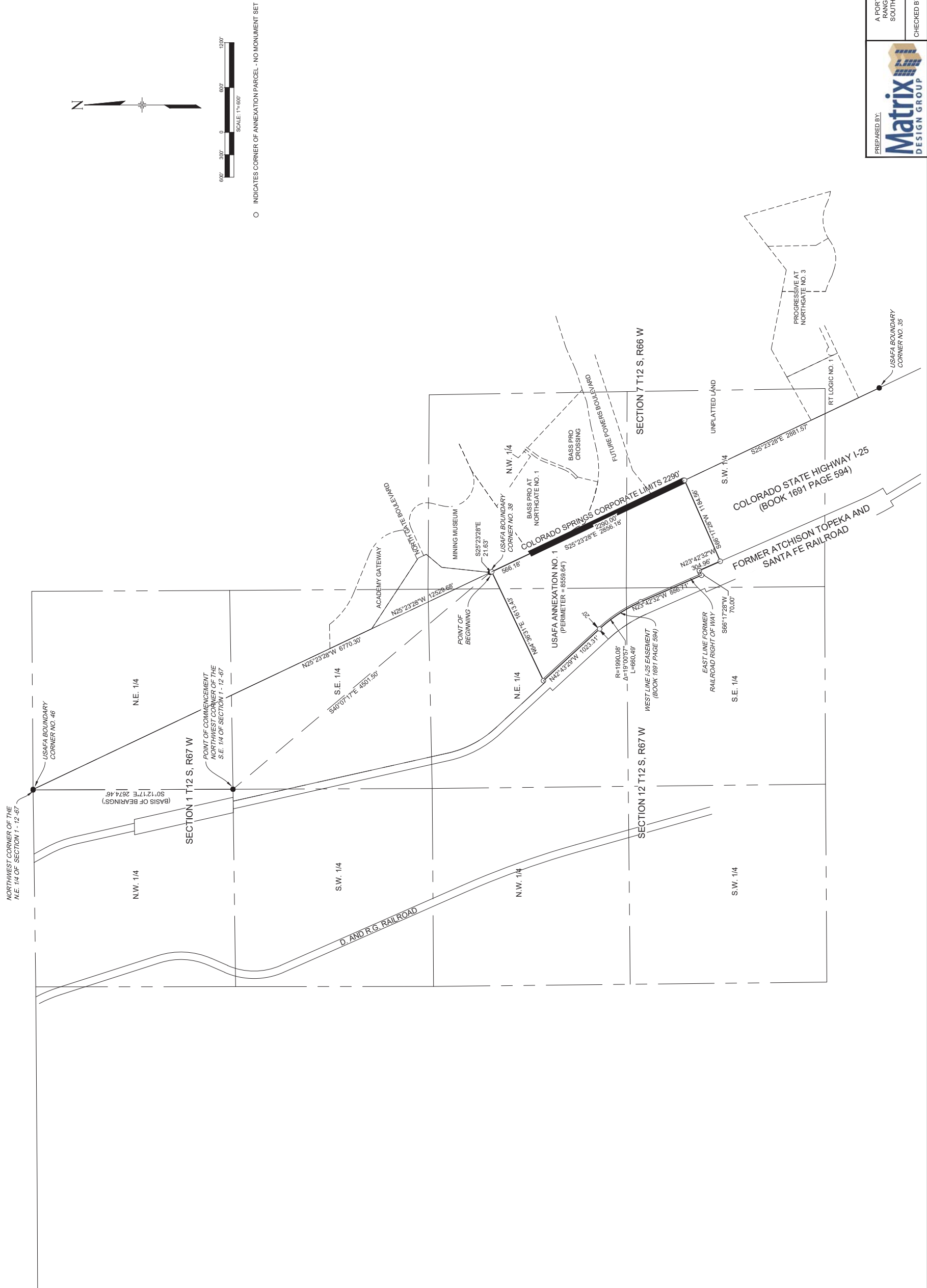


CHECKED BY: RJM SCALE: N/A DATE ISSUED: DECEMBER 3, 2018  
 SHEET 1 OF 2

FIGURE 7

# USAFA ANNEXATION ADDITION NO. 1

A PORTION OF 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 6TH P.M., EL PASO COUNTY, COLORADO



○ INDICATES CORNER OF ANNEXATION PARCEL - NO MONUMENT SET

CITY PLANNING FILE NO. CPC A 18-00124

A PORTION OF 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 6TH P.M., EL PASO COUNTY, COLORADO



PREPARED BY: RUM | SCALE: 1" = 600' | DATE ISSUED: DECEMBER 3, 2018 | SHEET 2 OF 2

FIGURE 7