

ANNEXATION PLAT

BRIARGATE CHURCH - ASSEMBLY OF GOD

in Section 29, Township 12 South , Range 66 West of the 6th Principal Meridian,

El Paso County, Colorado.

PROPERTY DESCRIPTION:

Lot 20, EXCEPT the South 30 feet thereof, in Block B, Amended Filing of Spring Crest, a subdivision recorded December 07, 1959 in Plat Book B-2 at Page 20 under Reception Number 136096; TOGETHER WITH that Right of Way granted to El Paso County, Colorado in deed recorded April 25, 1963 in Book 1957 at Page 298 of the records of El Paso County, Colorado, Said parcel contains an area of 8.26 acres, more or less.

OWNER:

KNOW ALL MEN BY THESE PRESENTS: That Briargate Church - Assembly of God, a Colorado Nonprofit Corporation, being the owner and petitioner for annexation of the hereon described parcel of land located in the Southeast one quarter of Section 29, Township 12 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado, has:

In Witness Whereof the aforesaid Briargate Church - Assembly of God, a Colorado Nonprofit Corporation, has executed this request for annexation on this ____ day of _____, 2018:

Briargate Church - Assembly of God, a Colorado nonprofit Corporation.

Signature _____

NOTARY CERTIFICATE:

State of _____ } SS:
County of _____ }

The foregoing Instrument was acknowledged before me this ____ day of _____, 2018, by Dr. Scott Bottom as Lead Pastor of the Briargate Church - Assembly of God, a Colorado Nonprofit Corporation.
Witness my Hand and Official Seal:

Notary Public _____

My Commission expires: _____

SURVEYOR'S STATEMENT:

I, Jerome W. Hannigan, a Professional Land Surveyor licensed in the State of Colorado, hereby certify that this Annexation Plat was prepared by me and that it is an accurate depiction of the described annexation parcel and that at least one sixth of that boundary is contiguous with the present boundary of the City of Colorado Springs in El Paso County, Colorado.

Jerome W. Hannigan
Colorado PLS 25629

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "Briargate Church - Assembly of God":

City Planning Director _____

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 the City of Colorado Springs at its meeting on the ____ day of _____, 2018, A.D.

City Clerk _____

Date: _____

CLERK and RECORDER'S CERTIFICATE:

State of Colorado } SS:
County of El Paso }

This is to certify that this instrument was filed for record in my office at ____ o'clock ____ M., this ____ day of _____, 2018, and is duly recorded under Reception Number _____ in the records of El Paso County, Colorado.

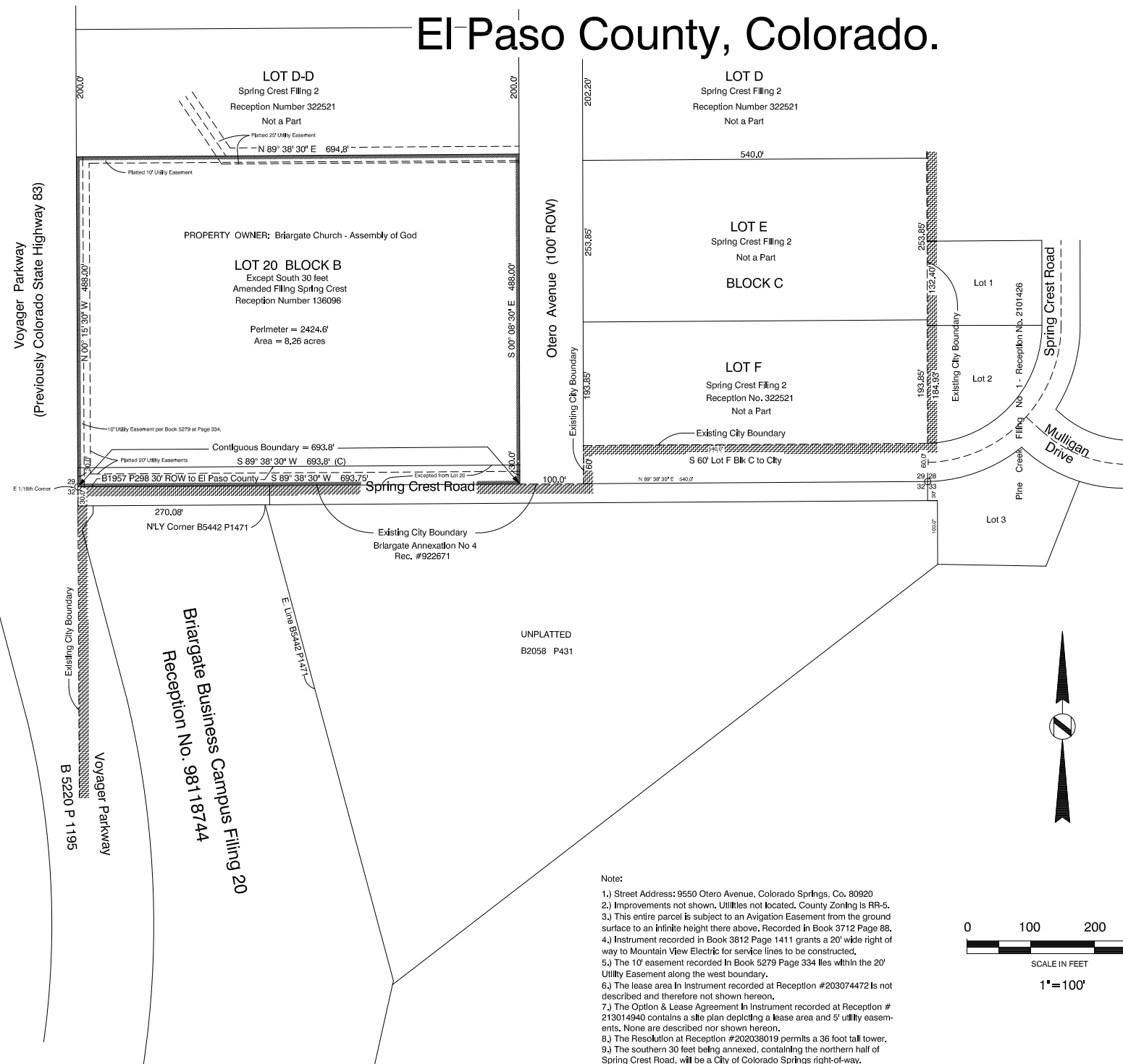
By: _____

Deputy
Chuck Browerman, Recorder

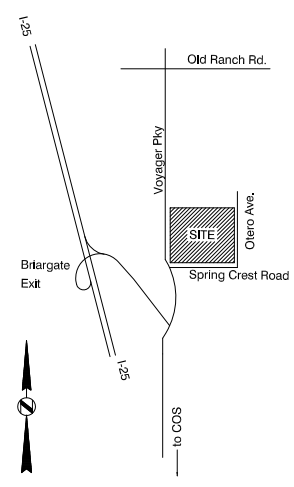
Fee: _____

Surcharge: _____

City Land Use Review File Number: _____ CPC A 17-00025



United States Air Force Academy
Plat Book O-2 Page 84
Sec 29, T12S, R66W 6th P.M.
Not a Part



VICINITY MAP
N.T.S.

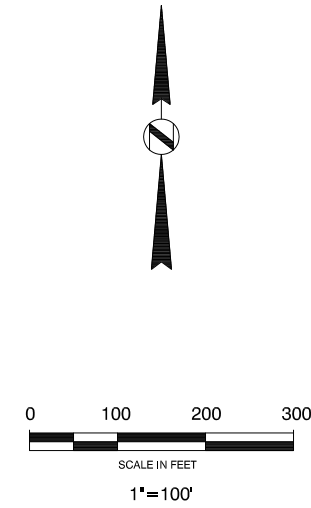
Briargate Business Campus Filing 20
Reception No. 98118744

UNPLATTED
B2058 P431

- Note:
- 1.) Street Address: 9550 Otero Avenue, Colorado Springs, Co. 80920
 - 2.) Improvements not shown. Utilities not located. County Zoning is RR-5.
 - 3.) This entire parcel is subject to an Avigation Easement from the ground surface to an infinite height there above, Recorded in Book 3712 Page 88.
 - 4.) Instrument recorded in Book 3812 Page 1411 grants a 20' wide right of way to Mountain View Electric for service lines to be constructed.
 - 5.) The 10' easement recorded in Book 5279 Page 334 lies within the 20' Utility Easement along the west boundary.
 - 6.) The lease area in instrument recorded at Reception #203074472 is not described and therefore not shown hereon.
 - 7.) The Option & Lease Agreement in instrument recorded at Reception # 213014940 contains a site plan depicting a lease area and 5' utility easements. None are described nor shown hereon.
 - 8.) The Resolution at Reception #202038019 permits a 36 foot tall tower.
 - 9.) The southern 30 feet being annexed, containing the northern half of Spring Crest Road, will be a City of Colorado Springs right-of-way.
 - 10.) The property shown hereon does not lie in the designated 100 year flood plain per FIRMP panel#080059 0152B dated December 18, 1986.

Note:
The Area of the Parcel to be annexed is 8.26 acres.
The Perimeter of the Parcel to be annexed is 2424.6 feet.
The length of Contiguous Boundary is 693.8 feet which is 28.6% of the perimeter length.
The length of the Required (1/6th) Contiguous Boundary is 404.1 feet, therefore the parcel has sufficient contiguity for annexation.

Note:
This Annexation Plat does not represent a monumented land survey nor is it a land survey plat. Boundary information and definitive calculations shown hereon are from record documents. Note that (c) = calculated.



REVISIONS
2-9-17: Notes & Easements
9-13-17: Per Comments
11-14-17: Per Comments
04-11-18: Per Comments
08-14-18: Per Comments



Jerome W.
HANNIGAN and ASSOCIATES, INC.
LAND SURVEYING • LAND PLANNING
LAND DEVELOPMENT CONSULTING
19360 SPRING VALLEY ROAD
MONUMENT, COLORADO 80132-9613
719-481-8292 • FAX: 719-481-9071
SCALE: 1"=100' DATE: 11-25-16 DRAWN BY: jwh

TITLE	CLIENT	JOB NUMBER
Briargate Church Assembly of God Annexation Plat in Section 29, T12S, R66W, 6th P.M., El Paso County, Co.	Briargate Church Assembly of God	16-010
SHEET 1 OF 1		

FIGURE 2