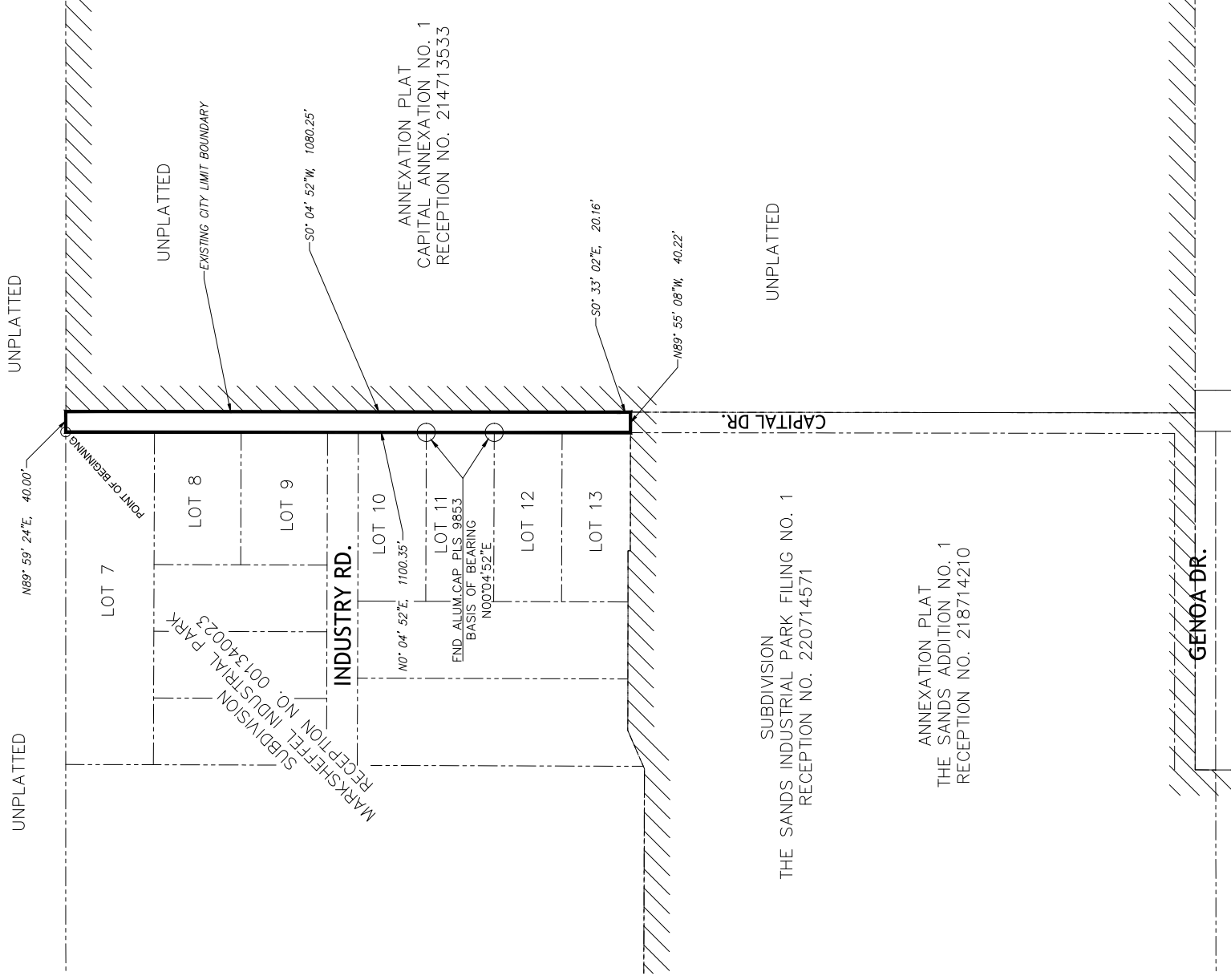
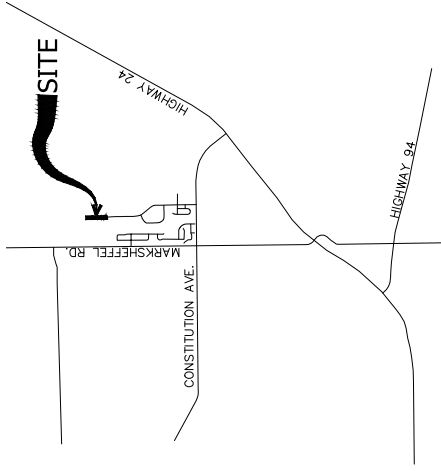


ANNEXATION PLAT

CAPITAL DRIVE ADDITION NO. 3

A PORTION OF THE NORTH WEST 1/4 OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



OWNER THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND MUNICIPAL CORPORATION, ACTING BY AND THROUGH JOHN W. SUTHERS, MAYOR... ATTEST by JOHN W. SUTHERS MAYOR... CITY CLERK... 2022, A.D.

VICINITY MAP NOT TO SCALE

LEGAL DESCRIPTION :

A TRACT OF LAND SITUATED IN THE NORTH WEST ONE-QUARTER OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING A PART OF A 40 foot Right of Way for Capital Drive as dedicated to El Paso County on the Plat of Marksheffel Industrial Park recorded December, 30, 1965 in Plat Book 23 at page 125. AS RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF LOT 7 OF SAID MARKSHEFFEL INDUSTRIAL PARK; THENCE N89°59'24" E AND COINCIDENT WITH THE NORTH BOUNDARY OF SAID MARKSHEFFEL INDUSTRIAL PARK A DISTANCE OF 40.00 FEET TO THE NORTH EAST CORNER OF SAID MARKSHEFFEL INDUSTRIAL PARK AND THE NORTH WEST CORNER OF CAPITAL ANNEXATION NO. 1 AS RECORDED AT RECEPTION NUMBER 214713533 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO; THENCE S00°04'52" W A DISTANCE OF 1080.25 FEET; THENCE S00°33'02" E A DISTANCE OF 20.16 FEET TO THE NORTH EAST CORNER OF THE SANDS INDUSTRIAL PARK FILING NO. 1 AS RECORDED AT RECEPTION NUMBER 220714571 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO AND THE NORTH EAST CORNER OF ANNEXATION PLAT THE SANDS ADDITION NO. 1 AS RECORDED AT RECEPTION NUMBER 218714210 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO; THENCE N89°55'08" W AND COINCIDENT WITH THE NORTH BOUNDARY OF SAID CAPITAL ANNEXATION NO. 1 AND SANDS INDUSTRIAL PARK FILING NO. 1 AND SAID ANNEXATION PLAT THE SANDS ADDITION NO. 1 AND THE SOUTH BOUNDARY OF SAID MARKSHEFFEL INDUSTRIAL PARK A DISTANCE OF 40.22 FEET TO THE SOUTH WEST CORNER OF THE PLATTED RIGHT OF WAY OF CAPITAL DRIVE; THENCE N00°04'52" E AND COINCIDENT WITH THE WEST BOUNDARY OF SAID CAPITAL DRIVE A DISTANCE OF 1100.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 44.017 SQUARE FEET, (1.0105 ACRES), MORE OR LESS.

ALL BEARINGS ARE BASED ON A LINE FROM THE NORTHEAST CORNER OF LOT 11 OF SAID MARKSHEFFEL INDUSTRIAL PARK AND THE SOUTHEAST CORNER OF SAID LOT 11, BEING MONUMENTED BY FOUND ALUMINUM CAPS STAMPED PLS 9863, AND IS ASSUMED TO BEAR NORTH 00°04'52" EAST.

THE LINEAR UNIT OF MEASURE USED FOR THIS SURVEY IS THE U.S. Survey foot.

TOTAL PERIMETER: 2280.98' ONE-SIXTH (1/6TH) OF PERIMETER: 380.16' CONTIGUOUS PERIMETER TO THE EXISTING CITY LIMITS: 1140.63'

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING ANNEXATION PLAT WAS DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID TRACT IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, COLORADO, EL PASO COUNTY, COLORADO TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

THIS DAY OF 2022 Robert A. Piscotta, Jr., Colorado P.L.S. 38224 For and on behalf of The City of Colorado Springs 30 S. Nevada Ave. Suite 402 Colorado Springs, CO, 80901 719-385-5545

CITY OF COLORADO SPRINGS APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "Capital Drive Addition No. 3".

CITY ENGINEER DATE CITY PLANNING DIRECTOR 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 it's meeting on day of 2022, A.D.

CITY CLERK DATE

CLERK AND RECORDER STATE OF COLORADO ) COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK M. THIS DAY OF 2022, A.D. AND IS DULY RECORDED AT RECEPTION NUMBER OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN CLERK AND RECORDER.

BY DEPUTY SURCHARGE: FEE:



CAPITAL DRIVE ADDITION NO. 3 ANNEXATION PLAT

DATE: 03/21/22 JOB NUMBER: 2022011 REV SCALE: 1" = 150' DRAWN BY: Richard Kohnica SHEET 1 OF 1

CPC A 22-