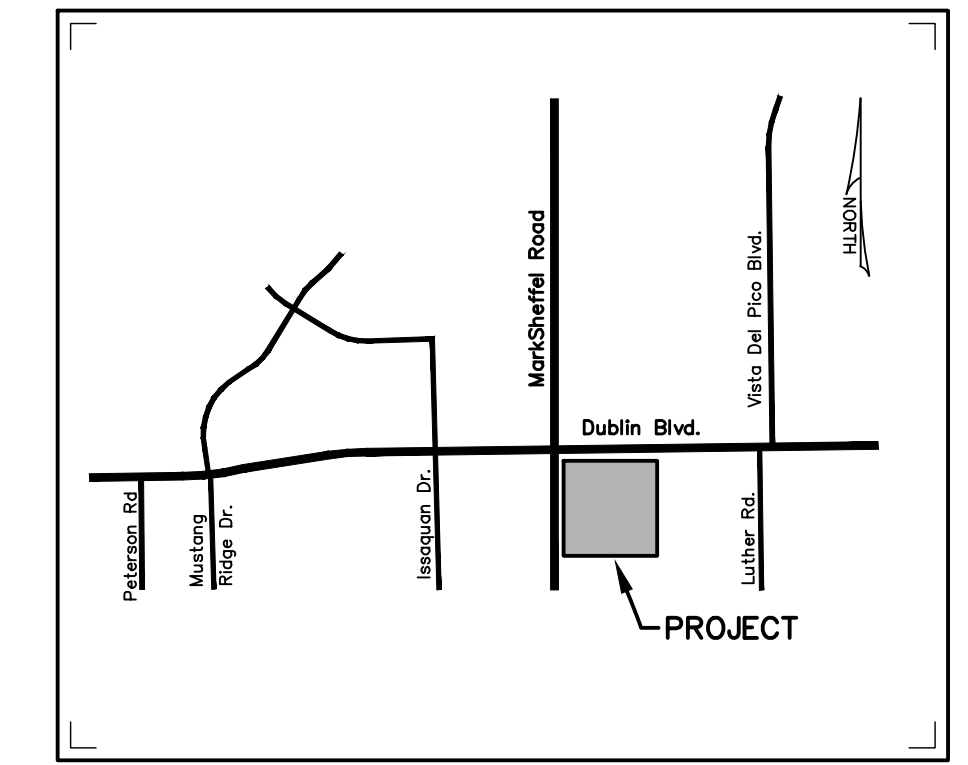


DUBLIN TOWNE CENTRE ANNEXATION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 16 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M. TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



Vicinity Map
Not to Scale

KNOW ALL MEN BY THESE PRESENTS:

THAT DUBLIN TOWNE CENTRE, LLC, BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED REAL PROPERTY:

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16 AND A PART OF THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16 TO BEAR NORTH 89°33'51" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 63°05'51" WEST, A DISTANCE OF 67.31 FEET TO A POINT AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF THE BANNING LEWIS RANCH ANNEXATION No. 10, RECORDED AT RECEPTION No. 205087764 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, AND THE EASTERLY BOUNDARY LINE OF THE STETSON RIDGE ADDITION, RECORDED AT RECEPTION No. 1980101, SAID COUNTY RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89°33'51" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 730.63 FEET; THENCE SOUTH 00°19'05" EAST, A DISTANCE OF 615.07 FEET; THENCE SOUTH 89°30'40" WEST, A DISTANCE OF 734.63 FEET TO THE EASTERLY BOUNDARY LINE OF SAID STETSON RIDGE ADDITION; THENCE NORTH 00°03'13" EAST, ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 615.77 FEET TO THE "POINT OF BEGINNING".

IN WITNESS THEREOF:

THE AFOREMENTIONED DUBLIN TOWNE CENTRE, LLC HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2016.

BY: _____
DUBLIN TOWNE CENTRE, LLC.

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2016, BY DUBLIN TOWNE CENTRE, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT:

I, PATRICK C. O'HEARN, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP SHOWN HEREON CORRECTLY DELINEATES THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

PATRICK C. O'HEARN _____ DATE: _____
PLS NUMBER 23515
FOR AND BEHALF OF
DREXEL BARRELL & CO.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION MAP OF THE "DUBLIN TOWNE CENTER ANNEXATION".

CITY ENGINEER _____ DATE _____ DIRECTOR OF CITY PLANNING _____ 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 ACTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT IT'S MEETING ON THE ____ DAY OF _____, 2016 A.D.

ATTEST: CITY CLERK _____ MAYOR _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 2016 AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

RECORDER _____ FEE: _____

BY: _____ DEPUTY _____ SURCHARGE: _____

Parcel No. 5308400020

TRACT 'A', BANNING LEWIS RANCH FILING No. 2

TRACT 'C', BANNING LEWIS RANCH FILING No. 10

Existing City Limits per Annexation Ordinance #537, Reception No. 205087764, "Banning Lewis Ranch #10".

DUBLIN BOULEVARD
(R.O.W. Varies)

POINT OF COMMENCEMENT
NW Corner, NW 1/4, Section 16
Township 13 South, Range 65 West
of the Sixth Principal Meridian

POINT OF BEGINNING

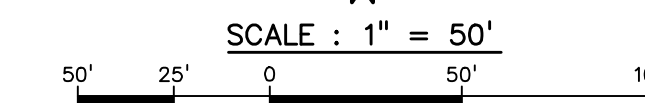
Parcel No. 5317100038
a part of the NE 1/4
Section 17, T15S, R65W, Sixth P.M.
unplatted

Existing City Limits per Annexation Ordinance #517, Reception No. 1980101, "Stetson Ridge Addition".
60' West of Section Line.

Electric/Telephone Easement
Reception No.'s 208026500
& 208026501.

Gas Easement per agreement
at Reception No. 202006577.

Parcel No. 5316000048
a part of the NW 1/4
Section 16, T15S, R65W, Sixth P.M.
unplatted



SURVEYOR'S NOTES:

1. THE PARCEL BOUNDARY DATA SHOWN HEREON IS PER A LAND SURVEY PLAT PREPARED BY CLARK LAND SURVEYING, INC. AND DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY BY DREXEL, BARRELL & CO.

(R) Record Dimension
(S) Survey Dimension (per Clark)
(A) Annexed Boundary dimension

2. THE EASEMENT INFORMATION SHOWN HEREON IS PER A LAND SURVEY PLAT PREPARED BY CLARK LAND SURVEYING, INC.

3. PERIMETER CALCULATIONS:

BOUNDARY PERIMETER = 2726.1 FEET
CONTIGUOUS BOUNDARY = 1376.4 FEET
RATIO OF CONTIGUITY = Three Sixths (3/6)
AREA OF PARCEL = 10.35 ACRES

Parcel No. 5316000047
a part of the NW 1/4
Section 16, T15S, R65W, Sixth P.M.
unplatted

Gas Easement per agreement
at Reception No. 202006577.

THE RESERVATION AT INDIGO RANCH FILING No. 7

CARRIAGES AT INDIGO RANCH FILING No. 7

Existing City Limits per Annexation Ordinance #517, Reception No. 1980101, "Stetson Ridge Addition".

Parcel No. 5316000017
a part of the NW 1/4
Section 16, T15S, R65W, Sixth P.M.
unplatted

Parcel No. 5316000016
a part of the NW 1/4
Section 16, T15S, R65W, Sixth P.M.
unplatted

Drexel, Barrell & Co. Engineers/Surveyors
1800 38TH STREET BOULDER, COLORADO 80301 (303) 442-4338
3 SOUTH 7TH STREET COLORADO SPRINGS, COLORADO 80905 (719) 260-0867

Revisions - Date	Date	Drawn By	Job No.
	8-17-16	GS	20534-00
		Checked By	Drawing No.
		PCO	20534 ANNEX