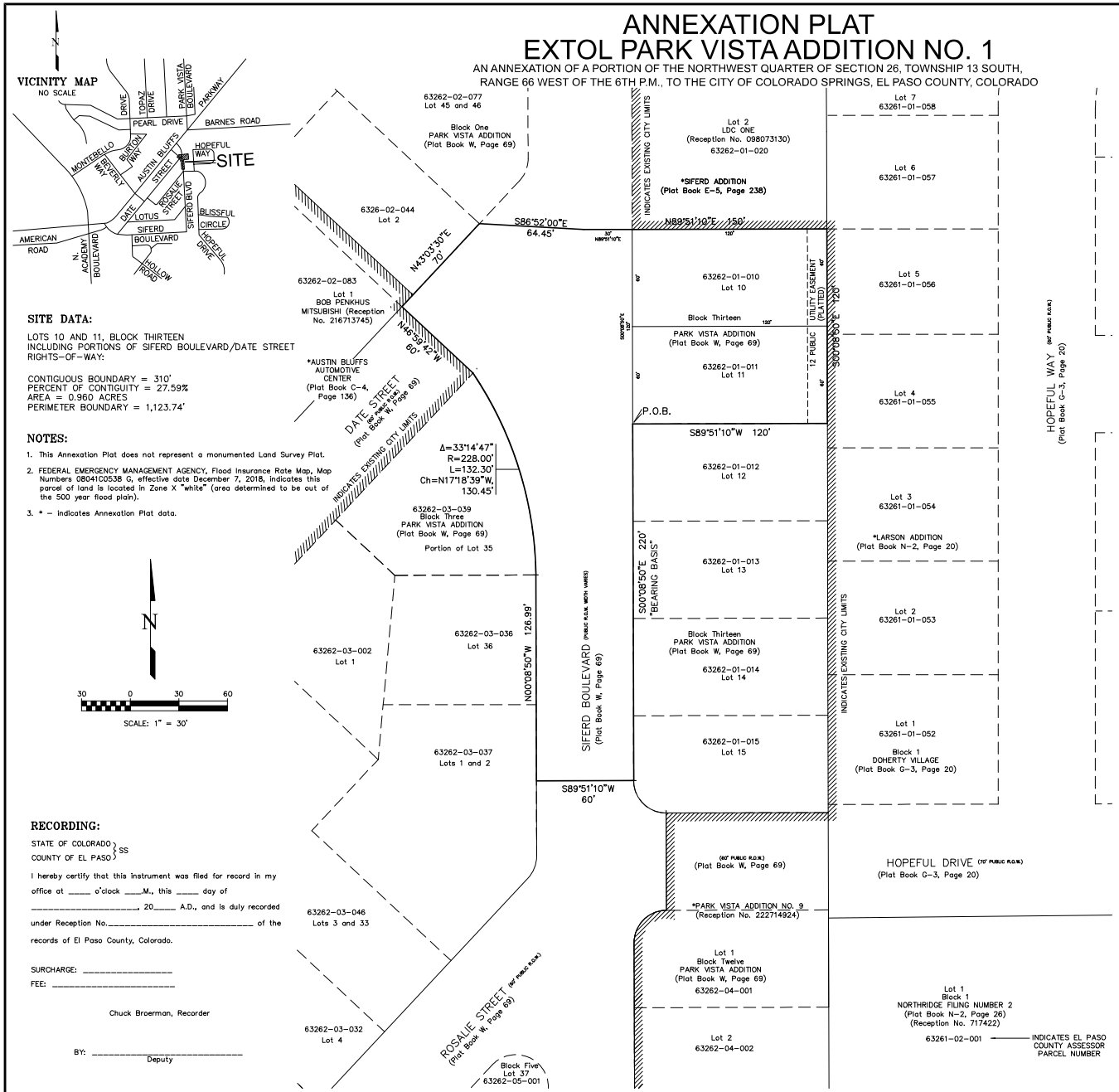
ANNEXATION PLAT
EXTOL PARK VISTA ADDITION NO. 1

AN ANNEXATION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



SITE DATA:

LOTS 10 AND 11, BLOCK THIRTEEN
INCLUDING PORTIONS OF SIFERD BOULEVARD/DATE STREET RIGHTS-OF-WAY:

CONTIGUOUS BOUNDARY = 310'
PERCENT OF CONTIGUITY = 27.59%
AREA = 0.960 ACRES
PERIMETER BOUNDARY = 1,123.74'

NOTES:

1. This Annexation Plat does not represent a monumented Land Survey Plat.
2. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Numbers 08041C0538 G, effective date December 7, 2018, indicates this parcel of land is located in Zone X "white" (area determined to be out of the 500 year flood plain).
3. * – indicates Annexation Plat data.

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 _____, 20____ A.D., and is duly recorded under Reception No._____ of the records of El Paso County, Colorado.

SURCHARGE: _____
FEE: _____

Chuck Broerman, Recorder

BY: _____
Deputy

BE IT KNOWN BY THESE PRESENTS:

That EXTOL HOMES, LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land to wit:

A tract of land being a portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

Lots 10 and 11, Block Thirteen, PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records);

TOGETHER WITH those portions of Siferd Boulevard (r.o.w. width varies) and Date Street (60' r.o.w.) as platted within said ADDITION and as created by that Right-of-Way Addition described by document (Book 6602, Page 357, said El Paso County records), more particularly described as follows:

Beginning at the Southwesterly corner of said Lot 11 (all bearings in this description are relative to the Westerly line of said Block 13, which bears S00°08'50"E "assumed"); thence S00°08'50"E along said Block Thirteen's Westerly line, 220 feet; thence S89°51'10"W, 60 feet to a point on the Easterly line of Block Three, said ADDITION; thence N00°08'50"W along said Block Three's Easterly line, 126.99 feet to the Southeast corner of Lot 35, said Block Three; thence Northerly on a curve to the left and along the Westerly line of said Right-of-Way Addition, said curve having a central angle of 33°14'47", a radius of 228.00 feet, an arc length of 132.30 feet (the chord to said curve bears N17°18'39"W, a distance of 130.45 feet) to a point on the Northwesterly line of said Block Three; thence N46°59'42"W, 60 feet to a point on the Northwesterly right-of-way line of said Date Street, said point also being the most Easterly corner of Lot 1, BOB PENKHUS MITSUBISHI (Reception No. 216713745, said records); thence N43°03'30"E along said Date Street's Northwesterly right-of-way line and as extended Northeasterly, 70 feet to a point being the most Southerly corner of Lot 1 (now known as Lots 45 and 46), Block One, said ADDITION; thence S86°52'00"E, 64.45 feet to a point on the centerline of said Siferd Boulevard (60' r.o.w.), said ADDITION, said point also being on the Westerly extension of the Northerly line of said Lot 10; thence N89°51'10"E along said Lot 10's Northerly line's Westerly extension, 30 feet to the Northwesterly corner of said Lot 10; thence S00°08'50"E along said Block Thirteen's Westerly line, 120 feet to the Point of Beginning and the terminus point of this description;

Containing 0.960 acres (41,812 square feet), more or less.

IN WITNESS WHEREOF:

The aforementioned, EXTOL HOMES, LLC, a Colorado Limited Liability Company, has executed this instrument this _____ day _____, 20____ A.D.

EXTOL HOMES, LLC, a Colorado Limited Liability Company

_____
Brad Griebenow, Member/Manager

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 20____ A.D., by Brad Griebenow, Member/Manager of EXTOL HOMES, LLC, a Colorado Limited Liability Company.

Witness my Hand and Seal _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE:

I, David V. Hostetler, a Professional Land Surveyor in the State of Colorado, do hereby state that the map shown hereon is a correct delineation of the above described parcel of land and that at least one sixth (1/6) of the peripheral boundary of said parcel is contiguous to the present boundary of the City of Colorado Springs, El Paso County, Colorado.

David V. Hostetler
Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY
Subject to
City Approval

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "ANNEXATION PLAT – EXTOL PARK VISTA ADDITION NO. 1".

_____ _____
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 _____, 20____, A.D.

_____
City Clerk Date

CITY FILE NUMBER: CPC A 21-00100

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.

CALL BEFORE YOU DIG . . .
811
DIAL 811
48 HOURS BEFORE YOU DIG, DIG SAFE & LOCATE LOCATIONS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND COMMUNICATIONS

No.	REVISIONS Description	By	Date
1	DAVA CLARIFICATION	DAS	03/18/21
2	CITY COMMENTS	DVH	04/06/21
3	CITY COMMENTS	DVH	05/05/22

H Scale: 1" = 30'
V Scale: N/A
Designed By: N/A
Drawn By: BRH
Checked By: DVH
Date: 05/20/21

Land Development Consultants, Inc.
PLANNING · SURVEYING
www.ldc-inc.com · TEL: (719) 528-6133 · FAX: (719) 528-6848
3898 MAIZELAND ROAD · COLORADO SPRINGS, CO 80920

ANNEXATION PLAT
EXTOL PARK VISTA
ADDITION NO. 1

Project No.: 21017
Sheet: 1 of 1

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