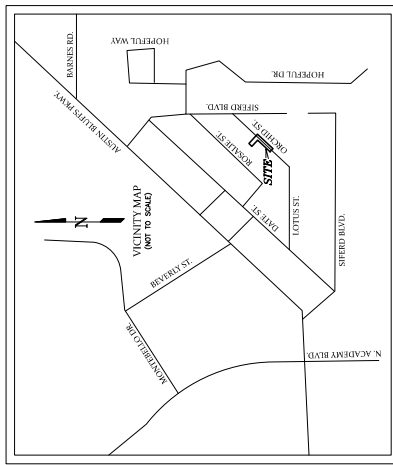
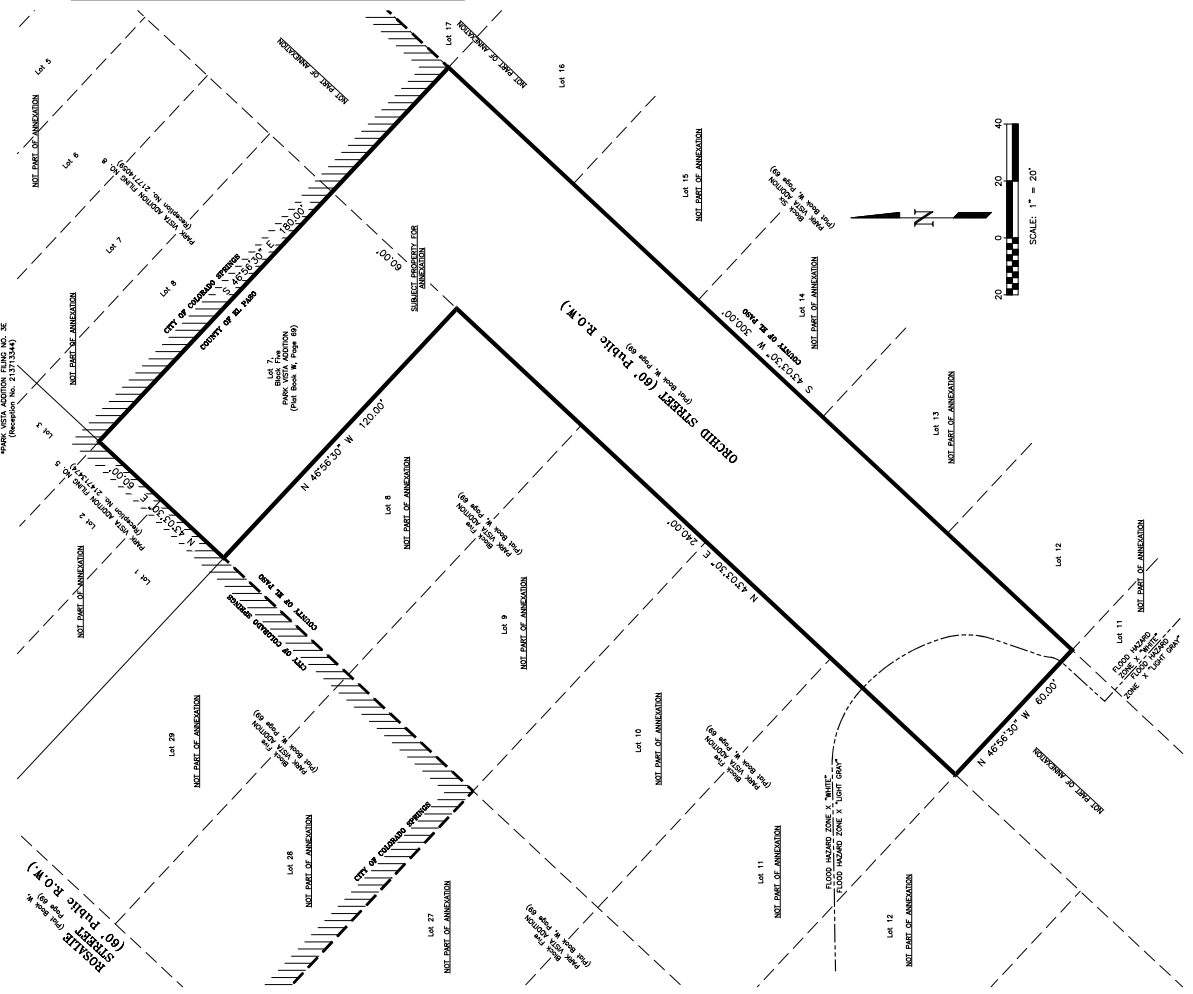


ANNEXATION PLAT - PARK VISTA ADDITION NO. 5B

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



BE IT KNOWN BY THESE PRESENTS:
That MOUNTAIN PROPERTY BUILDERS, INC., a Colorado Corporation, being the petitioner for the annexation of the following described parcels of land to wit:

Lot 1, Block Five, together with a portion of Orchard Street lying all in PARK VISTA ADDITION (First Block M, Page 69, El Paso County, Colorado records), in El Paso County, Colorado,
Containing 0.279 acres (25,000 square feet), more or less.

IN WITNESS WHEREOF:
The aforementioned, MOUNTAIN PROPERTY BUILDERS, INC., a Colorado Corporation, has executed this instrument this _____ day of _____, 20____ A.D.

JEFF A. Carter, President

NOTARIAL:
STATE OF COLORADO } SS
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me this _____ day of _____, 20____ A.D. by Jeff A. Carter, President of MOUNTAIN PROPERTY BUILDERS, INC., a Colorado Corporation.

Witness my hand and seal:
My Commission expires _____

NOTARY PUBLIC _____

SURVEYOR'S NOTES:

- The annexation plat does not constitute a land survey nor a land survey plat.
- The feet units used in this drawing are U.S. Survey Feet.
- According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 130803C, the area shown on this drawing is located in Zone X (an area determined to be outside the 100-year flood zone).
- Lot 2, Block Five, PARK VISTA ADDITION, contains a perimeter length of 300 linear feet (approximately 300 feet) being contiguous with the City of Colorado Springs (1167/300-50000).
- * * - Indicates Annexation Plat Name.

SURVEYOR'S CERTIFICATION:
I, the undersigned Professional Land Surveyor licensed in the State of Colorado, do hereby certify that this is a true and correct copy of the above described parcel of land as that at least one-sixth (1/6) of the boundary lines have been personally measured and shown on the boundary of the City of Colorado Springs, El Paso County, Colorado.

This certification is whether a warranty nor guarantee, either expressed or implied.

David V. Hestler
Colorado Professional Land Surveyor License No. 23089
For and on behalf of LAND DEVELOPMENT CONSULTANTS, INC.

CITY APPROVAL:
On behalf of the City of Colorado Springs, the undersigned hereby approves for filing the accompanying annexation plat of PARK VISTA ADDITION NO. 5B.

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

SURCHARGE: _____
FEE: _____
BY: _____ Deputy
CHUCK BROGEMAN, RECORDER

REVISIONS

No.	By	Date
1	INITIALS	DATE
2	CITY COMMENTS	DATE
3	CITY COMMENTS	DATE
4	CITY COMMENTS	DATE
5	CITY COMMENTS	DATE
6	CITY COMMENTS	DATE
7	CITY COMMENTS	DATE

Drawn By: DVM
Checked By: DVM
Designed By: N/A
V. Scale: N/A
H. Scale: 1" = 20'
Date: 03/11/20

ANNEXATION PLAT NO. 5B

PLANNING SURVEYING
Land Development Consultants, Inc.

3888 HAZELWOOD ROAD - COLORADO SPRINGS, CO 80909
www.landcon.com TEL: (719) 528-8333 FAX: (719) 528-8548

Project No.: 21047
Sheet 1 of 1
CITY FILE NO.: CPC A 17-00127

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