KUM AND GO STORE 689 ANNEXATION NUMBER 1

ALL OF BLOCK G, BLOCK 24, PARK VISTA ESTATES ADDITION, AND A PORTION OF PEARL DRIVE,
SITUATED IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- ○ FOUND PROPERTY MONUMENT
- —————— RIGHT OF WAY
- —— —— UTILITY
- —————— BOUNDARY
- — · — · — PROPERTY LINE
- ╳╳╳╳╳ CITY OF COLORADO SPRINGS CORPORATE BOUNDARY

LEGEND
ESMT — EASEMENT
ROW — RIGHT OF WAY
UTIL — UTILITY

ANNEXATION:

PERIMETER BOUNDARY 882.25 FEET
CONTIGUOUS BOUNDARY 631.70 FEET
PERCENT OF CONTIGUITY 71.2%
AREA 0.773 ACRES

CITY APPROVALS:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION OF KUM AND GO STORE 689 ANNEXATION.

FOR THE DIRECTOR OF PUBLIC WORKS _____ DATE _____

FOR COMMUNITY DEVELOPMENT _____ 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 ITS MEETING ON THE _____ DAY OF _____, 20__, A.D.

ATTEST:

CITY CLERK _____
PRESIDENT OF CITY COUNCIL _____

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK H AS DEPICTED ON THE RECORD PLAT OF BLOCK 24, PARK VISTA ESTATES ADDITION RECORDED ON SEPTEMBER 19, 1957 IN PLAT BOOK Z AT PAGE 22, SAID LINE BEING MONUMENTED AT BOTH THE WEST END BY A NUMBER 5 REBAR WITH A 1-INCH YELLOW PLASTIC CAP STAMPED "CHI PS 38012" HAVING A MEASURED BEARING OF N89°39'28"E, AND A DISTANCE OF 182.58 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

NOTARY:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ A.D. BY _____ AS _____ FOR FRONTIER BANK BRANCH OF FIRST NATIONAL BANK IN LAMAR.

WITNESS MY HAND AND OFFICIAL SEAL

_____ NOTARY

MY COMMISSION EXPIRES _____

NAME _____ TITLE _____

OWNER:

FRONTIER BANK BRANCH OF FIRST NATIONAL BANK IN LAMAR

BLOCK G, BLOCK 24, PARK VISTA ESTATES ADDITION

SURVEYOR'S CERTIFICATE:

I, DANA L. SPERLING, 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.

DANA L. SPERLING
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NUMBER 38012

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.

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 NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE $ _____
SURCHARGE $ _____

CHUCK BROERMAN, CLERK AND RECORDER

BY: _____
DEPUTY _____

VICINITY MAP - SCALE: 1" = 500'

SCALE IN FEET: 0 25 50 100

Plat labels

PARK VISTA ESTATES ADDITION
MARKET CENTRE SUBDIVISION FILING NO. 5
DOHERTY COMMERCIAL CENTER FILING NO. 1
PEARL DRIVE (70' ROW)
PARK VISTA BOULEVARD (70' ROW)
PEARL DRIVE (50' ROW)
COBALT DRIVE (50' ROW)
AUSTIN BLUFFS PARKWAY (120' ROW)
BARNES ROAD

POINT OF COMMENCEMENT
POINT OF BEGINNING

N00°20'32"W 264.00'
S42°17'57"W 367.69'
N89°39'28"E 249.08' (BASIS OF BEARINGS)

MARKET CENTER LLC
NEW MARKET CENTER LLC

Title block

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
October 26, 2016
DATE PRINTED
OLSSON ASSOCIATES

KUM AND GO STORE 689 ANNEXATION NO. 1
COLORADO SPRINGS, COLORADO   2016

OLSSON ASSOCIATES
4690 Table Mountain Drive, Suite 200   TEL 303.237.2072
Golden, CO 80403   FAX 303.237.2659   www.olssonassociates.com

LAND USE REVIEW: XXX

SHEET 1 of 1

DWG: C:\Temp\AcPublish_7072\V_ANX_62151.dwg   USER: lgreer
DATE: Oct 26, 2016 8:49am   XREFS:

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION