

# ANNEXATION PLAT NEAGLE-DUTCHER FAMILY ADDITION

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 Laurie Lee Neagle 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:

Lot 11, Block Four, TOGETHER WITH portions of Date Street (60' public R.O.W.) lying  
Northwesterly and Lotus Street (60' public R.O.W.) lying Southerly of said Lot inclusive, and  
the adjacent intersection portions of said Date Street and Lotus Street, all as platted within  
PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records), described  
as follows:

Bearings are based on the Northwesterly right-of-way line of said Date Street and is  
assumed to bear S43°03'30"W.

BEGINNING at the most Southeastery corner of said Lot 11; thence N00°10'50"W along the  
Easterly line of said Lot 11, 120.00 feet to the Northeastery corner of said Lot 11; thence  
N46°56'30"W along the Northeastery line of said Lot 11 and as extended Northwesterly,  
80.36 feet to a point on said Date Street's Northwesterly right-of-way line; thence  
S43°03'30"W along said Northwesterly right-of-way line, 274.93 feet; thence S46°56'30"E,  
60.00 feet to a point on the Southeastery right-of-way line of said Date Street; thence  
Northeasterly on a non-tangent curve to the right and along said Date Street's  
Southeasterly right-of-way line, said curve having a central angle of 46°45'40", a radius of  
20.00 feet, an arc length of 15.97 feet to a point on the Southerly right-of-way line of  
said Lotus Street; thence N89°49'10"E along said Lotus Street's Southerly right-of-way  
line, 308.56 feet; thence N00°10'50"W, 60.00 feet to a point on the Northerly  
right-of-way line of said Lotus Street; thence S89°49'10"W along said Lotus Street's  
Northerly right-of-way line, 120.00 feet to the POINT OF BEGINNING;

Containing 1.01 acres (44,164 square feet), more or less.

## IN WITNESS WHEREOF:

The aforementioned, has executed this instrument this \_\_\_\_\_ day \_\_\_\_\_  
20\_\_\_\_ A.D.

\_\_\_\_\_  
Laurie Lee Neagle

## NOTARIAL:

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_ A.D., by Laurie Lee Neagle.

Witness my Hand and Seal \_\_\_\_\_

My Commission Expires \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

I, David V. Hostetter, 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. Hostetter  
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 - NEAGLE-DUTCHER FAMILY ADDITION.

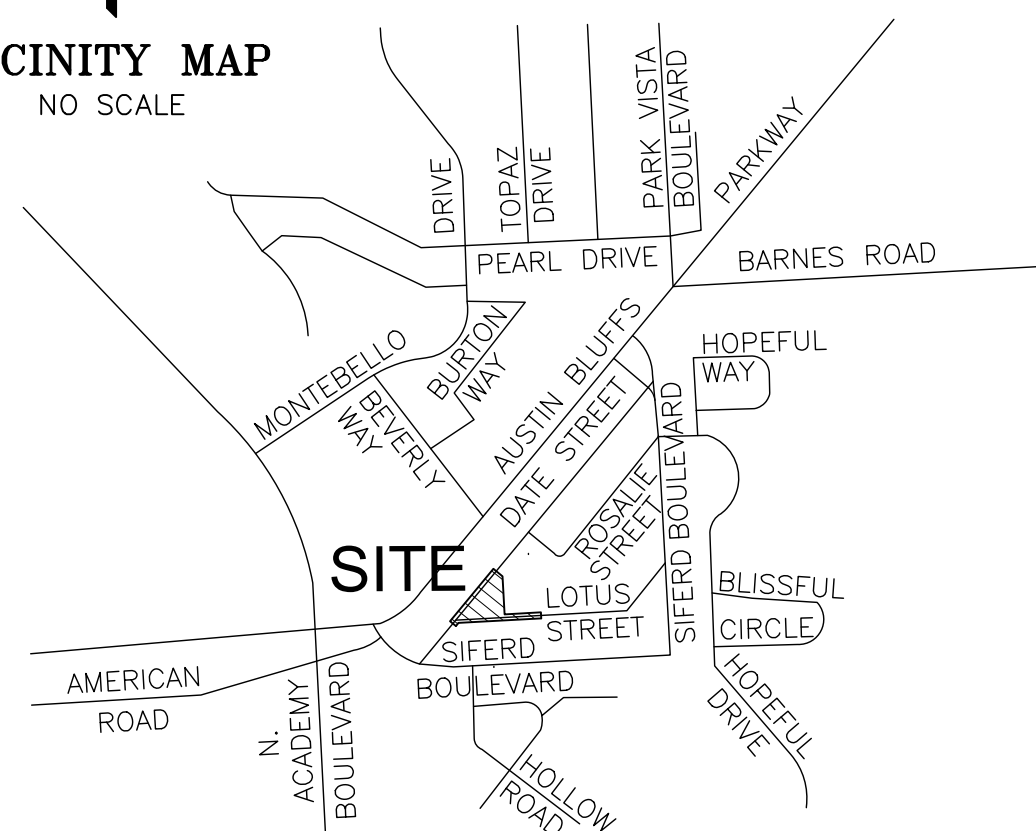
\_\_\_\_\_  
City Planning Director Date \_\_\_\_\_ City Engineer Date \_\_\_\_\_

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.

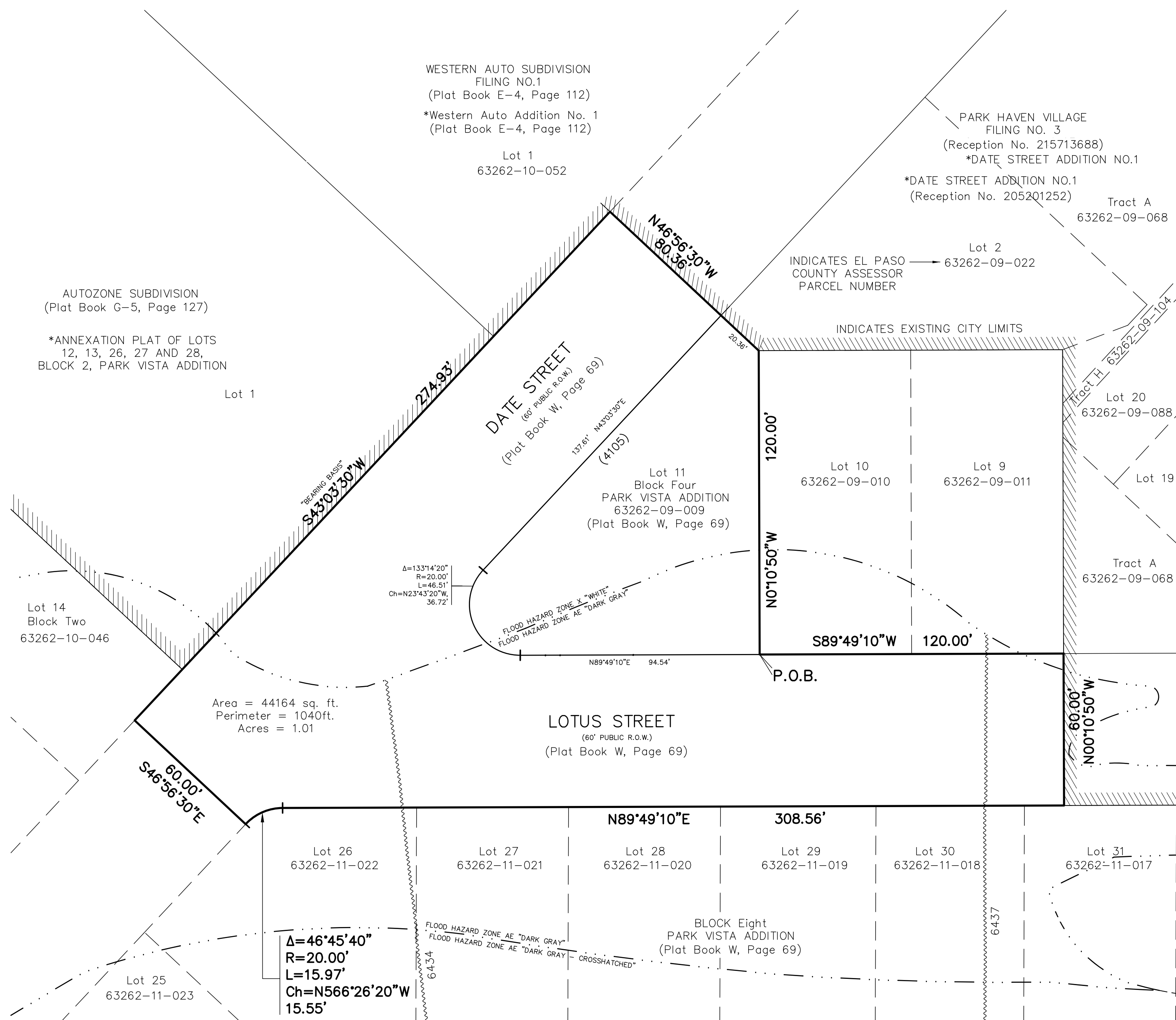
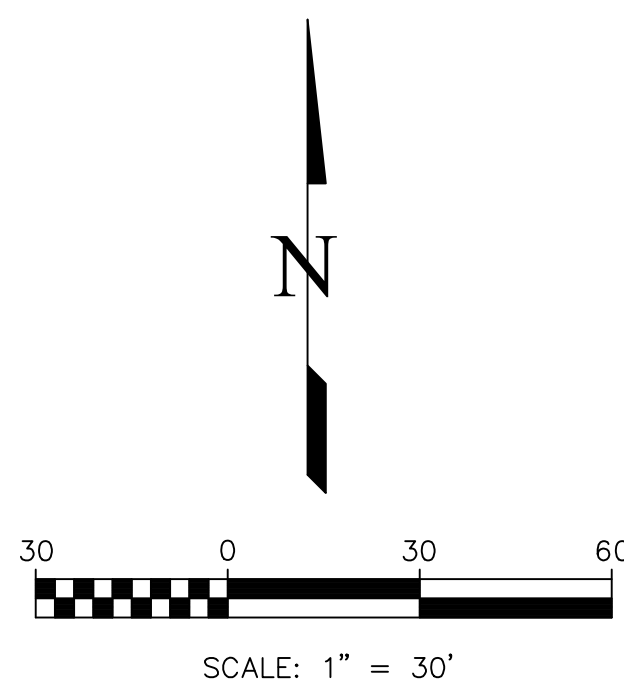
\_\_\_\_\_  
City Clerk Date \_\_\_\_\_

## VICINITY MAP NO SCALE



## NOTES:

- This Annexation Plat does not represent a monumented Land Survey Plat.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0519 G effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be Zone X (white) (areas determined to be outside 500-year floodplain) and AE (dark gray) (base flood elevations determined) . . . as shown hereon as map-measured locations, and actual affect to the property will require evaluation by a Registered Colorado Professional Engineer.
- The lineal units used in this drawing are U.S. Survey Feet.
- Lot 11, Block Four, TOGETHER WITH those portions of adjacent Date Street and Lotus Street rights-of-way and associated Date Street and Lotus Street intersections, all in PARK VISTA ADDITION, contains an overall perimeter length of 1,039.82 linear feet with 393.54 linear feet being contiguous with the City of Colorado Springs: (393.54/1,039.82 = 37.85% contiguity).
- \* - indicates Annexation Plat Name.



## LEGEND:

- \* - indicates Annexation Plat data.
- (4105) - Indicates lot address
- - - - - Indicates flood hazard boundary
- 64.34 - Indicates flood hazard base flood elevation

## RECORDING:

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

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

CITY FILE NUMBER: CPC A 22-\_\_\_\_\_

According to Colorado law,  
I, David V. Hostetter, a  
Professional Land Surveyor,  
do hereby certify that this  
survey was made in strict  
compliance with the  
requirements of the  
Colorado Surveying Act,  
and that the same is  
correct and true to the  
best of my knowledge and  
belief.

CALL BEFORE YOU DIG  
811  
DIAL 811  
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS  
FOR LOCATING AND MARKING GAS, ELECTRIC, WATER  
AND OTHER SERVICES.

No.	Date	By	Description
1	10/18/22	DVH	OWNERSHIP ENTITY

1" = 30'	N/A	N/A	N/A	N/A	07/12/22
V Scale:					
Designed By:		DGV	DVH		
Drawn By:					
Checked By:					
Date:					

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ANNEXATION PLAT  
NEAGLE-DUTCHER FAMILY  
ADDITION

Project No.: 22018

Sheet: 1 of 1