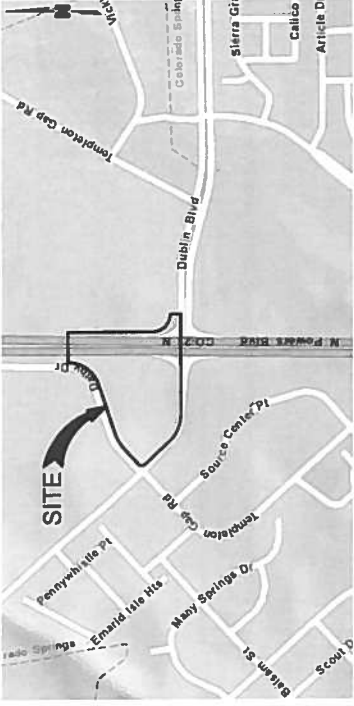


# KUM & GO STORE 685 ANNEXATION

LOT 24, TEMPLETON GAP HEIGHTS FILING NO. 3 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



**CITY APPROVALS:**  
 ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION OF KUM & GO STORE 685 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

**LEGAL DESCRIPTION:**

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7 AS DEPICTED ON THE ANNEXATION PLAT OF STETSON HILLS MASTER PLAN - PHASE II RECORDED JANUARY 8, 2002 AT RECEPTION NUMBER 20204228 OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER; THENCE N87°49'49"E ALONG THE SOUTH LINE OF SAID SECTION 7 A DISTANCE OF 141.61 FEET TO THE WEST LINE OF SAID ANNEXATION AND A POINT OF NON-TANGENT CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID WEST LINE OF ANNEXATION 80.08 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 48°23'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS N87°49'49"E A DISTANCE OF 178.79 FEET TO A POINT OF NON-TANGENCY; THENCE S00°03'56"E CONTINUING ALONG SAID WEST LINE OF ANNEXATION A DISTANCE OF 174.87 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF SAID SECTION 7 AS DEPICTED ON THE ANNEXATION PLAT RECORDED ON SEPTEMBER 28, 2002 AT RECEPTION NUMBER 20232669 OF SAID RECORDS OF EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID DUBLIN AND POWERS ANNEXATION PLAT NO. 2 AND DUBLIN AND POWERS ANNEXATION PLAT AS DEPICTED IN PLAT RECORDED ON APRIL 23, 1999 AT RECEPTION NUMBER 89043329 OF SAID RECORDS OF EL PASO COUNTY CLERK AND RECORDER THE FOLLOWING THREE (3) COURSES BEING CONTIGUOUS WITH THE CITY OF COLORADO SPRINGS CORPORATE BOUNDARY:

- 1) S89°56'50"W A DISTANCE OF 568.77 FEET TO A POINT OF CURVE TO THE RIGHT;
- 2) 175.43 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 214.00 FEET, A CENTRAL ANGLE OF 46°58'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS N68°34'05"W A DISTANCE OF 170.56 FEET TO A POINT OF TANGENCY;
- 3) N43°05'00"W A DISTANCE OF 188.00 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT BEING ALSO THE SOUTHEAST CORNER OF HITTLE ADDITION AS DEPICTED IN AN ANNEXATION PLAT RECORDED DECEMBER 28, 2012 AT RECEPTION NUMBER 212713287 OF SAID RECORDS OF EL PASO COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTHEAST LINE OF SAID HITTLE ADDITION AND HITTLE ADDITION NO. 2 AS DEPICTED IN AN ANNEXATION PLAT RECORDED DECEMBER 28, 2012 AT RECEPTION NUMBER 212713287 OF SAID RECORDS OF EL PASO COUNTY CLERK AND RECORDER THE FOLLOWING FIVE (5) COURSES BEING CONTIGUOUS WITH SAID CITY OF COLORADO SPRINGS CORPORATE BOUNDARY:

- 1) S82°11'50"E A DISTANCE OF 35.38 FEET TO A POINT OF NON-TANGENCY;
- 2) N48°55'14"E A DISTANCE OF 113.24 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT;
- 3) 116.50 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 24°43'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS N59°16'48"E A DISTANCE OF 113.00 FEET TO A POINT OF NON-TANGENCY;
- 4) N71°36'17"E A DISTANCE OF 294.58 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT;
- 5) 228.87 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 183.82 FEET, A CENTRAL ANGLE OF 71°43'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS N35°46'54"E A DISTANCE OF 215.15 FEET TO A POINT OF NON-TANGENCY;

THENCE LEAVING THE CITY OF COLORADO SPRINGS CORPORATE BOUNDARY N89°56'50"E A DISTANCE OF 173.79 FEET TO THE EAST RIGHT OF WAY LINE AS DEPICTED IN WARRANTY DEED RECORDED AUGUST 17, 1987 IN BOOK 5409 AT PAGE 1021 IN SAID RECORDS OF EL PASO COUNTY CLERK AND RECORDER;

THENCE S00°04'07"E ALONG SAID EAST LINE A DISTANCE OF 189.33 FEET TO THE NORTHEAST CORNER OF THAT PARCEL AS DEPICTED IN QUITCLAIM DEED RECORDED OCTOBER 11, 1994 IN BOOK 6841 AT PAGE 824 IN SAID RECORDS OF EL PASO COUNTY CLERK AND RECORDER;

THENCE ALONG THE EAST LINE OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

- 1) S00°04'06"E A DISTANCE OF 281.72 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT;
- 2) 187.08 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 89°59'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS S45°04'07"E A DISTANCE OF 141.42 FEET TO A POINT OF NON-TANGENCY;
- 3) S00°03'56"E A DISTANCE OF 45.00 FEET TO THE NORTH LINE OF SAID ANNEXATION PLAT OF STETSON HILLS MASTER PLAN - PHASE II;
- 4) S00°03'56"E ALONG THE WEST LINE OF SAID ANNEXATION BEING CONTIGUOUS TO SAID CITY OF COLORADO SPRINGS CORPORATE BOUNDARY A DISTANCE OF 14.80 FEET TO THE POINT OF BEGINNING;

CONTAINING 335.873 SQUARE FEET OR 7.711 ACRES, MORE OR LESS.

BASIS OF BEARINGS, BEARINGS ARE BASED ON THE WEST LINE OF LOT 24, TEMPLETON GAP HEIGHTS FILING NO. 3 BEING MONUMENTED AT BOTH THE NORTH AND SOUTH ENDS BY A NUMBER 5 REBAR WITH A YELLOW PLASTIC CAP MARKED "PLS 38012" AND HAVING AN ASSUMED BEARING OF S00°03'18"E AND A DISTANCE OF 368.12 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**OWNER:**  
 WILFRED G. PERKINS  
 NOTARY:  
 STATE OF COLORADO )  
 COUNTY OF EL PASO ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. BY WILFRED G. PERKINS.

WITNESS MY HAND AND OFFICIAL SEAL, NOTARY

MY COMMISSION EXPIRES: \_\_\_\_\_

**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 AND TRUE REPRESENTATION OF LAND AND INTERESTS THEREIN, AND THAT THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

**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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DANA L. SPERLING  
 PROFESSIONAL LAND SURVEYOR  
 COLORADO LICENSE NUMBER 38012

**RECORDING:**  
 STATE OF COLORADO )  
 COUNTY OF EL PASO ) 68

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.

SURCHARGE: \$ \_\_\_\_\_  
 FEE \$ \_\_\_\_\_

CHUCK BROERMAN, CLERK AND RECORDER  
 BY: \_\_\_\_\_ DEPUTY

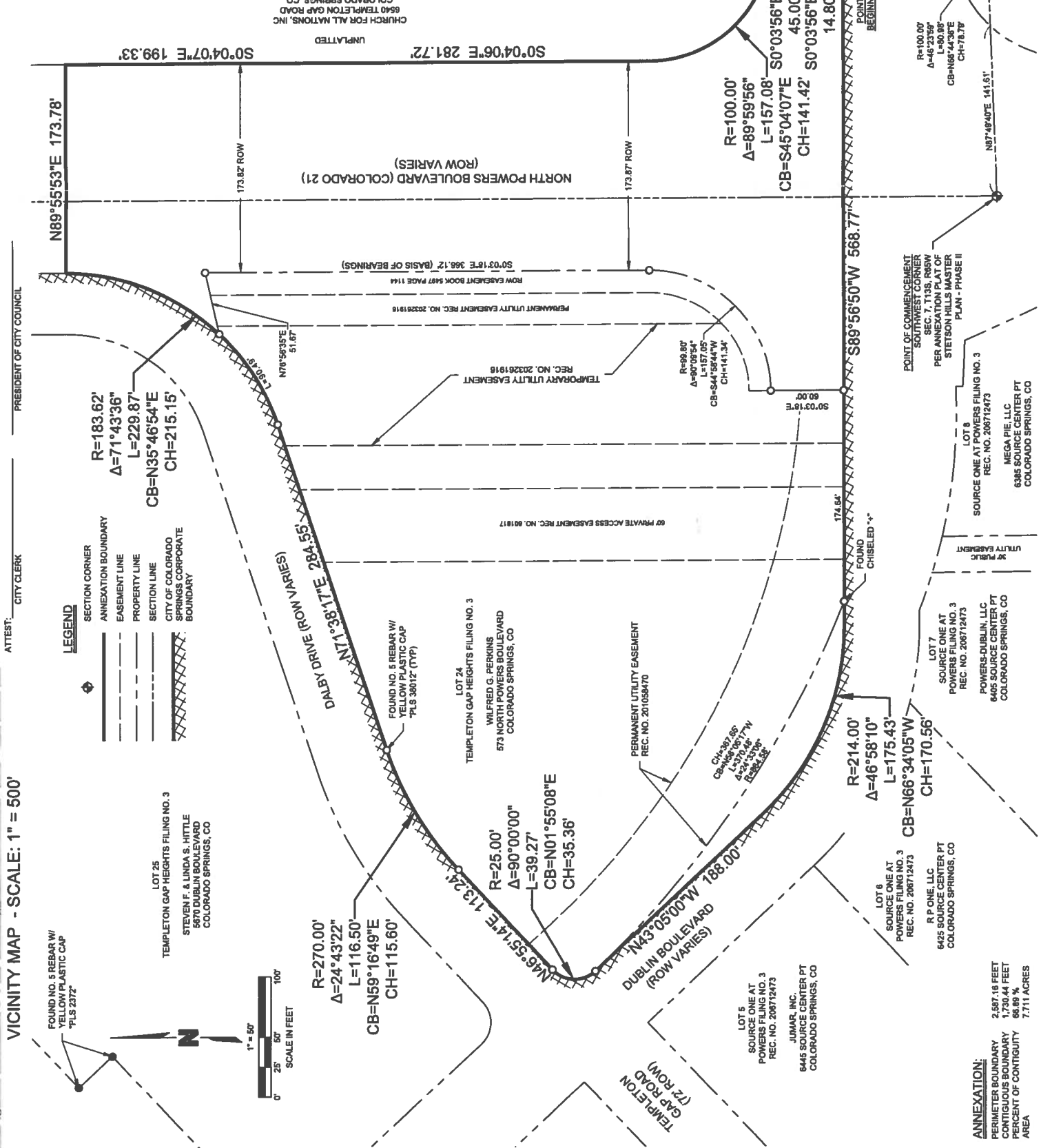


FIGURE 2