

**OLIVER E. WATTS PE-LS**

OLIVER E. WATTS, CONSULTING ENGINEER, INC.  
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**Celebrating over 36 years in business**

February 16, 2016

City Planning Department, Land Use Review  
30 S. Nevada  
Suite 105  
Colorado Springs, CO 80903

ATTN: *Meggan Herington*

SUBJECT: Mohl Hollow Annexation

Mohl Hollow is a 1.29 acre, County zoned parcel of land located at the southeast corner of Dublin and Vincent. The site is unplatted; the Assessor's Parcel No. is 6317200007. The site is surrounded on three sides by the City.

We would ask the City to annex this parcel and zone it A. All utilities to service the site are in; within the public rights-of-way of Dublin and Vincent, as well as waste water on the east side of the vacated rail road. Dublin and Vincent are paved and have curb and gutter.

The City will benefit by the annexation and zone change of Mohl Hollow. It will add acreage for development on the City's northwest side.

Please contact our office with any question or comments you have concerning this project.

BY: \_\_\_\_\_



Erik S. Watts, Authorized Representative

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LEGAL DESCRIPTION

DATE: February 9, 2016

JOB NO.: 15-4806

CLIENT: Richard Mohl

PURPOSE: Vincent Drive Parcel Annexation

That portion of the Northwest Quarter of the Northwest Quarter of Section 17, Township 13 South, Range 66 West of the 6<sup>th</sup> P.M., El Paso County, Colorado, described as follows: Beginning at the intersection of the South line of Dublin Boulevard with the West line of the abandoned A.T. &S.F. Railroad; Thence S33°31'45"W along said West line, 599.34'; Thence S84°24'17"W, 63.86'; Thence S26°24'28"W along the east line of that parcel described at Reception No. 212713226 of the records of said County, 28.18'; Thence N62°05'28"W, 32.22'; Thence along the East line of Vincent Drive for the following two (2) courses; (1) Thence N29°43'53"E, 409.54'; (2) Thence on a curve to the right having a central angle of 51°20'37", a radius of 326.00', and a length of 292.13', and containing 1.26 Ac.

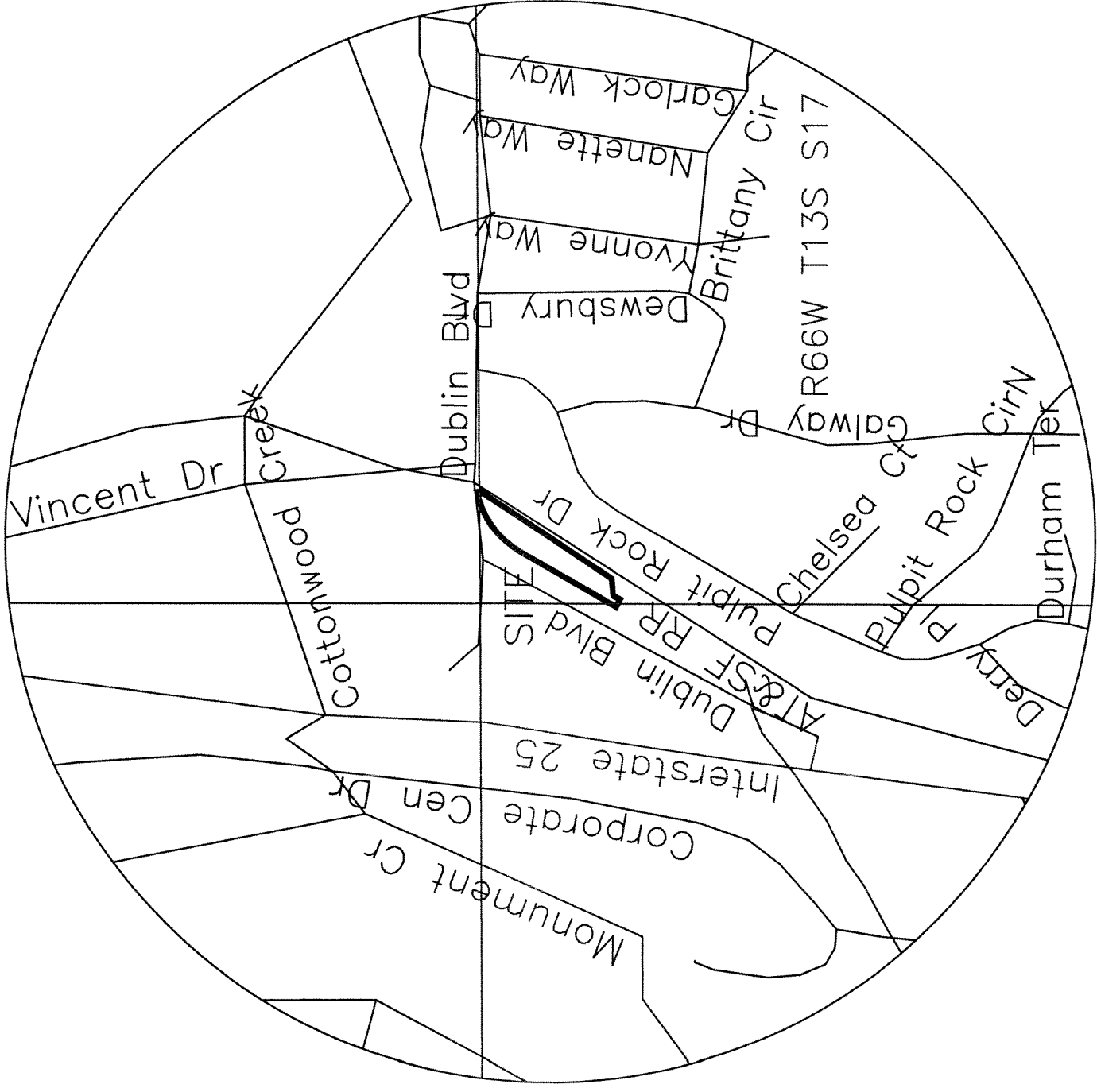


FIGURE 2