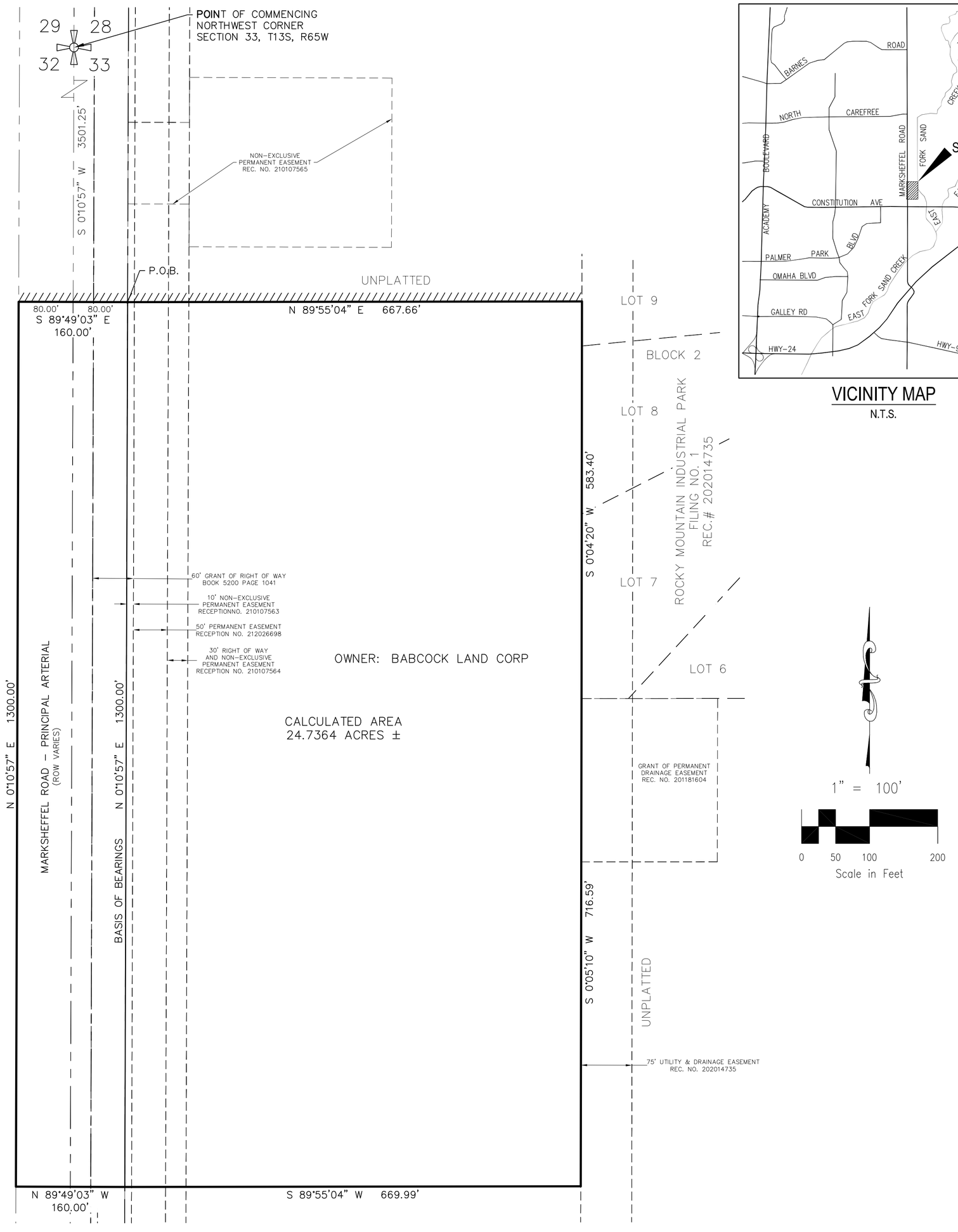
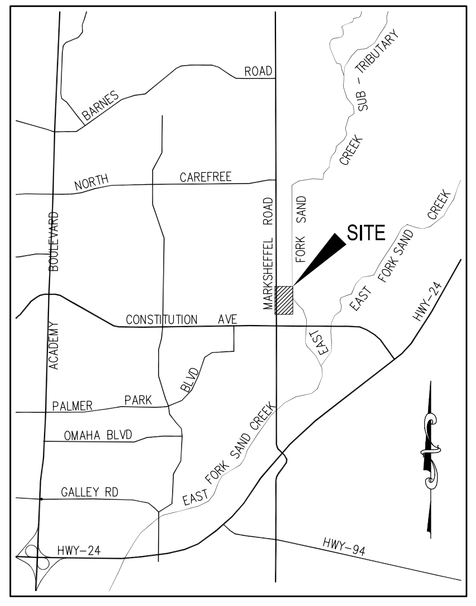
ANNEXATION PLAT

THE SANDS ADDITION NO. 3

TO THE CITY OF COLORADO SPRINGS, STATE OF COLORADO

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 33, AND THE EAST HALF OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO





VICINITY MAP

N.T.S.

BE IT KNOWN BY THESE PRESENTS:

THAT BABCOCK LAND CORP., BEING THE BEING THE PETITIONER FOR THE ANNEXATION OF THE HEREINAFTER DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 33, AND THE EAST HALF OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD BEING COINCIDENT WITH A LINE BEING 80.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 33, BEING MONUMENTED AT THE SOUTH END BY A REBAR WITH A YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567", AND AT THE NORTH END BY A NO. 5 REBAR, ASSUMED TO BEAR N00°10'57"E.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33;
THENCE S00°10'57"W, A DISTANCE OF 3501.25 FEET TO A POINT COINCIDENT WITH THE CENTERLINE OF MARKSHEFFEL ROAD;
THENCE S89°49'03"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD AS CONVEYED TO EL PASO COUNTY BY THE WARRANTY DEED AS RECORDED SEPTEMBER 14, 2010 UNDER RECEPTION NO. 210107562 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE N89°55'04"E, A DISTANCE OF 667.66 FEET TO A POINT ON THE WESTERLY LINE OF ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 202014735 OF SAID COUNTY RECORDS;
THENCE S00°04'20"W ALONG SAID WESTERLY LINE, A DISTANCE OF 583.40 FEET TO THE SOUTHWESTERLY CORNER OF LOT 7, BLOCK 2 AS PLATTED IN SAID ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1;
THENCE S00°05'10"W, A DISTANCE OF 716.59 FEET;
THENCE S89°55'04"W, A DISTANCE OF 669.99 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD;
THENCE N89°49'03"W, A DISTANCE OF 160.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD;
THENCE N00°10'57"E ALONG SAID WESTERLY LINE, A DISTANCE OF 1300.00 FEET;
THENCE S89°49'03"E, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 24.7364 ACRES OF LAND, MORE OR LESS.

DO HEREBY REQUEST ANNEXATION TO THE CITY OF COLORADO SPRINGS THE ABOVE DESCRIBED PROPERTY.

BABCOCK LAND CORP.

_____
FIRST SIGNATORY AND TITLE

_____
SECOND SIGNATORY AND TITLE

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE ABOVE AND FOREGOING WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20___ A.D., BY SIGNATORY AND TITLE

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

DETERMINATION OF CONTIGUOUS BOUNDARY

TOTAL PERIMETER TO ANNEX = 4,257.64 FEET
TOTAL CONTIGUOUS = 827.66 FEET
CONTIGUOUS = 19.4%
TOTAL AREA TO BE ANNEXED = 24.7364 ACRES

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "THE SANDS ADDITION NO. 3".

_____ _____
DIRECTOR OF PUBLIC WORKS DATE

_____ _____
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, COLORADO, IN 2001.

_____ _____
CITY CLERK DATE

_____ _____
MAYOR DATE

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

_____
VERNON P. TAYLOR, COLORADO PLS NO. 25966
FOR AND ON BEHALF OF:
M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110,
COLORADO SPRINGS, CO.

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.

CLERK AND RECORDER:

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 DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEES:

FEE: _____

SURCHARGE: _____

FLOODPLAIN STATEMENT:

REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NOS. 08041C0543F AND 08041C0756F, WITH EFFECTIVE DATES OF MARCH 17, 1997 AND REVISED TO REFLECT LOMR'S, DATED NOVEMBER 18, 2004 AND DECEMBER 29 2004, INDICATE THAT PORTIONS OF THE PROPOSED SANDS DEVELOPMENT ARE CURRENTLY IMPACTED BY A SFHA ZONE "AE". A ZONE "AE" IS AN AREA THAT IS LIKELY TO BE INUNDATED BY FLOWS THAT OCCUR DURING A 100-YEAR EVENT, FOR WHICH A DETAILED STUDY HAS BEEN PERFORMED AND FOR WHICH BASE FLOOD ELEVATIONS HAVE BEEN ESTABLISHED. A FLOODPLAIN EXHIBIT SHOWING THE DFIRM PANEL MAPS NUMBERS, THE APPROXIMATE SITE BOUNDARY, AND THE EXISTING FLOODPLAIN ZONES ATOP AN AERIAL BACKGROUND HAS BEEN INCLUDED IN THE APPENDIX. THE 100 YEAR AND 500 YEAR FLOODPLAINS AS DEFINED BY THE MOST RECENT LOMR (SEE APPENDIX A) AND HAVE BEEN SHOWN ON THE SANDS EXISTING CONDITION DRAINAGE MAP, WHICH IS PROVIDED IN THE APPENDIX OF THIS REPORT. CHANNEL IMPROVEMENTS, AS RECOMMENDED BY THE SAND CREEK DRAINAGE BASIN PLANNING STUDY (SCDBPS), WILL BE REQUIRED WITH THE DEVELOPMENT OF THE SUBJECT SITE AND UPON CONSTRUCTION WILL ALTER THE EXISTING FLOODPLAIN. A FEMA CONDITIONAL LETTER OF MAP REVISION (CLOMR) AND LETTER OF MAP REVISION (LOMR) PROCESS WILL BE NEED TO BE CONDUCTED WITH DEVELOPMENT OF THE SUBJECT SITE TO ADEQUATELY MAP AND RECORD THE REVISED FLOODPLAIN IMPACT ZONES.

LAND USE FILE NUMBER: CPC A17-00006

ANNEXATION PLAT
THE SANDS ADDITION NO. 3
JOB NO. 43-089
DATE PREPARED: 12/19/2016
DATE REVISED: 7/27/2017

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
CIVIL CONSULTANTS, INC.

File: Q:\43089A\MS Plat-Const Ave\dwg\Survey\Annex\Annexation Parcel 3.dwg Plotstamp: 7/27/2017 10:11 AM

Sands Annexation No. 3 Plat