

# ANNEXATION PLAT

## WEST COLORADO AVENUE ADDITION NO. 3

TO THE CITY OF COLORADO SPRINGS, STATE OF COLORADO  
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 10  
 TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

**ANNEXATION DESCRIPTION**

THAT PORTION OF WEST COLORADO AVENUE LOCATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

**BEGINNING** AT A NORTHEASTERLY CORNER OF LOT 1, GARTH'S SUBDIVISION FILING NO. 1, AS RECORDED AT RECEPTION NO. 205185891 IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE, ALSO BEING A NORTHEASTERLY CORNER OF WESTER ADDITION ANNEXATION PLAT AS RECORDED IN PLAT BOOK J2, PAGE 61 IN SAID OFFICE;

THENCE SOUTH 57°58'40" EAST, A DISTANCE OF 108.20 FEET ALONG A SOUTHERLY RIGHT-OF-WAY LINE OF WEST COLORADO AVENUE TO AN ANGLE POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 42°36'36" EAST, A DISTANCE OF 362.49 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON AN EASTERLY RIGHT-OF-WAY LINE OF GOLDEN LANE ROAD, ALSO BEING A POINT ON A WESTERLY LINE OF COLORADO CITY AND VICINITY #21 ANNEXATION;

THENCE NORTH 38°39'02" EAST, A DISTANCE OF 83.11 FEET ALONG SAID WESTERLY LINE OF SAID ANNEXATION TO THE SOUTHWESTERLY CORNER OF LOT 35, BLOCK 154, GRAND VIEW AND LOVE AND QUINBY'S ADDITION TO COLORADO CITY AS RECORDED IN PLAT BOOK A, PAGE 182 IN SAID OFFICE;

THENCE NORTH 42°36'36" WEST, A DISTANCE OF 377.41 FEET ALONG THE SOUTHERLY LINES OF LOTS 35 THROUGH 37 OF SAID BLOCK 154 OF SAID PLAT, THE SOUTHERLY LINE OF WENDY'S SUBDIVISION FILING NO. 2 AS RECORDED IN PLAT BOOK I-3, PAGE 13 IN SAID OFFICE, AND THE SOUTHERLY LINES OF LOTS 42 THROUGH 44 OF SAID BLOCK 154 OF SAID PLAT, ACROSS A PORTION OF SOUTH 31ST STREET TO AN ANGLE POINT;

THENCE NORTH 54°09'47" WEST, A DISTANCE OF 97.42 FEET ACROSS A PORTION OF SOUTH 31ST STREET TO A POINT ON THE SOUTHERLY LINE OF LOT 11, BLOCK 2 OF SAID GRAND VIEW AND LOVE AND QUINBY'S ADDITION TO COLORADO CITY, SAID POINT ALSO BEING AN ANGLE POINT IN SAID WESTER ADDITION ANNEXATION PLAT;

THENCE SOUTH 35°50'13" WEST, A DISTANCE OF 93.19 FEET ALONG AN EASTERLY LINE OF SAID WESTER ADDITION ANNEXATION PLAT TO A NORTHEASTERLY CORNER OF SAID LOT 1 OF SAID GARTH'S SUBDIVISION FILING NO. 1 AND THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PROPERTY YIELDS A CALCULATED AREA OF 0.91 ACRES OF LAND, MORE OR LESS.

**OWNER:**

THE AFOREMENTIONED, CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
 JOHN W. SUTHERS,  
 MAYOR

ATTEST:

\_\_\_\_\_  
 CITY CLERK

STATE OF COLORADO }  
 COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY JOHN W. SUTHERS, MAYOR OF THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND A COLORADO MUNICIPAL CORPORATION.

WITNESS MY HAND AND SEAL

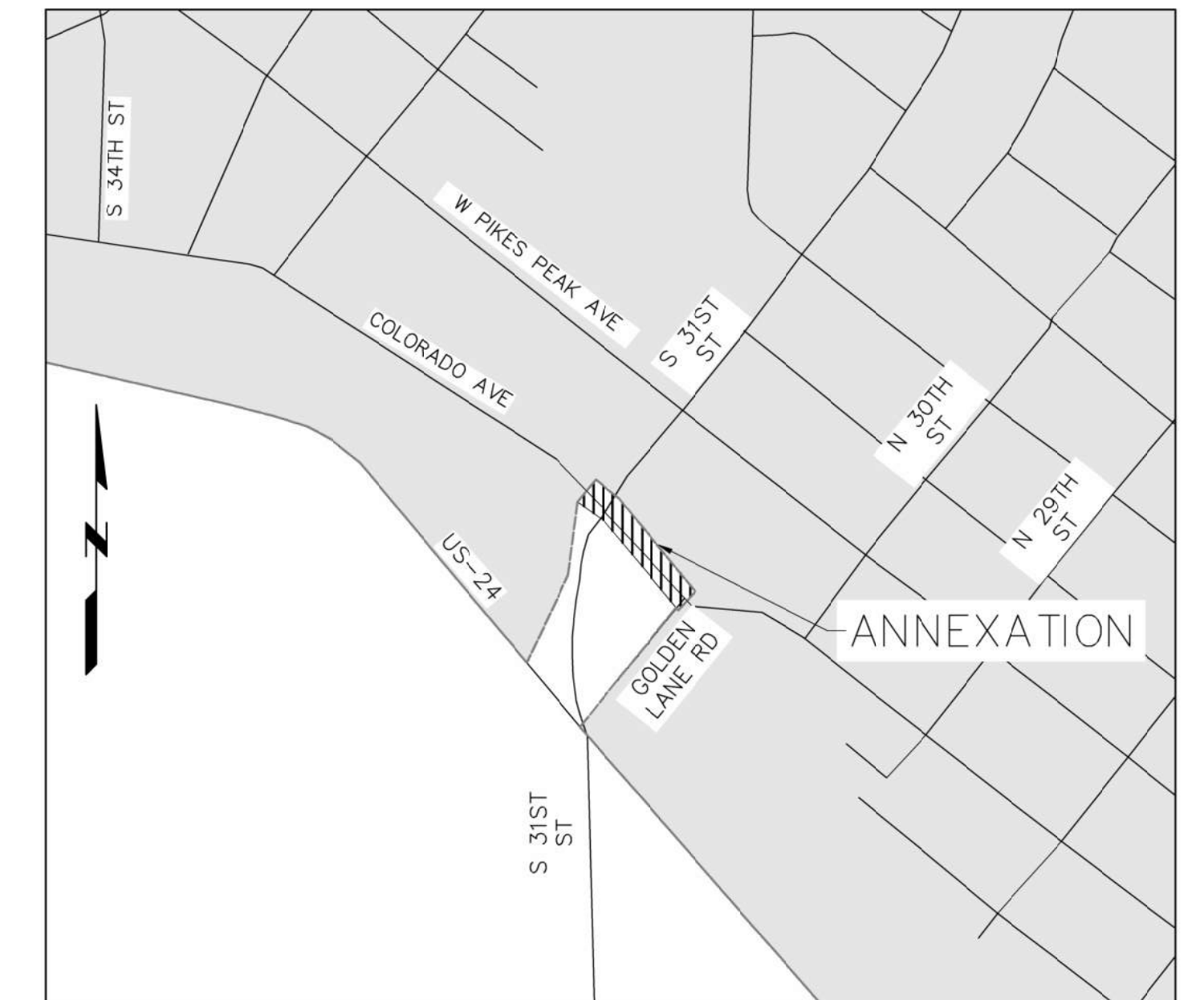
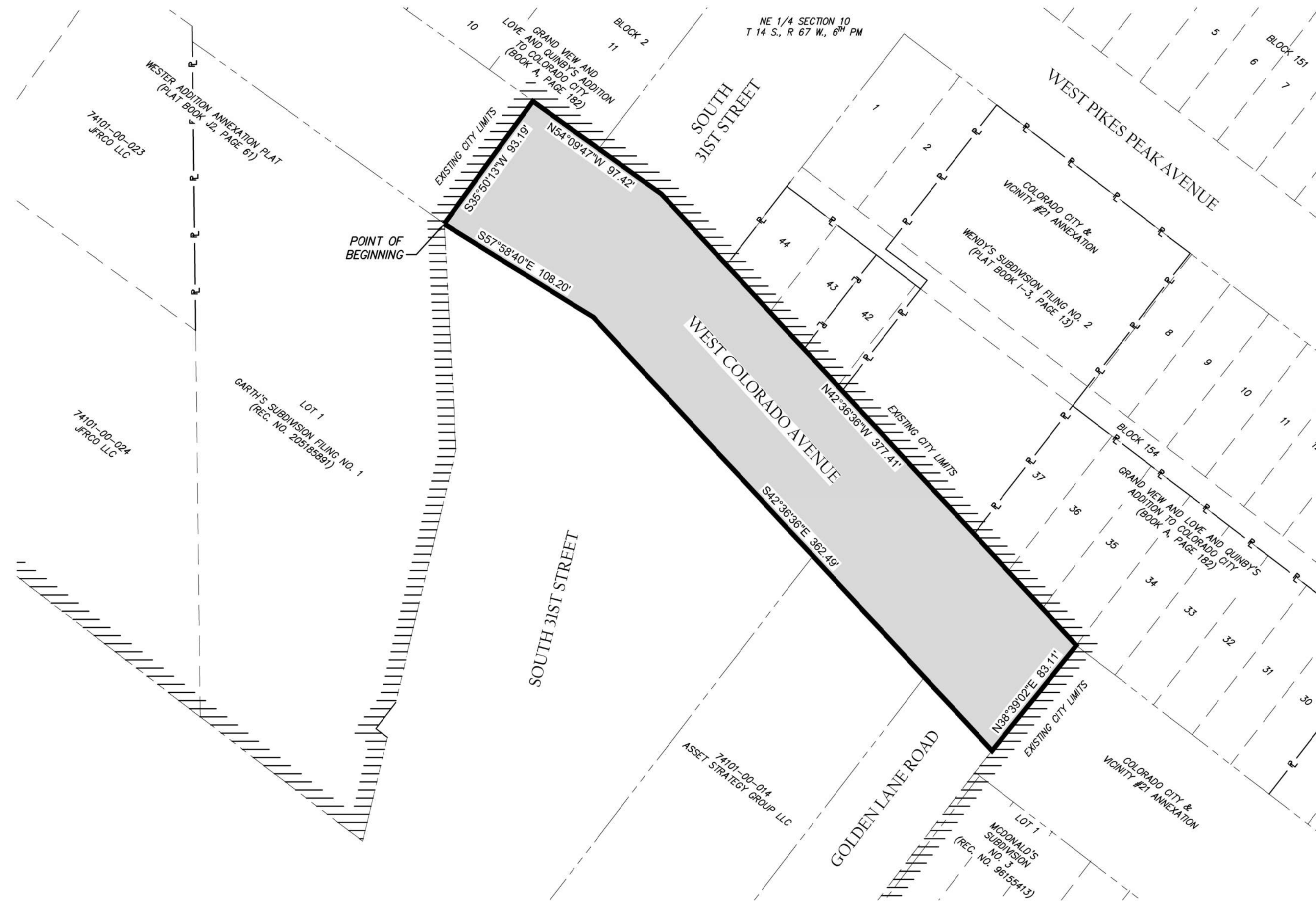
MY COMMISSION EXPIRES: \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC

**GENERAL NOTES:**

1. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT. ALL BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM MAPS AND DOCUMENTS OF RECORD AS OF MAY 19, 2022.
2. DATE OF PREPARATION: MAY 19, 2022
3. TOTAL PERIMETER: 1,121.82 FEET
4. 1/6TH PERIMETER REQUIRED CONTIGUITY: 186.97 FEET
5. PERIMETER CONTIGUOUS TO CITY LIMITS: 651.13 FEET
6. TOTAL AREA OF ANNEXATION: 39,608 SQ. FT. / 0.91 ACRES

**LEGEND:**

- INDICATES CITY LIMITS
- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PROPERTY LINE
- LIMITS OF EXISTING ANNEXATION



VICINITY MAP  
 N.T.S.

**SURVEYOR'S STATEMENT:**

I, LORELEI A. WARD, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON IS A GRAPHICAL REPRESENTATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT GREATER THAN ONE SIXTH (1/6) OF THE ANNEXATION BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS.

FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.

\_\_\_\_\_  
 P.L.S. 34982

**CITY APPROVAL:**

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVED FOR FILING THE ACCOMPANYING ANNEXATION MAP OF "WEST COLORADO AVENUE ADDITION NO. 3".

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**RECORDING:**

STATE OF COLORADO }  
 COUNTY OF EL PASO }

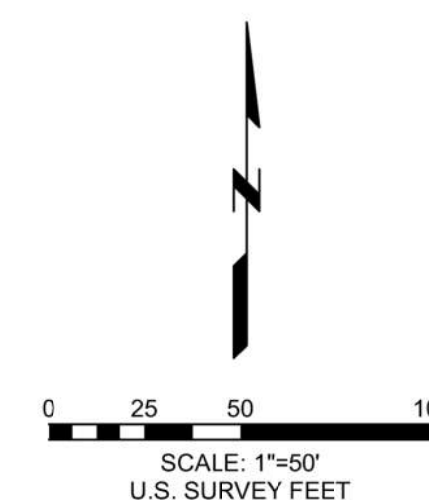
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AND IS DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER.

EL PASO COUNTY CLERK AND RECORDER CHUCK BROERMAN

BY \_\_\_\_\_  
 DEPUTY

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_



**Farnsworth**  
 GROUP  
 5775 MARK DABLING BLVD., SUITE 190  
 COLORADO SPRINGS, COLORADO 80919  
 (719) 590-9194 / info@f-w.com

Date:  
 06/17/2022  
 Project No.:  
 0191797.05  
 SHEET 1 OF 1