

# THE RESERVE AT NORTHCREEK ANNEXATION PLAT

## A PORTION OF SECTION 21, TOWNSHIP 12 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO

**KNOW ALL MEN BY THESE PRESENTS:**

BEING THE PETITIONER FOR THE ANNEXATION OF THE HEREBY DESCRIBED REAL PROPERTY, THAT \_\_\_\_\_ BEING THE PETITIONER FOR THE ANNEXATION OF THE HEREBY DESCRIBED REAL PROPERTY, A PORTION OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST LINE OF LOT 1, BLOCK 1, INTERNATIONAL BIBLE SOCIETY FILING NO. 1, AS PLATTED IN THE EL PASO COUNTY RECORDS IN PLAT BOOK 124 AT PAGE 88 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, INTERNATIONAL BIBLE SOCIETY FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING, THENCE NORTH 73° 15' 00" WEST AND ON THE EAST LINE OF SAID LOT 1 A DISTANCE OF 70.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE EAST 87° 00' 00" SOUTH AND ON THE BOUNDARY OF FLYING HORSE RANCH ADDITION AS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NUMBER 20011489 THE FOLLOWING TWO (2) COURSES:

2. STARTING AT A DISTANCE OF 70.13 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF NEW LIFE DRIVE, THENCE 88° 17' 04" 99" W ON THE NORTH RIGHT-OF-WAY OF NEW LIFE DRIVE A DISTANCE OF 820.98 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 435.498 SQ. FEET, OR 9.899 ACRES.

TOGETHER WITH THAT PORTION OF NEW LIFE DRIVE DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, INTERNATIONAL BIBLE SOCIETY FILING NO. 1 SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID NEW LIFE DRIVE AND THE POINT OF BEGINNING, THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. NORTH 73° 15' 00" WEST ON SAID NORTH RIGHT-OF-WAY LINE, 820.98 FEET TO A POINT ON THE BOUNDARY LINE OF SAID FLYING HORSE RANCH ADDITION;

2. THENCE CONTINUING NORTH 73° 15' 00" WEST ON THE NORTH RIGHT-OF-WAY OF NEW LIFE DRIVE A DISTANCE OF 782.28 TO A POINT ON CURVE, FEET HAVING A CURVE BEARING OF N 74° 59' 05" E AND A CHORD DISTANCE OF 222.32 FEET TO A POINT ON CURVE;

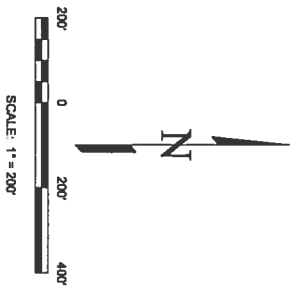
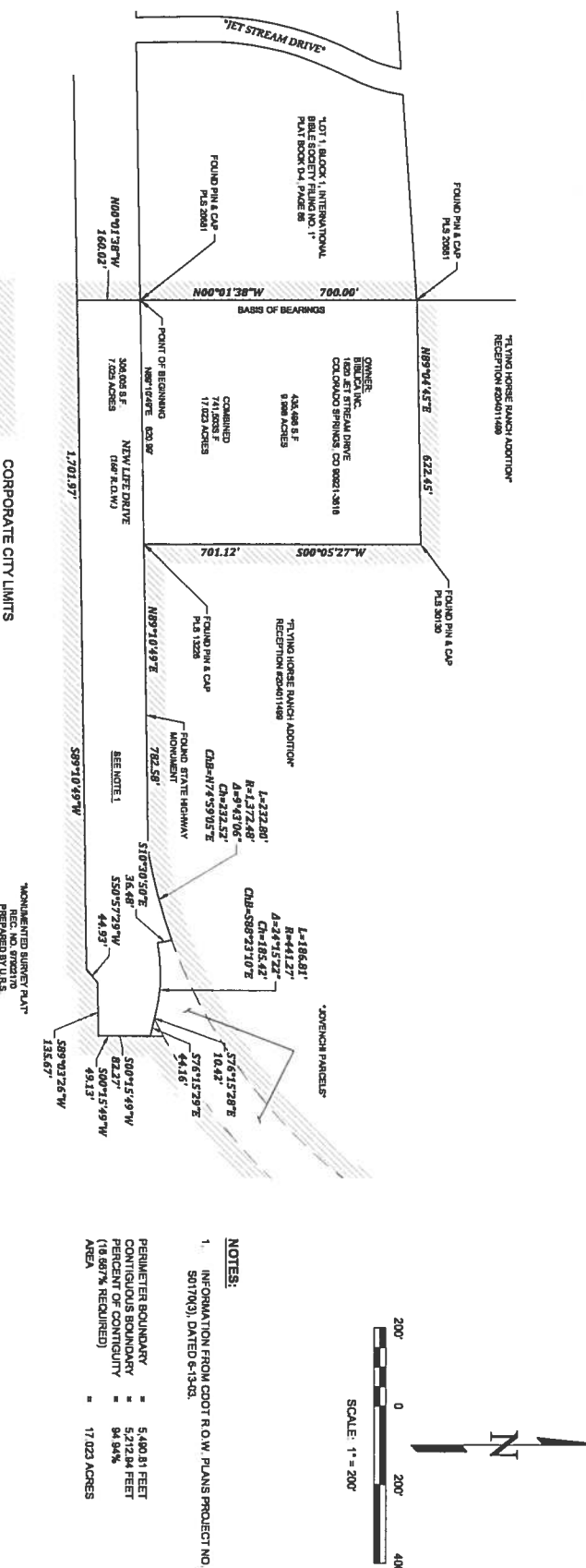
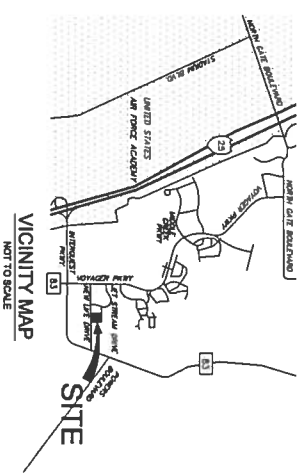
3. THENCE STARTING AT A DISTANCE OF 30.48 FEET TO A POINT ON CURVE,

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 24° 15' 22", A RADIUS OF 441.27 FEET AN ARC DISTANCE OF 198.81 FEET TO A POINT ON CURVE, THENCE CONTINUING NORTH 73° 15' 00" WEST ON THE NORTH RIGHT-OF-WAY OF NEW LIFE DRIVE A DISTANCE OF 10.67 FEET TO THE POINT OF BEGINNING, THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44° 13' 00", A RADIUS OF 44.43 FEET, THENCE SOUTH 73° 15' 00" WEST A DISTANCE OF 1,701.87 FEET, THENCE NORTH 73° 15' 00" WEST A DISTANCE OF 180.02 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 308.0850 SQ. FEET OR 7.025 ACRES, CONTAINING A CALCULATED AREA OF 741,503 SQ. FEET OR 17,023 ACRES.

**IN WITNESS WHEREOF:**

THE AFOREMENTIONED BIBLICA, INC., HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.

PRESIDENT \_\_\_\_\_



- NOTES:**
1. INFORMATION FROM COOT R.O.W. PLANS PROJECT NO. CR-D4-008-04 AND SUTTING, DATED 6-13-03.
- PERIMETER BOUNDARY      5,400.81 FEET  
 CONTIGUOUS BOUNDARY      5,272.34 FEET  
 (18.867% REQUIRED)      84.94%  
 AREA      17,023 ACRES

**SURVEYOR'S STATEMENT:**

I, JAMES L. SINCOVEC, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES AS AMENDED AND THAT THIS PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACTS OF LAND AND THE SUBDIVISION THEREOF AND THAT THE SAID TRACTS OF LAND AND THE SUBDIVISION THEREOF COMPLY WITH THE REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.



JAMES L. SINCOVEC, PROFESSIONAL LAND SURVEYOR  
 COLORADO P.L.S. NO. 17592  
 FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

**NOTARIAL:**  
 STATE OF COLORADO )  
 COUNTY OF EL PASO ) SS

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 A.D., BY THE PRESIDENT OF THE BIBLICA, INC.

WITNESS MY HAND AND OFFICIAL SEAL:  
 MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**KNOW ALL MEN BY THESE PRESENTS:**  
 ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVES THE ANNEXATION PLAT FOR THE RESERVE AT NORTHCREEK:

DIRECTOR OF COMMUNITY DEVELOPMENT      DATE \_\_\_\_\_  
 DIRECTOR OF PUBLIC WORKS      DATE \_\_\_\_\_  
 CITY CLERK      \_\_\_\_\_  
 PRESIDENT OF CITY COUNCIL      \_\_\_\_\_  
 RECORDING:  
 STATE OF COLORADO )  
 COUNTY OF EL PASO ) SS

HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 A.D., AND IS DUE TO BE RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
 SURCHARGE \_\_\_\_\_ CHUCK BORERMAN, RECORDER  
 FEE: \_\_\_\_\_  
 BY: \_\_\_\_\_ DEPUTY

NO.	REVISIONS	DESCRIPTION	DATE
1	ADJUSTED TO INCLUDE NEW LIFE DRIVE		3/21/10

**EDWARD-JAMES SURVEYING, INC.**

1005 Elkton Drive      4732 Eagleridge Circle  
 Colorado Springs, CO 80907      Pueblo, CO 81008  
 Office: (719) 576-1216      Office: (719) 545-6240  
 Fax: (719) 576-1206      Fax: (719) 545-6247

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A PORTION OF SECTION 21, TOWNSHIP 12 SOUTH,  
 RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN  
 COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	PJM
CHECKED BY	JLS
HSCALE	1" = 200'
JOB NO.	1438.00
DATE CREATED	08/11/15
DATE ISSUED	08/02/16
SHEET NO.	1 OF 1