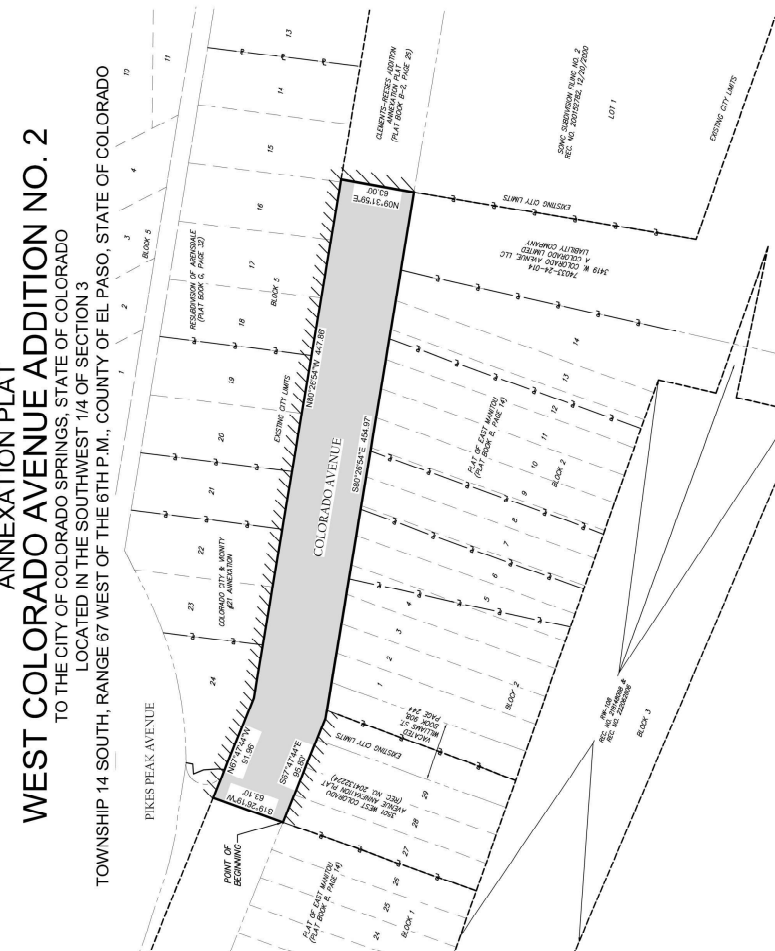
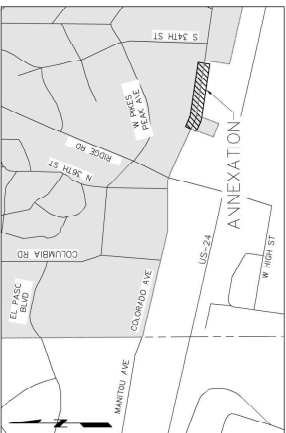


# ANNEXATION PLAT

## WEST COLORADO AVENUE ADDITION NO. 2

### TO THE CITY OF COLORADO SPRINGS, STATE OF COLORADO

#### LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 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 SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

**WEST COLORADO AVENUE ADDITION NO. 2**  
RECEIPTION NO. 2024.3224 IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE.

THENCE SOUTH 87°02'54" EAST, A DISTANCE OF 454.97 FEET TO THE NORTHERLY CORNER OF SAID ANNEXATION PLAT TO THE NORTHWESTLY CORNER OF THE EASTERLY BLOCK 908, PAGE 244 IN SAID OFFICE;

THENCE SOUTH 87°02'54" EAST, A DISTANCE OF 454.97 FEET ALONG THE NORTHERLY LINES OF SAID VACATED EAST MANHOLE AS DESCRIBED IN PLAT BOOK B, PAGE 16 OF SAID OFFICE TO THE NORTHERLY CORNER OF SAID ANNEXATION PLAT TO THE NORTHWESTLY CORNER OF THE EASTERLY BLOCK 908, PAGE 244 IN SAID OFFICE;

THENCE SOUTH 87°02'54" EAST, A DISTANCE OF 454.97 FEET ALONG THE NORTHERLY LINES OF SAID VACATED EAST MANHOLE AS DESCRIBED IN PLAT BOOK B, PAGE 16 OF SAID OFFICE TO THE NORTHERLY CORNER OF SAID ANNEXATION PLAT TO THE NORTHWESTLY CORNER OF THE EASTERLY BLOCK 908, PAGE 244 IN SAID OFFICE;

ALSO BEING A POINT ON THE WESTERLY LINE OF SAID ANNEXATION PLAT TO THE NORTHWESTLY CORNER OF THE EASTERLY BLOCK 908, PAGE 244 IN SAID OFFICE;

THENCE NORTH 0°31'59" EAST, A DISTANCE OF 63.00 FEET ALONG A WESTERLY LINE OF SAID ANNEXATION PLAT TO THE WESTERLY LINE OF SAID LOT 15 THROUGH LOT 15, BLOCK 5 OF THE PLAT OF RE-SUBDIVISION OF SAID ANNEXATION PLAT TO THE WESTERLY LINE OF SAID OFFICE;

THENCE NORTH 80°26'54" WEST, A DISTANCE OF 447.86 FEET ALONG THE SOUTHERLY LINES OF LOTS 15 THROUGH SOUTHERLY LINE OF SAID LOT 24;

THENCE NORTH 67°47'47" WEST, A DISTANCE OF 91.96 FEET ALONG SAID SOUTHERLY LINE OF SAID LOT 24 TO A POINT ON THE WESTERLY LINE OF COLORADO CITY & VICINITY #61 ANNEXATION;

THENCE DEPARTING SAID SOUTHERLY OF SAID ANNEXATION, SOUTH 87°29'19" WEST, A DISTANCE OF 63.10 FEET TO THE WESTERLY LINE OF SAID ANNEXATION PLAT AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY YIELDS A CALCULATED AREA OF 34.356 SQ. FT. OR 0.79 ACRES OF LAND, MORE OR LESS.

**OWNER.**  
THE FOREMENTIONED, CITY OF COLORADO SPRINGS, A HOME RULE CITY AND MUNICIPAL CORPORATION HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.

JOHN W. SUHMER,  
MAYOR

ATTEST:  
CITY CLERK

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 \_\_\_\_\_, 2022 A.D. RECORDS OF EL PASO COUNTY CLERK AND RECORDER.

EL PASO COUNTY CLERK AND RECORDER: CHUCK BRIGMAN

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

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

**GENERAL NOTES.**

- THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY TAKEN FROM MAPS AND DOCUMENTS OF RECORD AS OF MAY 13, 2022.
- DATE OF PREPARATION: AUGUST 30, 2022
- TOTAL PERIMETER: 1,216.69 FEET
- 1/6TH PERMETER: 202.78 FEET
- PERMETER CONTIGUOUS TO CITY LIMITS: 898.62 FEET
- AREA OF SITE: 34.356 SQ. FT. / 0.79 ACRES
- BASES OF BEARINGS, BEARINGS ARE BASED ON THE EAST QUARTER LINE OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 67 WEST, SAID LINE IS MONUMENTED WITH ALUMINUM CAP STAMPED "PLS 10945" AND THE EAST QUARTER CORNER OF SAID SECTION 3 WITH A FOUND 2" ALUMINUM CAP STAMPED "PLS 10945", SAID LINE BEARS 35°03'45"E.
- LOCAL INSURANCE RATE MAP NUMBER 08000 CD07 5 WITH AN EFFECTIVE DATE OF \_\_\_\_\_, THE PROPERTY LIES WITHIN ZONE EC, 1% ANNUAL CHANCE OF FLOODING.
- THERE WERE NO FOUND RECORDED ANNEXATION PLATS OR ORDINANCES TO VERIFY THE LOCATION OF COLORADO CITY & VICINITY NO. 21 AND COLORADO SPRINGS 609 RECORDS WERE USED FOR THESE ANNEXATION LOCATIONS.

**LEGEND:**

- INDICATES CITY LIMITS
- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PROPERTY LINE
- LIMITS OF OTHER ANNEXATIONS

NOTARY PUBLIC

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

**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 \_\_\_\_\_, 2022 A.D. RECORDS OF EL PASO COUNTY CLERK AND RECORDER.

EL PASO COUNTY CLERK AND RECORDER: CHUCK BRIGMAN

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

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

**CITY APPROVAL.**

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ANNEXATION MAP OF WEST COLORADO AVENUE ADDITION NO. 2,

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.

\_\_\_\_\_ P.L.S. 24982

**DATE:** 09/20/2022  
**PROJECT NO.:** 08197246  
**DATE OF RECORDING:** 09/20/2022  
**PROJECT NO.:** 08197246  
**DATE OF RECORDING:** 09/20/2022

CPC A 22-00128

Farnsworth GROUP  
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COLORADO SPRINGS, CO 80919  
(719) 590-9784 / farnsworth.com