

PETITION FOR ANNEXATION

BOWEN ANNEXATION

To the City Council of the City of Colorado Springs:

I, the undersigned, constituting and comprising the owners of 100%* of the area (territory) (excluding public streets and alleys) described attached hereto and made a part of the Petition (the "Described Area"), do hereby petition that the Described Area be annexed to and become a part of the City of Colorado Springs and do represent and state:

1. It is desirable and necessary that the Described Area be annexed to the City of Colorado Springs.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S. 1973, as amended, exist or have been met as these sections apply to the annexation of the Described Area.
3. That the annexation of the Described Area complies with Section 30 of Article II of the Colorado Constitution.
4. That the undersigned request that the City of Colorado Springs approve the annexation of the Described Area.
5. That the legal description of the land owned by each Petitioner hereto is attached to and made part of this Petition.

The Petitioner(s) hereto understand and are cognizant of the fact that the City of Colorado Springs ("City") is not legally required to annex the Described Area, and that if the City does annex the Described Area, the annexation shall be upon the conditions and agreement of the Petitioner(s) as set forth in the Annexation Agreement.

NOW, THEREFORE, in consideration of the foregoing statement, and in further consideration of the benefits which will accrue to the Petitioner(s) and the obligations resulting to the City if the Described Area is annexed to the City, the Petitioner(s) agree and covenant that if the Described Area is annexed to the City, the Petitioner(s) will comply with all applicable provisions of the Code of the City of Colorado Springs 2001, as amended, and all applicable ordinances, resolutions, and regulations of the City now existing or as hereinafter amended.

The covenants and agreements herein above set forth shall run with the land owned by each Petition hereto which is subject to this annexation and shall extend to and be binding upon the heirs, assigns, legal representatives and successors to each Petitioner. Each Petitioner expressly accepts the aforesaid covenants and agreements by proceeding with the Petition for Annexation to the City.

Ruth Bowen
Name (Print)

Ruth Bowen
Signature

5-9-2016
Date

5085 Silver Drive, Colorado Springs, CO 80918-5034
Mailing Address

Legal Description: Lot 1, Block 13, PARK VISTA ESTATES ADDITION, El Paso County, Colorado.

AFFIDAVIT

STATE OF COLORADO)

) ss.

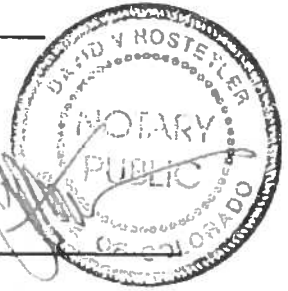
COUNTY OF EL PASO)

The foregoing instrument was executed before me this 9th day of MAY,
2016, by Ruth Bowen.

Witness my hand and official seal.

My Commission expires: 07-10-2018

David V. Nosteyer
Notary Public



The notarized signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107(1)(c)(IX)).

BOWEN ADDITION

AN ANNEXATION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

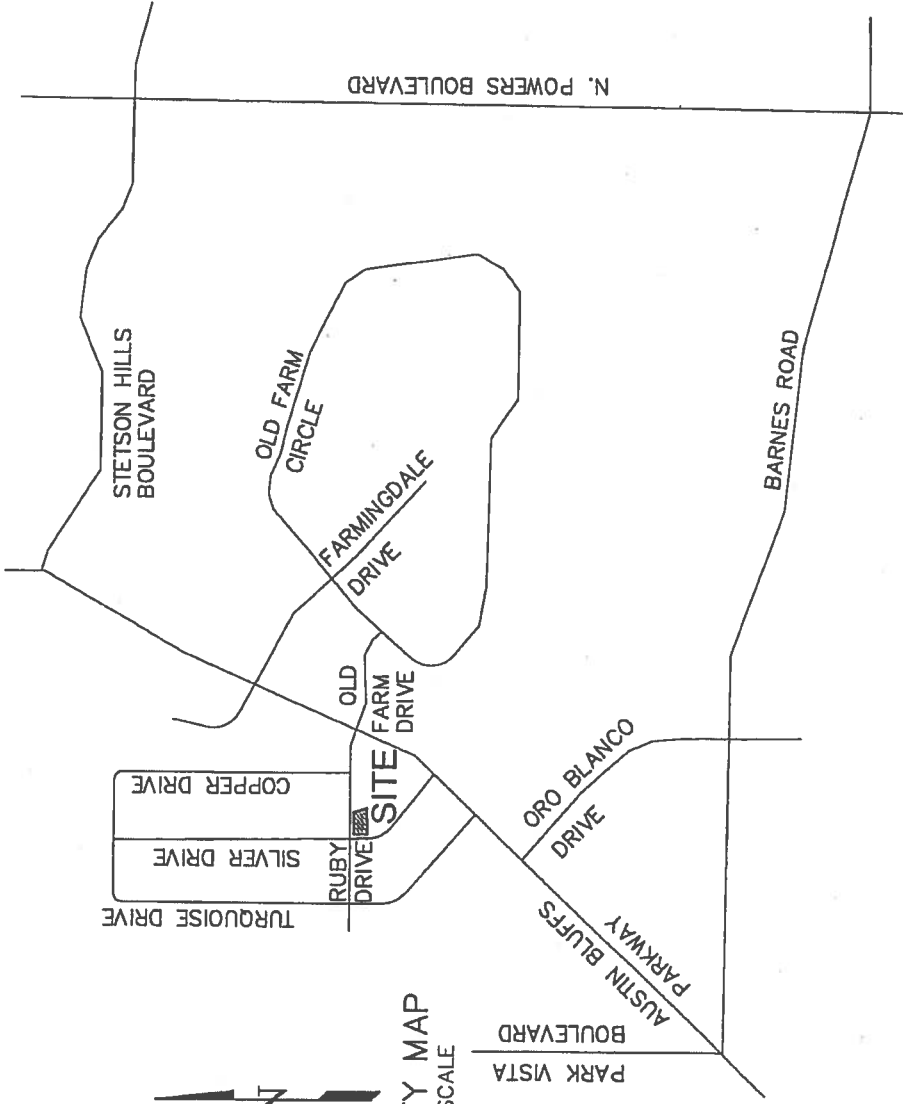
BE IT KNOWN BY THESE PRESENTS:

That Ruth Bowen, being the owner of the following described tract of land to wit:

A tract of land being a portion of the Northeast Quarter of Section 23, Township 13 South, Range 66 West of the 6th P.M., El Paso County, Colorado, described as follows:

Lot 1, Block 13, PARK VISTA ESTATES ADDITION (Plat Book Y, Page 60, El Paso County, Colorado records), El Paso County, Colorado;

Containing 0.849 acres, more or less.



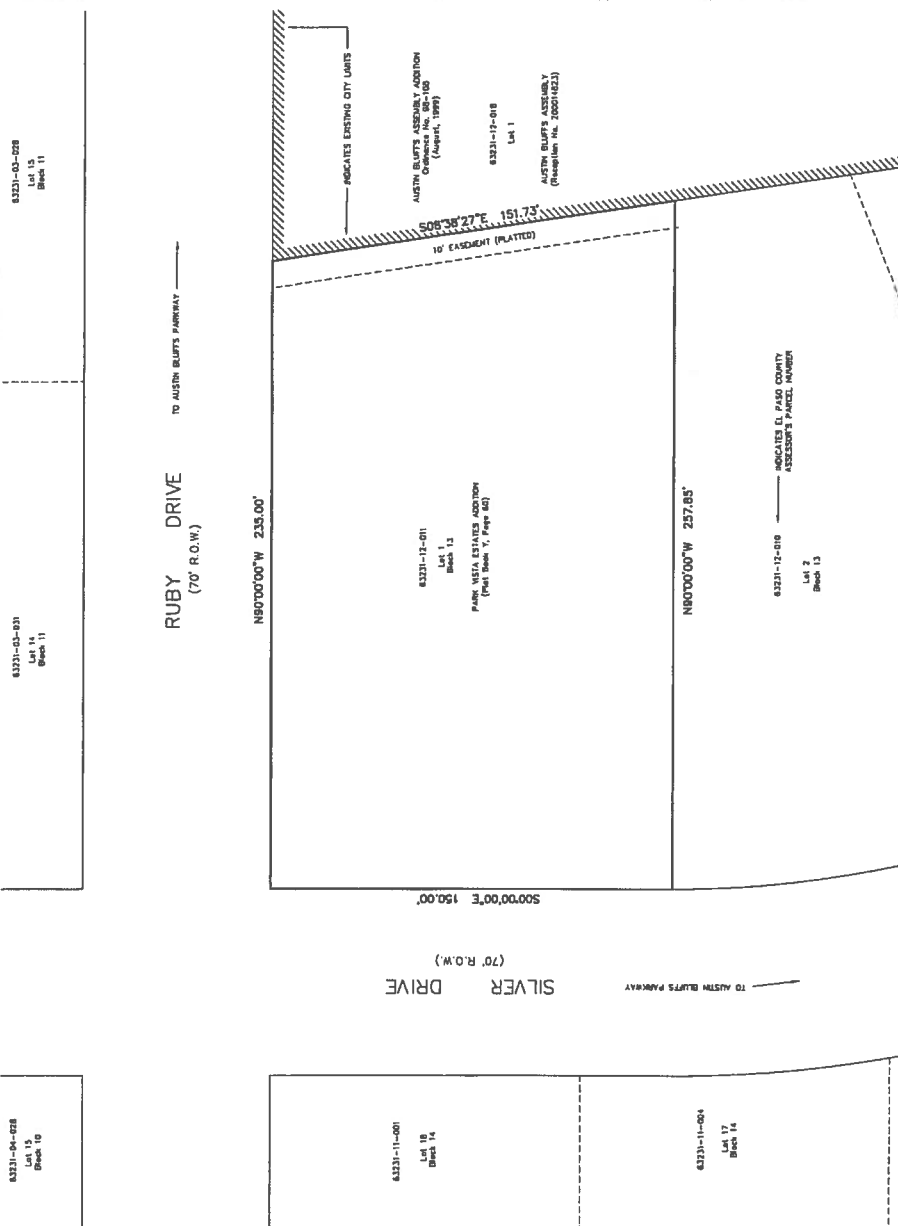
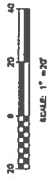
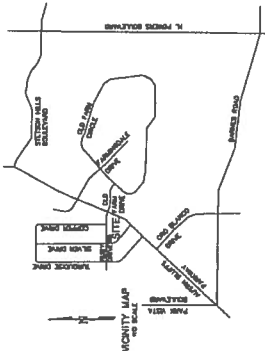
VICINITY MAP
NO SCALE

ANNEXATION PLAT BOWEN ADDITION

BOWEN ADDITION

AN ANNEXATION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 86 WEST OF THE 6TH P.M., TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SITE DATA
 PERIMETER BOUNDARY = 784.55'
 PERCENT OF CONTIGUITY = 19.10%
 AREA = 0.849 ACRES



BE IT KNOWN BY THESE PRESENTS:
 That Ruth Bowen, being the owner of the following described tract of land to wit:
 A tract of land being a portion of the Northeast Quarter of Section 23, Township 13 South, Range 86 West of the 6th P.M., El Paso County, Colorado, described as follows:
 Lot 1, Block 12, Park Vista Estates Addition (First Block T. Page 60, El Paso County, Colorado records), El Paso County, Colorado;
 Containing said acres, more or less.

IN WITNESS WHEREOF:
 The aforementioned, Ruth Bowen, has executed this instrument this _____ day of _____, 20____ A.D.

NOTARIAL:
 STATE OF COLORADO }
 COUNTY OF EL PASO } ss

The above and aforementioned was acknowledged before me this _____ day of _____, 20____ A.D., by Ruth Bowen.

Witness my hand and seal
 My Commission Expires _____

CITY APPROVAL:
 On behalf of the City of Colorado Springs, the undersigned hereby approves for filing the accompanying annexation of Bowen Addition.

Director of Public Works	Date	Community Development	Date

ATTEST: City Clerk _____ Mayor _____
RECORDING: STATE OF COLORADO } ss
 COUNTY OF EL PASO } ss
 I, _____, County Clerk of El Paso County, Colorado, do hereby certify that this instrument was filed for record in my office of _____ o'clock _____ M., this _____ day of _____, 20____ A.D., and is duly recorded under Recitation No. _____ of the records of El Paso County, Colorado.
SURCHARGE: _____ Clerk, Registrar, Recorder
FEE: _____

NOTE:
 1. FEDERAL SURVEYING MANAGEMENT AGENCY, Field Inspection File No. 051100018 F, dated 11/11/83, requires that the monumentation for this plat be of Type 1B (a 2mm x 1/2 inch brass stake) and that the monumentation be set out at the 500 year level (2000 years).

SURVEYOR'S CERTIFICATE:
 I, David V. Heffler, a Professional Land Surveyor in the State of Colorado, do hereby state that the map above shown is a correct delineation of the above-described parcel of land and that the same is in accordance with the laws of the State of Colorado and the laws of the present territory of the City of Colorado Springs, El Paso County, Colorado.

Ruth V. Heffler
 Colorado Professional Land Surveyor No. 2081

PRELIMINARY COPY
 CITY APPROVAL
 CITY ATTORNEY

LAND USE REVIEW FILE NO. _____

Land Development Consultants, Inc.
 Planning (Residential) - Surveying
 288 W. Main Street, Suite 200
 Colorado Springs, CO 80901
 Phone: (719) 594-0000
 Fax: (719) 594-0000

Project No. 180330
 Sheet 1 of 1

Revisions

No.	Date	Description

Checked By: _____
 Drawn By: _____
 Title: _____