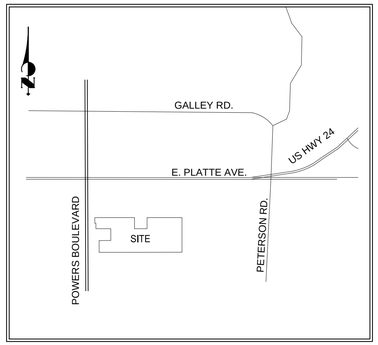
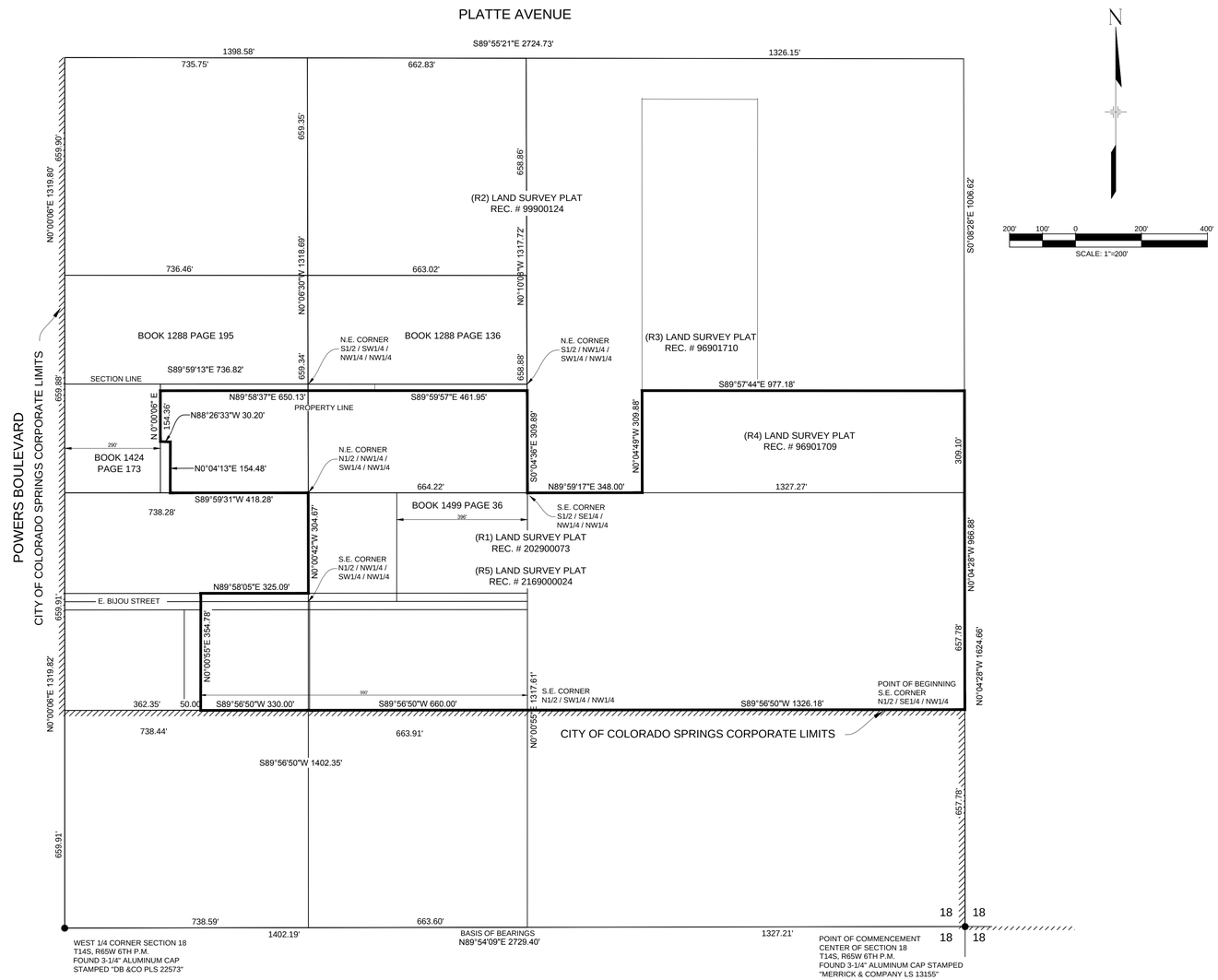
ANNEXATION PLAT
AIRPORT ANNEXATION FILING 3

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO



VICINITY MAP:
N.T.S.



KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, A MUNICIPAL CORPORATION BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF THE SAID NORTHWEST ONE-QUARTER; MONUMENTED ON THE WEST END BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "DB & CO PLS 22573" AND ON THE EAST END BY A FOUND REBAR AND 3-1/4" ALUMINUM CAP STAMPED "MERRICK & COMPANY LS 13155" APPROPRIATELY STAMPED FOR THE CENTER OF SECTION, BEARING SOUTH 89°54'10" WEST 2699.41 FEET:

COMMENCE AT THE EAST END OF THE SAID SOUTH LINE OF THE SAID NORTHWEST ONE-QUARTER;

THENCE NORTH 00°04'28" EAST, ALONG THE EAST LINE OF THE SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 657.78 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 18 ALSO BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 89°56'50" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 1,326.18 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 18;

THENCE CONTINUE SOUTH 89°56'50" WEST, ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF, A DISTANCE OF 660.00 FEET TO THE EAST LINE OF THE WEST 330 OF THE EAST 990 FEET OF SAID NORTH ONE-HALF;

THENCE CONTINUE SOUTH 89°56'50" WEST, ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF, A DISTANCE OF 330.00 FEET TO THE WEST LINE OF THE WEST 330 OF THE EAST 990 FEET OF SAID NORTH ONE-HALF;

THENCE NORTH 00°00'55" EAST, ALONG THE WEST LINE OF THE WEST 330 OF THE EAST 990 FEET OF SAID NORTH ONE-HALF, A DISTANCE OF 354.78 FEET TO THE NORTH LINE OF THE BIJOU STREET RIGHT-OF-WAY, SAID LINE BEING PARALLEL WITH AND 25.00 FEET NORTHERLY OF THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE -QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 18;

THENCE NORTH 89°58'05" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 325.09 FEET TO THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION18;

THENCE NORTH 00°00'42" WEST, ALONG SAID EAST LINE, A DISTANCE OF 304.67 FEET TO THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 18;

THENCE SOUTH 89°59'31" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 418.28 FEET TO A REBAR AND ALUMINUM CAP STAMPED "PCI PLS 27605" MARKING THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN BOOK 1424 PAGE 173 ;

THENCE NORTH 00°04'13" EAST, ALONG SAID EAST LINE, A DISTANCE OF 154.48 FEET TO A REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "ROW MARKER" MARKING THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 1424 PAGE 173;

THENCE NORTH 88°26'33" WEST, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 1424 PAGE 173 A DISTANCE OF 30.20 FEET TO A REBAR AND ALUMINUM CAP STAMPED "PCI PLS 27605" MARKING THE EAST LINE OF THE WEST 290 FEET OF GOVERNMENT LOT 1 OF SAID SECTION 18;

THENCE NORTH 00°00'06" EAST, ALONG SAID EAST LINE, A DISTANCE OF 154.36 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN BOOK 1288 PAGE 295;

THENCE SOUTH 89°58'37" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 650.13 FEET TO A NO. 5 REBAR WITH A PLASTIC CAP STAMPED "PLS 13830" MARKING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN A DOCUMENT BOOK 1288 PAGE 136;

THENCE SOUTH 89°59'57" EAST, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 1288 PAGE 136, A DISTANCE OF 461.95 FEET TO A NO. 5 REBAR WITH A PLASTIC CAP STAMPED "PLS 13830" MARKING THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 18;

THENCE SOUTH 00°04'36" EAST, ALONG SAID EAST LINE, A DISTANCE OF 309.89 FEET TO A NO. 5 REBAR WITH A PLASTIC CAP STAMPED "PLS 13830" MARKING THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 18;

THENCE NORTH 89°59'17" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 18, A DISTANCE OF 348.00 FEET TO A NO. 5 REBAR WITH AN ALUMINUM CAP STAMPED "PLS 27605";

THENCE NORTH 00°04'49" WEST, A DISTANCE OF 309.88 FEET TO A NO. 5 REBAR WITH AN ALUMINUM CAP STAMPED "PLS 27605";

THENCE SOUTH 89°57'44" EAST, A DISTANCE OF 977.18 FEET TO A NO. 5 REBAR WITH AN ALUMINUM CAP STAMPED "PLS 27605" MARKING THE EAST LINE OF THE SAID NORTHWEST ONE-QUARTER OF SECTION 18;

THENCE SOUTH 00°04'28" EAST, ALONG SAID EAST LINE, A DISTANCE OF 966.88 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIBED PROPERTY CONTAINS AN AREA OF 2,068,416 SQUARE FEET OR 47.48431 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

THE FOLLOWING LAND SURVEY PLATS WERE CONSIDERED IN THE PREPARATION OF THIS ANNEXATION PLAT.

(R1) INDICATES REFERENCE TO THAT CERTAIN LAND SURVEY PLAT DEPOSITED FOR RECORD IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER ON APRIL 29, 2002 UNDER RECEPTION NUMBER 202900073.

(R2) INDICATES REFERENCE TO THAT CERTAIN LAND SURVEY PLAT DEPOSITED FOR RECORD IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER ON MARCH 17, 1999 UNDER RECEPTION NUMBER 99900124.

(R3) INDICATES REFERENCE TO THAT CERTAIN LAND SURVEY PLAT DEPOSITED FOR RECORD IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER ON FEBRUARY 22, 1996 UNDER RECEPTION NUMBER 96901710.

(R4) INDICATES REFERENCE TO THAT CERTAIN LAND SURVEY PLAT DEPOSITED FOR RECORD IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER ON FEBRUARY 22, 1996 UNDER RECEPTION NUMBER 96901709.

(R5) INDICATES REFERENCE TO THAT CERTAIN LAND SURVEY PLAT DEPOSITED FOR RECORD IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER ON MARCH 4, 2016 UNDER RECEPTION NUMBER 2169000024.

NOTE : MAP REFERENCE (R1) IS A LAND SURVEY PLAT PREPARED ON APRIL 29, 2002 THAT WAS LATER CORRECTED BY MAP REFERENCE (R5).

GENERAL NOTES:

1. THIS ANNEXATION PLAT 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.
2. DATE OF PREPARATION: SEPTEMBER 5, 2014 (REVISED 4/05/16)
3. TOTAL PERIMETER: 8082.86 FEET
4. 1/6TH PERIMETER: 1347.14 FEET
5. PERIMETER CONTIGUOUS TO CITY LIMITS: 2316.2 FEET

NOTE:

THE INFORMATION SHOWN ON THIS ANNEXATION MAP HAS BEEN OBTAINED FROM PREVIOUSLY RECORDED SURVEYS AND DOCUMENTS. NO FIELD WORK HAS BEEN PERFORMED TO VERIFY THAT THE HISTORICAL MONUMENTS REFERENCED HEREON STILL EXIST ON THE PROPERTY TODAY.

SURVEYOR'S STATEMENT

I, ROBERT L. MEADOWS JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO AND LEGALLY DOING BUSINESS FOR AND ON BEHALF OF MATRIX DESIGN GROUP INC., IN EL PASO COUNTY, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCELS OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIMETER OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

ROBERT L. MEADOWS, JR., PLS
REGISTRATION NO. 34977, STATE OF COLORADO

OWNER:

THE OWNERS OF THE ABOVE DESCRIBED PARCEL HEREBY REQUEST ANNEXATION TO THE CITY OF COLORADO SPRINGS, COLORADO.

BY: _____
(MAYOR)

THAT CITY OF COLORADO SPRINGS, A MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2016, A.D.

_____
(CITY CLERK)

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF AIRPORT ANNEXATION FILING NO. 1

_____ _____
(PLANNING AND DEVELOPMENT DIRECTOR) DATE

_____ _____
DIRECTOR OF PUBLIC WORKS DATE

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO ON THIS _____ DAY OF _____ 2016.

_____ _____
CITY CLERK DATE

_____ _____
PRESIDENT OF CITY COUNCIL DATE

RECORDING:

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 _____, 2016, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____

BY: _____
EL PASO COUNTY CLERK AND RECORDER

PREPARED BY:
Matrix DESIGN GROUP

PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST EL PASO COUNTY, COLORADO

DRAWN BY: JAM
CHECKED BY: RLM
SCALE: 1" = 100'
DATE ISSUED: SEPT 5, 2014 (REV. 4/05/16)
SHEET 1 OF 1