NORRIS RANCH NO. 7 ANNEXATION PLAT

A PORTION OF SECTIONS 4, 5, 6, 7, 8 AND 9, TOWNSHIP 15 SOUTH, RANGE 64 WEST AND SECTIONS 32, 33, AND 34, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

VICINITY MAP

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	TREVENIU:

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, the County of El Paso, on arganized County Colorado, and Norris Properties, L.C., a Colorado limited inchity company, being the petitioner of the following described tract of land to wit: dison of the East 1/2 of Section 31, Section 31 and the Southwest 1/4 of Section 34, Township 14 South, Ronge Get West and the 1/2 of Section 4, Section 4 and 5, the Southwest 1/4 of Section 5, Section 5, Section 5 and 9, Township 15 South 1/2 of Section 5, Section 6, And 5, Township 15 South 1/2 of Section 7, B and 9, Township 15 South West of the South Principal Meridian, County of 8 Pasa, Colorado, being more particularly described as follows:

Width of the state 1/4 Corner of all Science 3, 1 thereon about the state four of streamble find, because they, have deem as a contract of the state for the state for the state of the sta

NOT10727W, a distance of 880.06 feet; \$893107W, a distance of 114.58 feet; \$89107W, a distance of 1134.51 feet; to a point on the East-Weet Center line of and Section 5;

times along add claser lim, agental VIV. A distance of all See del. 1th Control and VIV. In Control and add Section 3, there are designed as the Control and Contr

- SECPTOTE, administ of 24/16.75 kets.

 SECPTOTE, administ of 24/16.75 kets.

 and the pix of a graph of the right helps or notion of 2000.00 feet, a reads bearing of 357/1725/16, a delto criple of 47/35/16, and 15/25/16.

 SECPTOTE, a deltos of 6600.00 feet, section of 1000.00 feet, a reads bearing of 357/17/16/15, a delto unique of 39/40/44, a deltos of 1000.00 feet, and 6600.00 feet.

 SECPTOTE of 2500.00 feet, section of 39/40.00 feet, to the anotherest corner of Parent 17 as described in add Application.
- Western Der Her und für die der Verstell 7 des der Meine der Meine der Bereichte der Schale der Neuen der Western der Western

79,902,013 Sq. Ft. or 1,834,298 acres, more or less.

The aforementioned, The City of Colorado Springs, Colorado, executed this instrument this __ day of ______, 2022 rule city and Colorado Municipal Corporation.

John W. Suthers, Mayor

IN WITNESS WHEREOF:

NOTARIAL:

STATE OF COLORADO SS COUNTY OF EL PASO

022, by Junicipal Corporation. itness my hand and seal above and aforementioned was before me thi of The City of Colorado Springs, Colorado, a home rule city and Colorado

ly Commission expires

CITY APPROVAL:

In behalf of the City of Colorado NDRRIS RANCH NO. 7.

City Planning Director

NOTARIAL:

STATE OF COLORADO SS

The above of 2022, by ____ Witness my !

My Commission expires

IN WITNESS WHEREOF:

Colorado, an organized County. ment this ___ day of __ of El Paso County.

NOTARIAL:

STATE OF COLORNOO } SS

2022, by Witness my hand and seal The above and aforementioned was before me this of El Paso County, Colorado, an organized County

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My Commission expires		
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IN WITNESS WHEREOF:

imited liability company. aforementioned, Norris Properties, a Colorado limited liability

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	of Norris Properties, a Colorado limited liability comp	day of
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npany.

SURVEYOR'S CERTIFICATION:

Steret L. Hopes, Jr., a licensed professional lost surveyor in the state of Colorado, do Inestry state that the consession pub hereon sheam is a correct definedition of the above described procel of lost and that of test to one-sold (7/4) of the perinder boundary of said parcel is configurus with the present boundary of the City of Colorado Springs.
 Enable Country, Colorado.

Stewart L. Mapes, Jr. Colorado Professional Land Surveyor No. 30245 For and on behalf of Clark Land Surveying, Inc.

RECORDING:

STATE OF COLORADO COUNTY OF EL PASO

hereby certify that this instrument ~~ ecord in my office at _____

CPC X XX-XXX

A.D. and is duly recorded under —— of the records of El Paso County, CHUCK BROEFMAN, CLERK & RECORDER day of

ANNEXATION PLAT, NORRIS RANCH NO. 7

A PORTION OF SEC. 4, 5, 6, 7, 8 AND 9, T15S, R64W, AND SEC. 32, 33 AND 34, T14S, R64W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO Drawn By: EJC Checked By: SLM Project 220058 Date: 7/6/2022 Sheet 1 of 3

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years ofter you first discover such defect. In no event may no action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

No.	Description	Ву	Date

NOTES:

SITE

- beain of Bendrigs is the seath first of Section 4, Township 15 Seath, Roppe 64 Was of the Staff Principal Market monumented at the Software Corner of section 4 by a number 6 sets with a 3-1/4 animation copp propely medical, alteredam, represent Sca 174494, films that great and monumented at the Southeast corner of seld Section 4 by a 2-1/2 distinction cop in propel and properly medical "LS SECTION", measured to be with SECTION". In distances of 240-252, left.
- Ecsements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- The linear units used in this drawing are U.S. Survey Feet.

POWERS BLVD

- The improvements shown hereon are as of the date of fiend work, April 4, 2022.
- Total perimeter of portion to be annexed: 62,550,74'
 Perimeter along City of Colorado Springs Limits: 21,263,43'
 1/6th perimeter percentage: 34%
- FEDERAL EMERCENCY MANAGEMENT ACENCY, FEAM Flood insurence Rate Nop., Map Number 08041C0790C & 08041C0799C, with effective dates of December 7, 2018, indicates this parcel of land is located in Zone X (Area of minimal flood hazord).



