

ANNEXATION PLAT

LOTUS SIFERD ADDITION NO. 1

A PORTION OF THE N W 1/4 OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

Be it known by these presents:

That the City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, being the petitioner for the annexation of the following described tract of land to wit:

LEGAL DESCRIPTION

A parcel of land located in the northwest one-quarter of SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., El Paso County, Colorado. A portion of Date Street, Siferd Boulevard, Lotus Street and Lily Place right of ways, Lots 12 through 44 in Block 8, Lots 1 and 2 in Block 6, except Block 7 all in PARK VISTA ADDITION as recorded at Plat Book W page 69, in the records of El Paso County, State of Colorado, more particularly described as follows;

BEGINNING at the northeast corner of Lot 44 Block 8 of said PARK VISTA ADDITION ;

thence 500°10'50"E and coincident with the east boundary of said Lot 44 to the south boundary of said lot 44 a distance of 119.77 feet;

thence S89°49'10"W and coincident with the south boundary of Lots 44 thru 37, Block 8 a distance of 480.00 feet to the southwest corner of said lot 37;

thence 500°10'50"E and coincident with the east boundary of Lot 12, Block 8 to the south boundary of said lot 12 and the north boundary of Siferd Blvd. a distance of 120.00 feet;

thence S89°49'10"W and coincident with the north boundary of said Siferd Blvd. a distance of 590.19 feet;

thence 500°10'50"E a distance of 80.00 feet to a point of curve on the east boundary line of Lot 1 Block 9 in said PARK VISTA ADDITION;

thence along the arc of a non-tangent curve to the left, said curve having a central angle of 90°00'00", a radius of 20.00 feet and an arc length of 31.42 feet, a chord bearing of N45°10'50"W, chord length of 28.28 feet to a point on the south boundary of said Siferd Blvd.;

thence S89°49'10"W and coincident with the south boundary of said Siferd Blvd. a distance of 226.51 feet to a point of curve;

thence along the arc of a tangent curve to the right, said curve having a central angle of 26°15'30", a radius of 130.00 feet and an arc length of 59.58 feet;

thence N63°55'20"W and coincident with the south boundary of said Siferd Blvd. a distance of 73.91 feet;

thence N30°59'57"E a distance of 74.30 feet to a point on the southeasterly boundary line of Lot 19. Block 2 and the northwest boundary of Date Street (formerly dahlia St.) in said PARK VISTA ADDITION;

thence N43°03'30"E and coincident with the north boundary of said Dahlia Street a distance of 308.84 feet;

thence S46°56'30"E a distance of 60.00 feet to a point on the southeast boundary of said Date Street and a point of curve;

thence along the arc of a non-tangent curve to the right, said curve having a central angle of 46°45'40", a radius of 20.00 feet and an arc length of 16.32 feet, a chord bearing of N66°26'20"E, chord length of 15.87 feet to a point on the south boundary of Lotus Street (formerly Lily St.);

thence N89°49'10"E and coincident with the south boundary line of said Lily Street a distance of 917.64 feet;

thence N00°10'50"W a distance of 60.00 feet to a point on the north boundary line of said Lily Street;

thence N89°49'10"E and coincident with the north boundary line of said Lily Street a distance of 274.53 feet to the point of a curve;

thence along the arc of a tangent curve to the left, said curve having a central angle of 46°45'40", a radius of 20.00 feet and an arc length of 16.32 feet;

thence N43°03'30"E and coincident with the northwest boundary line Lily Place a distance of 232.16 feet to a point on the south corner of Lot 3, Block 6 of said PARK VISTA ADDITION;

the following 3 courses are coincident with the boundary lines of Lots 3 and 2, Block 6. in said PARK VISTA ADDITION;

thence N46°56'30"W a distance of 120.00 feet;

thence N43°03'30"E a distance of 120.00 feet;

thence S46°56'30"E a distance of 106.79 feet to a point on the west boundary line of said Siferd Boulevard;

thence N00°08'50"W and coincident with the west boundary of said Siferd Boulevard a distance of 280.76 feet;

thence N89°51'10"E a distance of 60.00 feet to a point on the east boundary line of said Siferd Boulevard;

thence S00°08'50"E and coincident with the east boundary of said Siferd Boulevard a distance of 269.46 feet to a point of a curve;

thence along the arc of a tangent curve to the left, said curve having a central angle of 90°00'00", a radius of 20.00 feet and an arc length of 31.42 feet;

thence N89°51'10"E and coincident with the north boundary of a road right of way to a point on the east boundary of said PARK VISTA ADDITION a distance of 100.00 feet;

thence S00°08'50"E and coincident with the east boundary of said PARK VISTA ADDITION a distance of 60.00 feet to the south boundary of said road right of way;

thence S89°51'10"W and coincident with the south boundary of said road right of way a distance of 100.00 feet to a point of a curve;

thence along the arc of a tangent curve to the left, said curve having a central angle of 90°00'00", a radius of 20.00 feet and an arc length of 31.42 feet to a point on the east boundary of said Siferd Boulevard;

thence S00°08'50"E and coincident with the east boundary of said Siferd Boulevard a distance of 453.18 feet to a point of a curve;

thence along the arc of a tangent curve to the left, said curve having a central angle of 36°52'00", a radius of 50.00 feet and an arc length

of 32.17 feet to a point of reverse curve to the right;

thence along the arc of a tangent curve to the right, said curve having a central angle of 163°42'04", a radius of 50.00 feet and an arc length of 142.86 feet to a point to a point of reverse curve to the left;

thence along the arc of a tangent curve to the left, said curve having a central angle of 36°52'00", a radius of 50.00 feet and an arc length of 32.17 feet to a point on the south boundary line of said Siferd Boulevard;

thence S89°49'10"W and coincident with the south boundary of said Siferd Boulevard a distance of 305.85 feet

thence N00°10'50"W a distance of 60.00 feet to a point on the north boundary line of said Siferd Boulevard;

thence N89°49'10"E and coincident with the north boundary of said Siferd Boulevard a distance of 239.69 feet to the point of a curve;

thence along the arc of a tangent curve to the left, said curve having a central angle of 136°46'58", a radius of 20.00 feet and an arc length of 47.74 feet to a point on the southwest boundary line of Lotus Street;

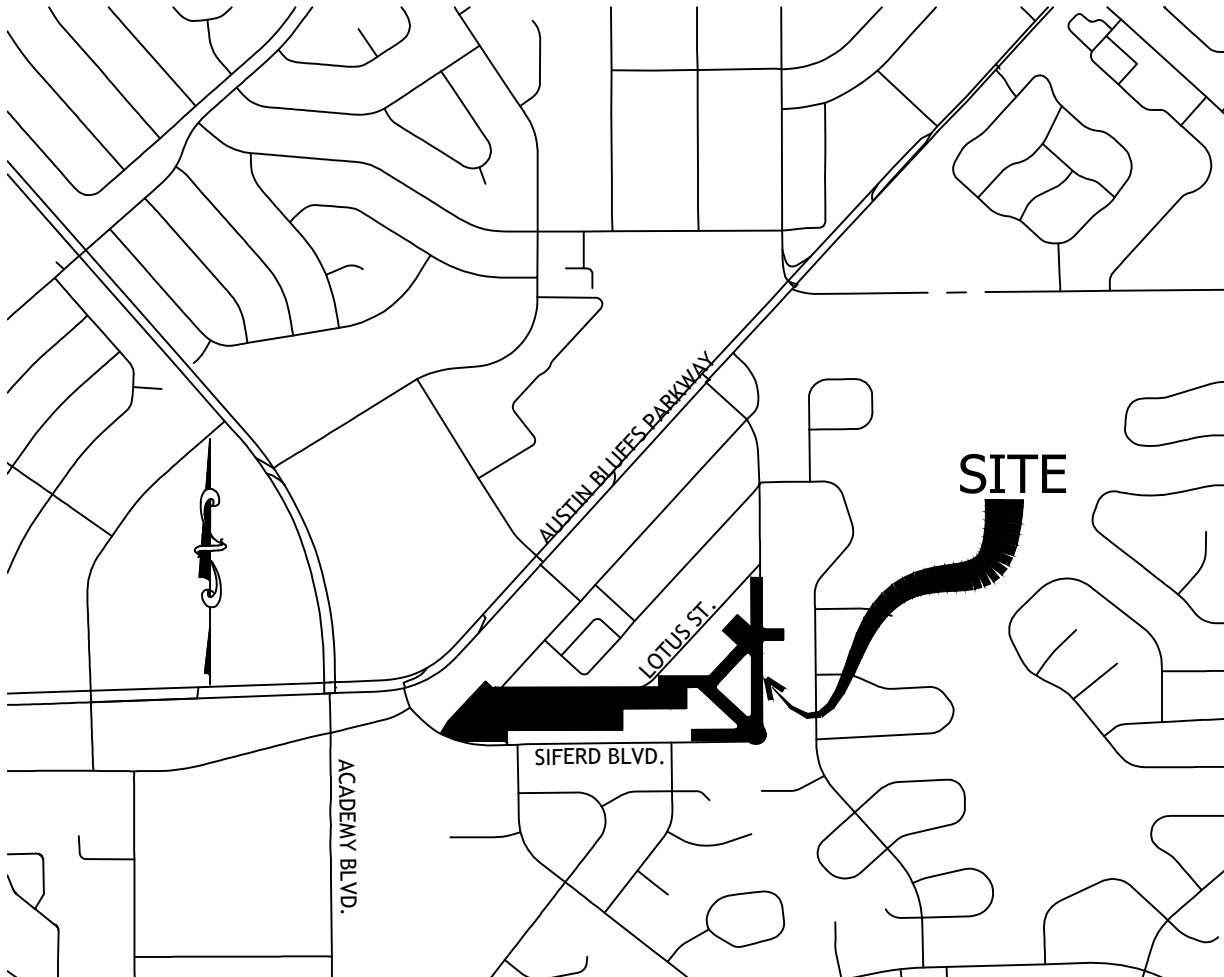
thence N46°56'30"W a distance of 291.95 feet to a point of a curve;

thence along the arc of a tangent curve to the left, said curve having a central angle of 34°36'31", a radius of 20.00 feet and an arc length of 12.08 feet to the **POINT OF BEGINNING**.

Said portion containing a protracted area of 441,914 Square feet.

The linear unit of measure used for this survey is the U.S. Survey foot.

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 7558.45'
ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 1,259.74' (16.67%)
PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 2,812.36' (37.21%)



VICINITY MAP

THIS ANNEXATION PLAT WAS DERIVED FROM RECORDED LEGAL DESCRIPTIONS AND PLATS. UNDER NO CIRCUMSTANCES SHOULD THIS ANNEXATION PLAT BE CONSIDERED A CERTIFIED MONUMENTED LAND SURVEY PLAT. THE PURPOSE OF THIS ANNEXATION PLAT IS TO GRAPHICALLY SHOW THE AREA TO BE ANNEXED TO THE CITY OF COLORADO SPRINGS, COLORADO.

SURVEYOR'S STATEMENT:
THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING ANNEXATION PLAT WAS DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID TRACT IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, COLORADO, EL PASO COUNTY, COLORADO TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

THIS _____ DAY OF _____, 2025
Robert A. Pisciotta, Jr., Colorado P.L.S. 38224
For and on behalf of The City of Colorado Springs
30 S. Nevada Ave. Suite 402
Colorado Springs, CO., 80901
719-385-5545

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Owner:

The aforementioned, City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, has executed this instrument this __ day of _____, 2025 A.D.

Blessing A. Mobolade,
Mayor

Attest:

City Clerk

State of Colorado)

)ss

County of El Paso)

The foregoing instrument was acknowledged before me this __ day of _____, 2025 A.D. by Blessing A. Mobolade, Mayor of the City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation.

Witness my hand and seal

My commission expires: _____
Notary Public

CITY OF COLORADO SPRINGS APPROVAL:
On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "Lotus Siferd Addition No. 1".

City Planning Director _____ Date _____

City Engineer _____ Date _____

The annexation of the real property shown on this plat is approved pursuant to an ordinance made and adopted by THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, by actions of The City Council of The City of Colorado Springs at it's meeting on __ day of _____, 2025, A.D.

City Clerk _____ Date _____

CLERK AND RECORDER

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 _____, 2025, A.D. AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER
CLERK AND RECORDER.

BY _____
DEPUTY

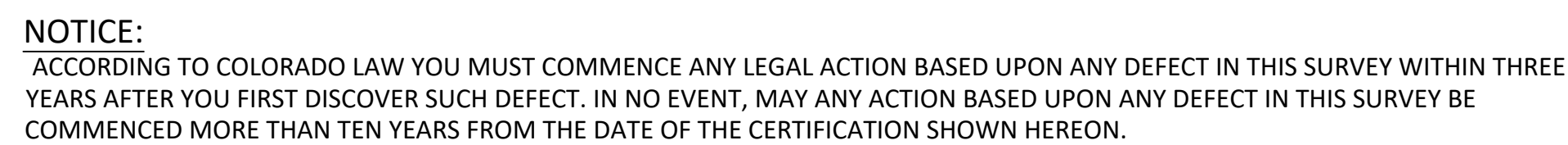
SURCHARGE; _____
FEE: _____

ANEX-25-0007

LOTUS SIFERD ADDITION NO. 1 ANNEXATION PLAT		
PAGE 1 OF 2		
DATE: 07/16/25	JOB NUMBER: 2025006	REV
DRAWN BY: Richard Kotwica		SHEET 1 OF 2

LOTUS SIFERD ADDITION NO. 1

A north arrow pointing upwards, labeled 'N' at the top, and a graphic scale bar below it. The scale bar is marked in feet from 0 to 240, with major ticks every 60 feet. Below the scale bar, the text '(IN FEET)' and '1 inch = 60 ft.' are printed.



ANEX-25-0007