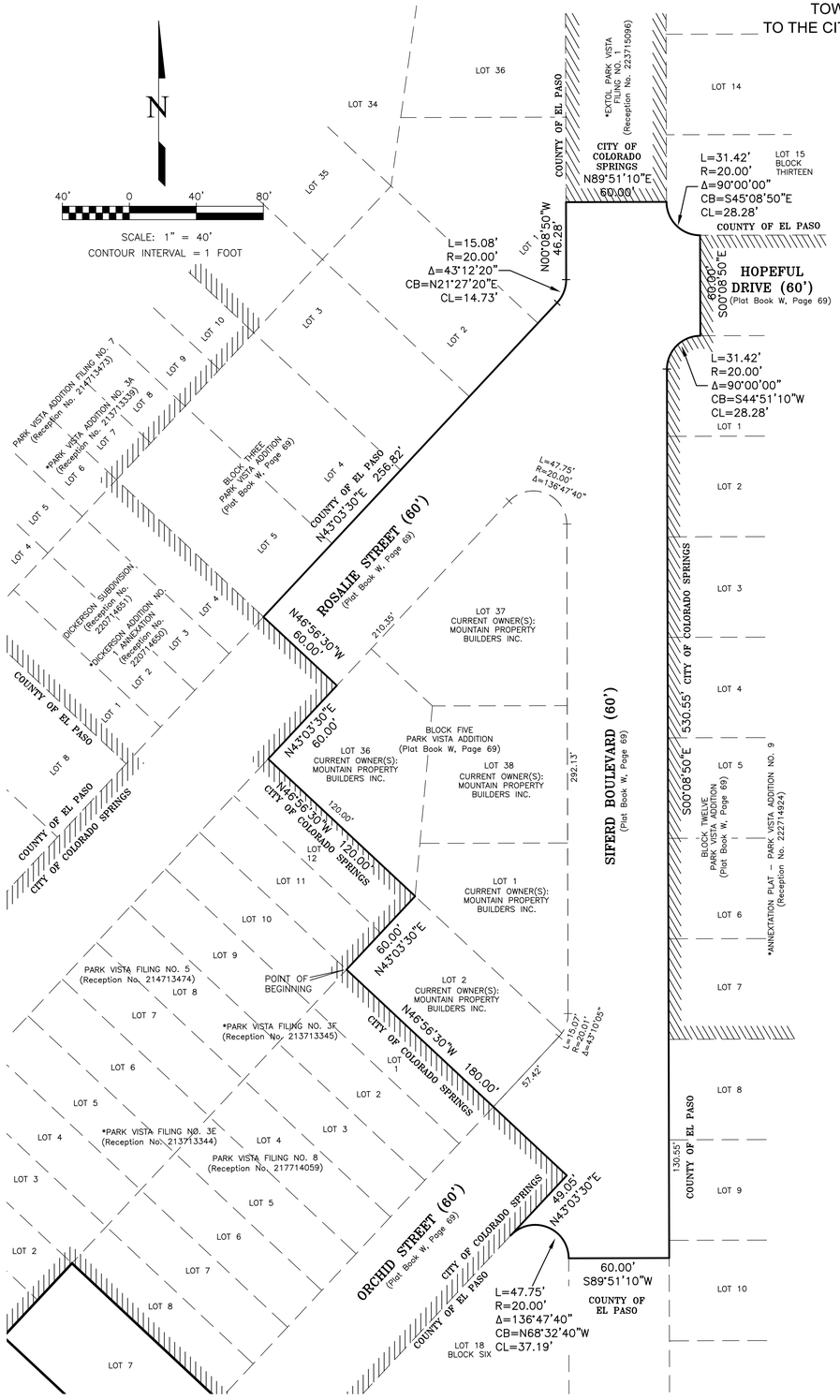
ANNEXATION PLAT - PARK VISTA ADDITION NO. 10

AN ANNEXATION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 26,
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 ORCHID LOTS LLC, a Colorado Limited Liability Company, being the petitioner for the annexation of the following described tracts of land to wit:

Lots 1, 2, 36, 37 and 38, Block Five, TOGETHER WITH portions of Orchid Street (60' public R.O.W.) lying Southeasterly, Rosalie Street (60' public R.O.W.) lying Northwesterly and Siferd Boulevard (60' public R.O.W.) lying Easterly of said Lots inclusive, and the adjacent intersection portions of said Siferd Boulevard, said Orchid Street and Hopeful Drive (60' public R.O.W.), all as platted within PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records), described as follows:

Bearings are based on the Easterly right–of–way line of said Siferd Boulevard and is assumed to bear S 00°08'50 E;

BEGINNING at the most Westerly corner of said Lot 2; thence N43°03'30"E along the Northwesterly line of said Lot 2, 60.00 feet to the most Northerly corner of said Lot 2, said corner also being the most Southerly corner of said Lot 36; thence N46°56'30"W along the Southwesterly line of said Lot 36, 120.00 feet to the most Westerly corner of said Lot 36; thence N43°03'30"E along the Northwesterly line of said Lot 36, said line also being coincident with the Southeasterly right–of–way line of said Rosalie Street, 60.00 feet; thence N46°56'30"W, 60.00 feet to a point on the Northwesterly right–of–way line of said Rosalie Street; thence N43°03'30"E along said Rosalie Street's Northwesterly right–of–way line, 256.82 feet; thence on a curve to the left and along said Northwesterly right–of–way line, said curve having a central angle of 43°12'20", a radius of 20.00 feet, an arc length of 15.08 feet to a point on the Westerly right–of–way line of said Siferd Boulevard; thence N00°08'50"W along said Siferd Boulevard's Westerly right–of–way line, 46.28 feet; thence N89°51'10"E, 60.00 feet to a point on the Easterly right–of–way line of said Siferd Boulevard; thence Southerly on a non–tangent curve to the left along said Siferd Boulevard's Easterly right–of–way line, said curve having a central angle of 90°00'00", a radius of 20.00 feet, an arc length of 31.42 feet (the chord to said curve bears S45°08'50"E, a distance of 28.28 feet) to a point on the Northerly right–of–way line of said Hopeful Drive; thence S00°08'50"E, 60.00 feet to a point on the Southerly right–of–way line of said Hopeful Drive; thence Westerly on a non–tangent curve to the left and along said Hopeful Drive's Southerly right–of–way line, said curve having a central angle of 90°00'00", a radius of 20.00 feet, an arc length of 31.42 feet (the chord to said curve bears S44°51'10"W, a distance of 28.28 feet) to a point on the Easterly right–of–way line of said Siferd Boulevard; thence S00°08'50"E along said Siferd Boulevard's Easterly right–of–way line, 530.55 feet; thence S89°51'10"W, 60.00 feet to a point on the Westerly right–of–way line of said Siferd Boulevard; thence on a non–tangent curve to the left, said curve having a central angle of 136°47'40", a radius of 20.00 feet, an arc length of 47.75 feet (the chord to said curve bears N68°32'40"W, a distance of 37.19 feet) to a point on the Southeasterly right–of–way line of said Orchid Street; thence N43°03'30"E along the Northeasterly extension of Orchid Street's Southeasterly right–of–way line, 49.05 feet to a point on the Southeasterly extension of the Southwesterly line of said Lot 2; thence N46°56'30"W, 180.00 feet to the POINT OF BEGINNING;

Containing 2.178 acres (94,859 square feet), more or less.

IN WITNESS WHEREOF:

The aforementioned, ORCHID LOTS LLC, a Colorado Limited Liability Company, has executed this instrument this _____ day of _____, 20____.

ORCHID LOTS LLC, a Colorado Limited Liability Company

_____
Jeff A. Carter, Manager

NOTARIAL:

STATE OF COLORADO
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this ____ day of _____, 20____ by Jeff A. Carter, as Manager of ORCHID LOTS LLC, a Colorado Limited Liability Company.

Witness my hand and seal _____

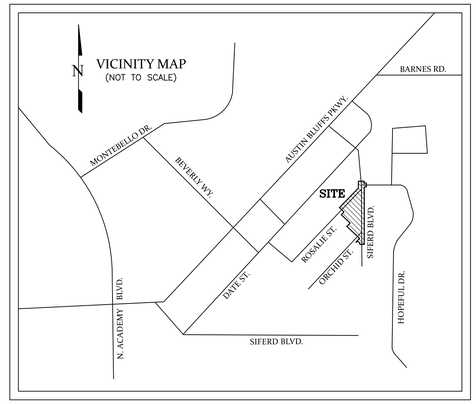
My Commission expires _____

NOTES:

1. This annexation plat does not constitute a land survey nor a land survey plat.
2. The lineal units used in this drawing are U.S. Survey Feet.
3. According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C0538 G with an effective date of December 7, 2018, the subject property is located in Zone X (an area determined to be outside the 0.2% annual chance floodplain).
4. * – indicates Annexation Plat Name.
5. Reference to the Annexation Agreement, Preliminary Plat and Final Plat for the Owner/Developer responsibilitity for constructing the public roadway improvements.

ANNEXATION DATA:

Total Perimeter of the Area for Annexation: 1,668.37'
One–Sixth (1/6th) of the Total Perimeter: 278.06' (16.67%)
Perimeter of the Area Contiguous to the Existing City Limits: 1,080.47' (64.76%)



SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor licensed in the State of Colorado, does hereby certify that the map hereon shown is of the above described parcel of land at that at least one–sixth (1/6) of the perimeter boundary of said parcel is contiguous to the present boundary of the City of Colorado Springs, El Paso County, Colorado.

This certification is neither a warranty nor guarantee, either expressed or implied.

David V. Hostetler
Colorado Professional Land
Surveyor No. 20681
For and on behalf of LAND
DEVELOPMENT CONSULTANTS, INC.

PRELIMINARY COPY
SUBJECT TO
CITY APPROVAL

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying ANNEXATION PLAT – "PARK VISTA ADDITION NO. 10".

_____ _____
CITY PLANNING DIRECTOR DATE

_____ _____
CITY ENGINEER DATE

The annexation of the real property shown on this plat is approved pursuant to an ordinace mode and adopted by the City of Colorado Springs, El Paso County, Colorado by the action of the City Council of the City of Colorado Springs at its meeting on the _____ day of _____, 20____ A.D.

_____ _____
CITY CLERK DATE

RECORDING:

STATE OF COLORADO
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock ____.M., this _____ day of _____, 20___ A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ STEVE SCHLEIKER, RECORDER

FEE: _____ BY: _____
Deputy

CITY FILE NUMBER: ANEX–22–0002

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.

CALL BEFORE YOU DIG . . .
811
DIAL 811
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS TO LOCATE ANY BURIED UTILITIES, ELECTRIC, WATER AND WASTEWATER.

REVISIONS

No.	Description	By	Date
1	CITY COMMENTS	DVH	01/11/23
2	CITY COMMENTS	DVH	12/12/23
3	OWNERSHIP ENTITY	DVH	02/28/24

H Scale: 1" = 40'
V Scale: N/A
Designed By: N/A
Drawn By: DAS
Checked By: DVH
Date: 11/04/21

Land Development Consultants, Inc.
PLANNING · SURVEYING
www.ldc-inc.com · TEL: (719) 528-6133 · FAX: (719) 528-6848
3898 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

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Project No.: 21048

Sheet: 1 of 1

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