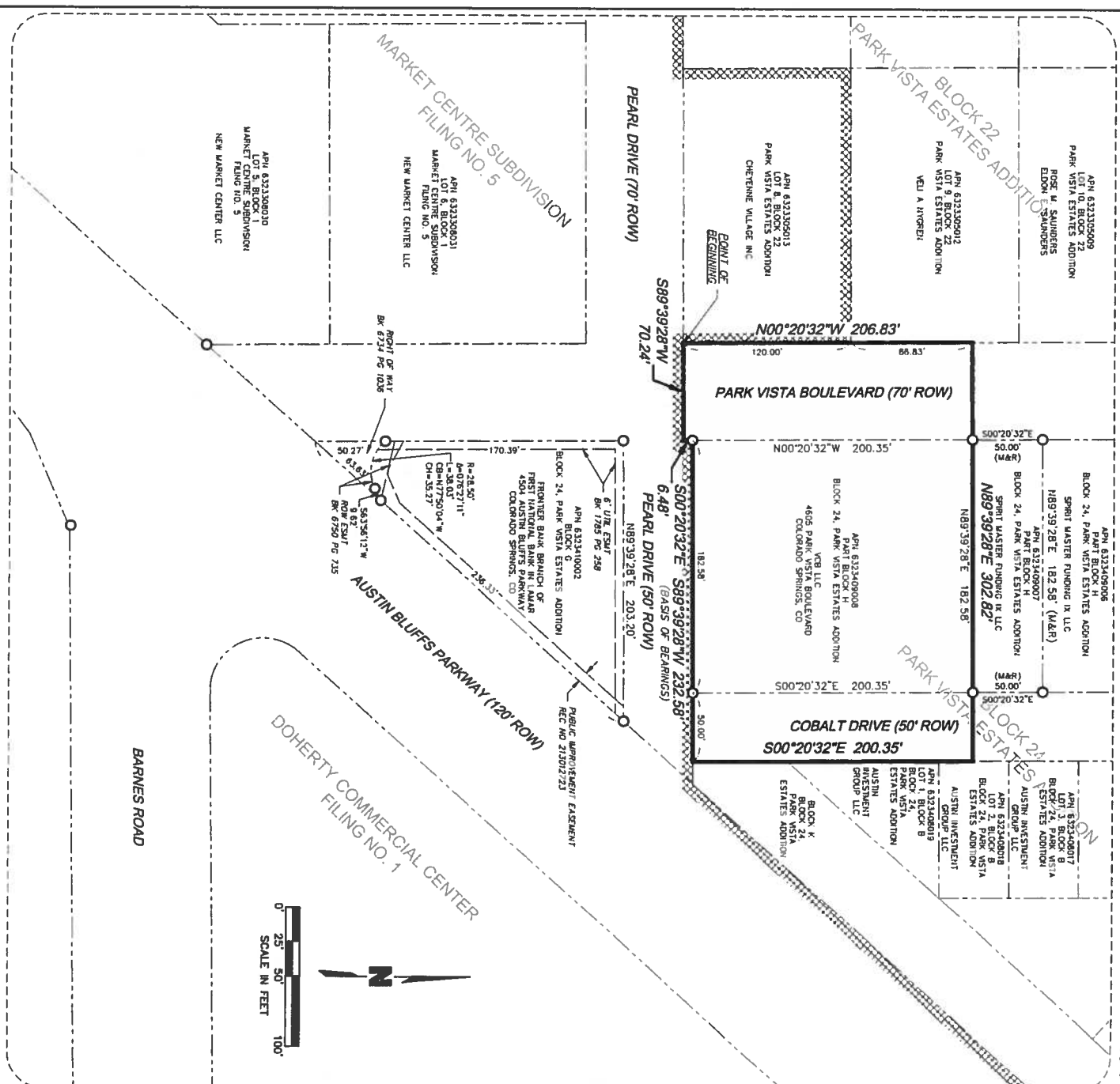


**KUM AND GO STORE 689 ANNEXATION NUMBER 2**  
 A PORTION OF BLOCK H, BLOCK 24, PARK VISTA ESTATES ADDITION, AND A PART OF PARK VISTA BOULEVARD AND COBALT DRIVE  
 SITUATED IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF EL PASO, STATE OF COLORADO



- ANNEXATION:**  
 PERMETER BOUNDARY 1,019.28 FEET  
 CONTIGUOUS BOUNDARY 429.30 FEET  
 PERCENT OF CONTIGUITY 42.12 %  
 AREA 1,403 ACRES
- LEGEND:**  
 FOUND PROPERTY MONUMENT  
 EASMENT  
 RIGHT OF WAY  
 UTILITY  
 BOUNDARY  
 EASEMENT LINE  
 PROPERTY LINE  
 CITY OF COLORADO SPRINGS  
 CORPORATE BOUNDARY

**CITY APPROVALS:**  
 ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION OF KUM AND GO STORE 689 ANNEXATION NO. 2

FOR THE DIRECTOR OF PUBLIC WORKS DATE \_\_\_\_\_

FOR COMMUNITY DEVELOPMENT DATE \_\_\_\_\_

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAN IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY ACTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON THE DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D.

ATTEST: CITY CLERK \_\_\_\_\_ PRESIDENT OF CITY COUNCIL \_\_\_\_\_

**BASIS OF BEARINGS:**

BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK H AS DEPICTED ON THE RECORD PLAT OF BLOCK 24, PARK VISTA ESTATES ADDITION RECORDED ON SEPTEMBER 19, 1987 IN PLAT BOOK 2 AT PAGE 22. SAID LINE BEING MONUMENTED AT BOTH THE WEST AND EAST END BY A NUMBER 5 REBAR WITH A HATCH YELLOW PLASTIC CAP STAMPED TMS 20017. HAVING A MEASURED BEARING OF N89°39'28"E AND A DISTANCE OF 182.58 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**LEGAL DESCRIPTION:**

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AND BEGINNING AT THE SOUTHEAST CORNER OF THE ANNEXATION PLAT CHEYENNE VILLAGE ADDITION AS DEPICTED ON PLAT RECORDED UNDER NUMBER 889 AT RECEPTION NUMBER 8818720 OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER  
 THENCE NORTH 20°32'W ALONG THE EAST LINE OF SAID ANNEXATION, THE WEST RIGHT OF WAY LINE FOR PARK VISTA BOULEVARD AND ALSO BEING CONTIGUOUS WITH THE CITY OF COLORADO SPRINGS CORPORATE BOUNDARY, A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER THEREOF;  
 THENCE CONTINUING NORTH 20°32'W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 86.83 FEET TO THE NORTH LINE OF A PART OF BLOCK H EXTENDED;  
 THENCE NORTH 20°32'W ALONG SAID NORTH LINE EXTENDED AND NORTH LINE A DISTANCE OF 302.82 FEET TO THE EAST RIGHT OF WAY LINE FOR COBALT DRIVE;  
 THENCE SOUTH 20°32'E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 200.35 FEET TO THE SOUTH LINE EXTENDED OF BLOCK H, THE NORTH LINE OF THE ANNEXATION PLAT KUM AND GO STORE 689 ANNEXATION NUMBER 1, AND A POINT ON THE CITY OF COLORADO SPRINGS CORPORATE BOUNDARY;  
 THENCE ALONG SAID NORTH LINE OF ANNEXATION PLAT KUM AND GO STORE 689 ANNEXATION NUMBER 1 CORPORATE BOUNDARY;  
 1) S89°39'28"W A DISTANCE OF 232.58 FEET;  
 2) S00°20'32"E A DISTANCE OF 6.48 FEET;  
 THENCE S89°39'28"W A DISTANCE OF 70.24 FEET TO THE POINT OF BEGINNING CONTAINING 81,124 SQUARE FEET OR 1,403 ACRES, MORE OR LESS.

**OWNER:**

PART OF BLOCK H, BLOCK 24, PARK VISTA ESTATES ADDITION  
 VGB, LLC, A COLORADO LIMITED LIABILITY COMPANY

**NOTARY:**

STATE OF COLORADO )  
 COUNTY OF EL PASO ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ FOR VGB, LLC, A COLORADO LIMITED LIABILITY COMPANY.

**WITNESS MY HAND AND OFFICIAL SEAL**

NOTARY \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**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.

**SURVEYOR'S CERTIFICATE:**

I, DAN L. SPERLING, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.



DAN L. SPERLING  
 PROFESSIONAL LAND SURVEYOR  
 COLORADO LICENSE NUMBER 38012

**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 NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SURCHARGE \$ \_\_\_\_\_  
 FEE \$ \_\_\_\_\_  
 CHUCK BRODERMAN, CLERK AND RECORDER  
 BY \_\_\_\_\_ DEPUTY



<p><b>PRELIMINARY</b>                  NOT TO BE USED FOR CONSTRUCTION                  October 26, 2016                  DATE PRINTED                  OLSSON ASSOCIATES</p>	<p><b>OLSSON ASSOCIATES</b></p> <p>4690 Table Mountain Drive, Suite 200 TEL: 303.237.2072                  Golden, CO 80403 FAX: 303.237.2659 www.olssonassociates.com</p>	<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV. NO.</th> <th>DATE</th> <th>REVISIONS DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV. NO.	DATE	REVISIONS DESCRIPTION						
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<p>COLORADO SPRINGS, COLORADO</p>	<p>2016</p>	<p>1 of 1</p>									