

ANNEXATION PLAT

THE SANDS ADDITION NO. 1

TO THE CITY OF COLORADO SPRINGS, STATE OF COLORADO

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 33, AND THE EAST HALF OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT LORSON SOUTH LAND CORP., BEING THE BEING THE PETITIONER FOR THE ANNEXATION OF THE HEREINAFTER DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 33, AND THE EAST HALF OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD BEING COINCIDENT WITH A LINE BEING 80.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 33, BEING MONUMENTED AT THE SOUTH END BY A WITH A YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567", AND AT THE NORTH END BY A NO. 5 REBAR, ASSUMED TO BEAR N00°10'57"E.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33;

THENCE S00°10'57"W, A DISTANCE OF 1125.01 FEET TO A POINT COINCIDENT WITH THE CENTERLINE OF MARKSHEFFEL ROAD;

THENCE S89°49'03"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD AS CONVEYED TO EL PASO COUNTY BY THE 07/26/69 OF THE COUNTY OF EL PASO COUNTY CLERK AND RECORDER SAID POINT ALSO BEING A POINT ON THE SOUTHERLY LINE OF MARKSHEFFEL INDUSTRIAL PARK AS RECORDED IN PLAT BOOK Z-3 AT PAGE 125 OF SAID COUNTY RECORDS SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FIVE (5) COURSES:

1. S89°47'51"E, A DISTANCE OF 663.52 FEET;
2. N66°36'44"E, A DISTANCE OF 81.74 FEET;
3. S89°55'19"E, A DISTANCE OF 349.88 FEET;
4. S00°12'12"E, A DISTANCE OF 4.51 FEET;
5. S89°55'54"E, A DISTANCE OF 270.12 FEET;

THENCE S00°04'42"W, A DISTANCE OF 1099.90 FEET TO THE CENTERLINE OF A 80 FOOT EASEMENT FOR ROAD AND UTILITY PURPOSES (PURSUANT TO BOOK 3863 AT PAGE 1414 AND BOOK 2988 AT PAGE 476 OF SAID COUNTY RECORDS);

THENCE S89°59'11"W ALONG SAID CENTERLINE, A DISTANCE OF 695.32 FEET;

THENCE S00°04'20"W, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID EASEMENT;

THENCE S89°55'04"W ALONG THE SOUTH LINE OF SAID EASEMENT, A DISTANCE OF 665.24 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD;

THENCE N89°49'03"W, A DISTANCE OF 160.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD;

THENCE N00°10'57"E ALONG SAID WESTERLY LINE, A DISTANCE OF 1116.24 FEET;

THENCE S89°49'03"E, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 38.6766 ACRES OF LAND, MORE OR LESS.

DO HEREBY REQUEST ANNEXATION TO THE CITY OF COLORADO SPRINGS THE ABOVE DESCRIBED PROPERTY, LORSON SOUTH LAND CORP.

FIRST SIGNATORY AND TITLE _____

SECOND SIGNATORY AND TITLE _____

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE ABOVE AND FOREGOING WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ A.D., BY SIGNATORY AND TITLE _____

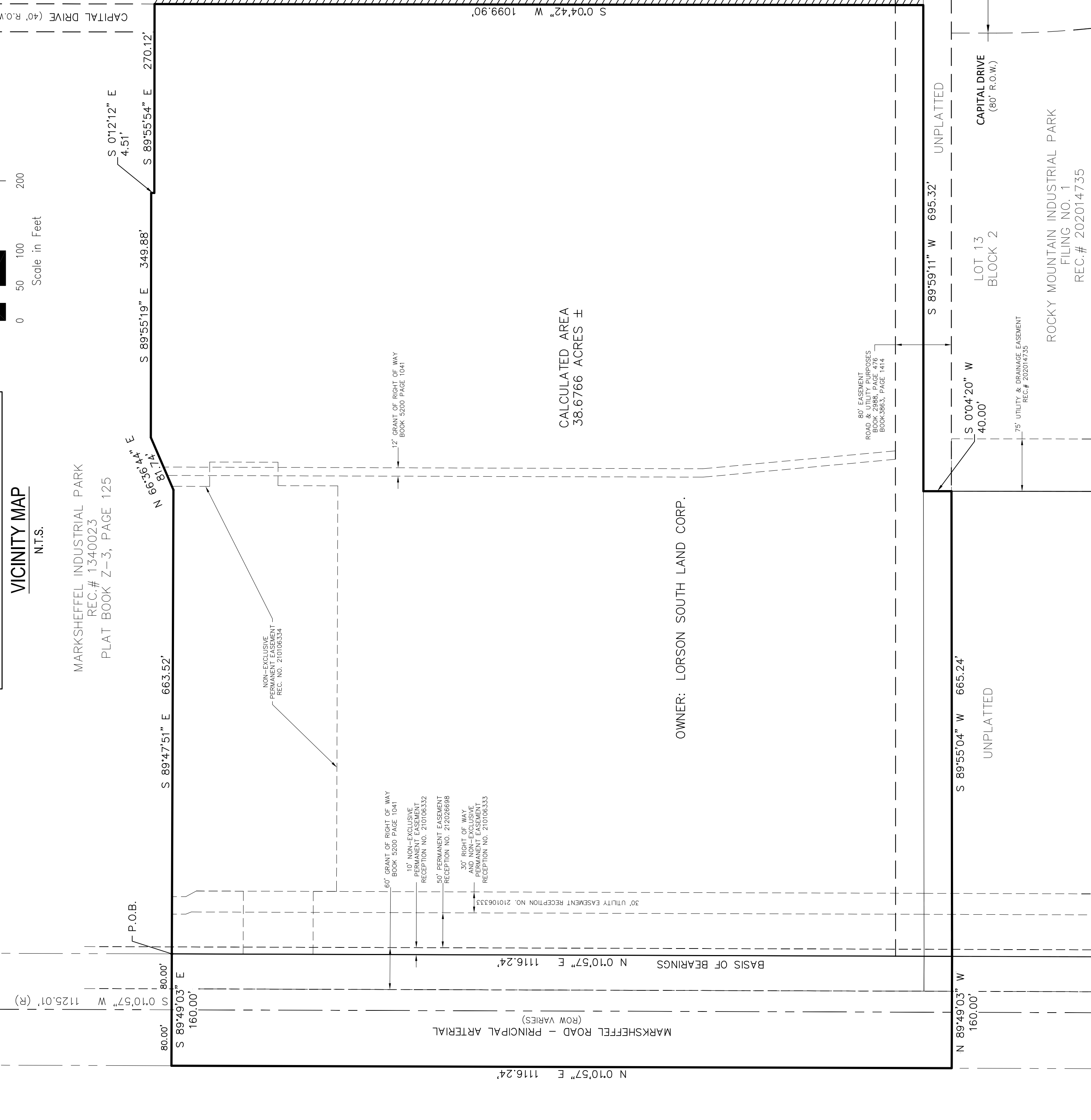
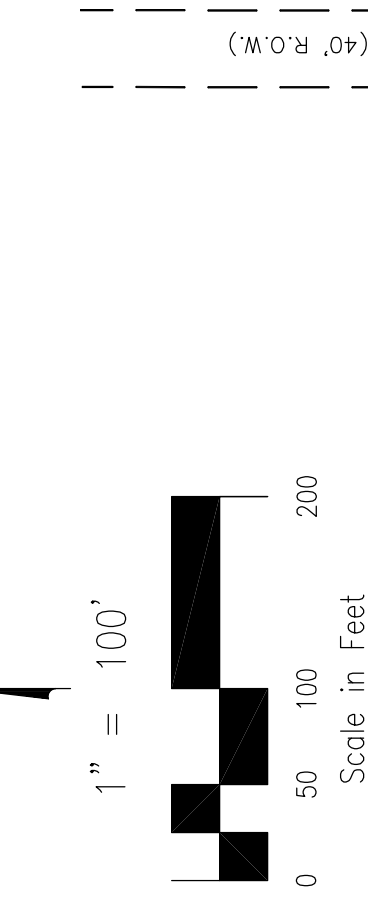
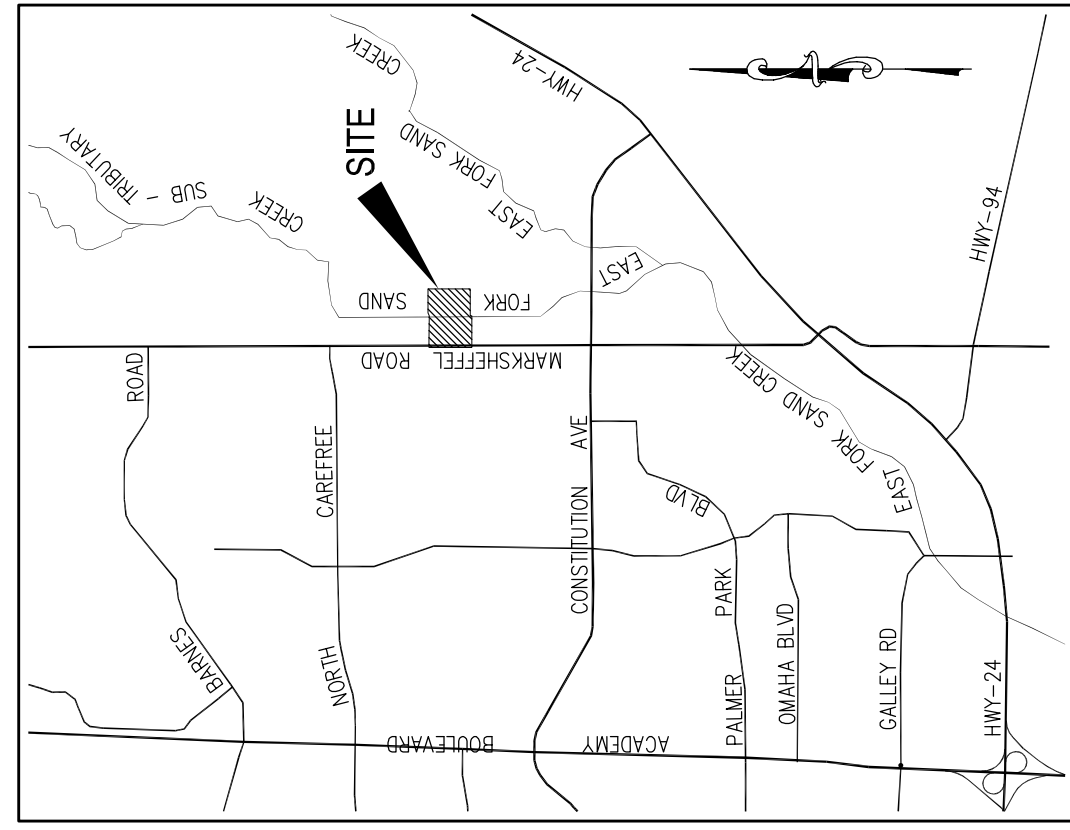
WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

DETERMINATION OF CONTIGUOUS BOUNDARY

TOTAL PERIMETER TO ANNEX = 5,306.47 FEET
TOTAL CONTIGUOUS = 1,099.90 FEET
CONTIGUOUS = 20.7%
TOTAL AREA TO BE ANNEXED = 38.6766 ACRES



CITY APPROVAL:

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

DIRECTOR OF PUBLIC WORKS _____ DATE _____

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, COLORADO, IN 2001.

CITY CLERK _____ DATE _____

MAYOR _____ DATE _____

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

VERNON P. TAYLOR, COLORADO PLS NO. 25966
FOR AND ON BEHALF OF:
W&S CIVIL CONSULTANTS, INC.
20 BOULEVARD CREST, SUITE 110,
COLORADO SPRINGS, CO.

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.

CLERK AND RECORDER:

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 DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____ DEPUTY

FEES: _____

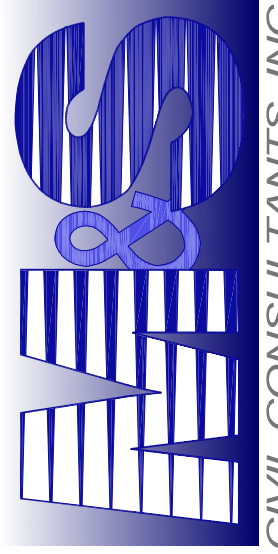
FEES: _____

SURCHARGE: _____

FLOODPLAIN STATEMENT:

REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 25094C0245E AND PREVIOUS FIRM EFFECTIVE DATES OF MARCH 1997 AND REVISIONS TO REFLECT LOWR'S, DATED NOVEMBER 18, 2004 AND DECEMBER 29, 2004, INDICATE THAT PORTIONS OF THE PROPOSED SANDS DEVELOPMENT ARE CURRENTLY IMPACTED BY A SFHA ZONE "AE". A ZONE "AE" IS AN AREA THAT IS LIKELY TO BE INUNDED BY FLOWS THAT OCCUR DURING A 100-YEAR EVENT, FOR WHICH A DETAILED STUDY HAS BEEN PERFORMED AND FOR WHICH BASE FLOOD ELEVATIONS HAVE BEEN ESTABLISHED. COORDINATE EXHIBIT SHOWING THE FIRM PANEL NO. 25094C0245E AND THE PROPOSED SANDS DEVELOPMENT IS ATTACHED TO THIS INSTRUMENT AT OP AN AERIAL BACKGROUND HAS BEEN INCLUDED IN THE APPENDIX. THE 100 YEAR AND 500 YEAR FLOODPLAINS AS DEFINED BY THE MOST RECENT LOWR (SEE APPENDIX A) AND HAVE BEEN SHOWN ON THE SANDS EXISTING CONDITION DRAINAGE MAP, WHICH IS PROVIDED IN THE APPENDIX OF THIS REPORT. CHANNEL IMPROVEMENTS, AS RECOMMENDED BY THE SAND CREEK DRAINAGE BASIN PLANNING COMMISSION, WILL BE REQUIRED TO BE CONDUCTED TO DEVELOP A FLOOD PROTECTION PLAN. THE PLANNING COMMISSION WILL BE REQUIRED TO DEVELOP A FLOOD PROTECTION PLAN. THE LETTER OF MAP REVISION (LOWR) AND LETTER OF MAP REVISION (LOWR) PROCESS WILL BE NEED TO BE CONDUCTED WITH DEVELOPMENT OF THE SUBJECT SITE TO ADEQUATELY MAP AND RECORD THE REVISED FLOODPLAIN IMPACT ZONES.

20 BOULEVARD CREST, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



ANNEXATION PLAT
THE SANDS ADDITION NO. 1
JOB NO. 43-089
DATE PREPARED: 12/19/2016
DATE REVISED: 7/27/2017

LAND USE FILE NUMBER: CPC A17-00004

SHEET 1 OF 1

FIGURE 4