



# 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,  
TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPLE 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 HERENAFTER DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ON 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 REBAR 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 WARRANTY DEED AS RECORDED SEPTEMBER 14, 2010 UNDER RECEPTION NO. 210107592 OF THE RECORDS OF THE 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 2888 AT PAGE 476 OF SAID COUNTY RECORDS;

THENCE S89°49'03"E, A DISTANCE OF 160.00 FEET TO 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 (APPLICANT TO BOOK 2883 AT PAGE 141 AND BOOK 2888 AT PAGE 476 OF SAID COUNTY RECORDS);

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

THENCE S00°04'42"W, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID EASEMENT;

THENCE S89°50'04"E ALONG THE SOUTH LINE OF SAID EASEMENT, A DISTANCE OF 665.34 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;

THENCE N00°10'57"E, 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 36.6766 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**

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

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  
TOTAL AREA TO BE ANNEXED = 36.6766 ACRES

LAND USE REVIEW FILE NUMBER: -----

**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 \_\_\_\_\_

MANOR \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND BEING THE PROPERTY OF THE CITY OF COLORADO SPRINGS, COLORADO, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO KNOWLEDGE AND BELIEF.

CORY L. SHARP  
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 32820  
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

**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 \_\_\_\_\_ 20\_\_\_\_ A.D. AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROGRIAN, RECORDER

BY: \_\_\_\_\_ DEPUTY

FEES: \_\_\_\_\_

FEE \_\_\_\_\_

SURCHARGE \_\_\_\_\_

