

# ANNEXATION PLAT T5 ADDITION NO. 1 A PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, INTO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

**LEGAL DESCRIPTION:**  
A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218033548, RECORDS OF EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BASIS OF BEARINGS: THE EAST-WEST CENTERLINE OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE INTERSECTION OF SAID CENTERLINE AND THE WEST END BY A 3"-1/2" ALUMINUM SURVEYORS CAP (U.S. 22973) WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR S89°12'26" W., A DISTANCE OF 5247.11 FEET.

COMMENCED UNDER THE EIGHTH EDITION OF THE DELAWARE COMMERCE PARK ANNEXATION AS AMENDED UNDER SECTION 20-10-109(B) BECAUSE THE ANNEXATION IS BEING MADE TO A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 21329860, SAID POINT ALSO BEING THE POINT OF BEGINNING;  
THENCE ON SAID NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 21329860, THE FOLLOWING (5) THREE COURSES:  
1. S81°31'07" W., A DISTANCE OF 4917 FEET; TO A POINT OF CURVE;  
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°22'32", A RADIUS OF 70.00 FEET AND A DISTANCE OF 34.87 FEET TO A POINT ON CURVE; SAID POINT BEING ON THE SAID SOUTHERLY BOUNDARY OF VINEYARD COMMERCE PARK ANNEXATION;  
3. N44°56'33"E, A DISTANCE OF 107.37 FEET;  
4. S48°03'22"E, A DISTANCE OF 90.38 FEET TO THE POINT OF BEGINNING.  
CONTAINING A CALCULATED AREA OF 20,084 SQUARE FEET.

**CORNER:**  
IP VINEYARD, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_ A.D.  
BY: \_\_\_\_\_ AS \_\_\_\_\_;  
OF: IP VINEYARD, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
STATE OF COLORADO }  
COUNTY OF EL PASO }  
**NOTARY:**  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_ A.D. BY \_\_\_\_\_ AS \_\_\_\_\_;  
OF IP VINEYARD, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

TOTAL PERMETER: 726.88'  
1/8TH PERMETER: 120.14'  
PERMETER CONTIGUOUS TO CITY LIMITS: 475.18'

**SURVEYOR'S STATEMENT:**  
I, DOUGLAS P. BENELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE REAL PROPERTY SHOWN THEREON, AND THAT THE PERMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

**NOTICE:**  
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.

DOUGLAS P. BENELL, PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 20118  
1000 W. UNIVERSITY AVENUE, SUITE 100  
CLASSIC CONSULTING ENGINEERS  
AND SURVEYORS, LLC

**CITY APPROVAL:**  
ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "T5 ADDITION NO. 1".

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY ACTING OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_ A.D.

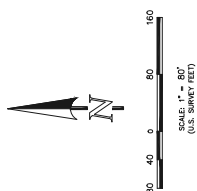
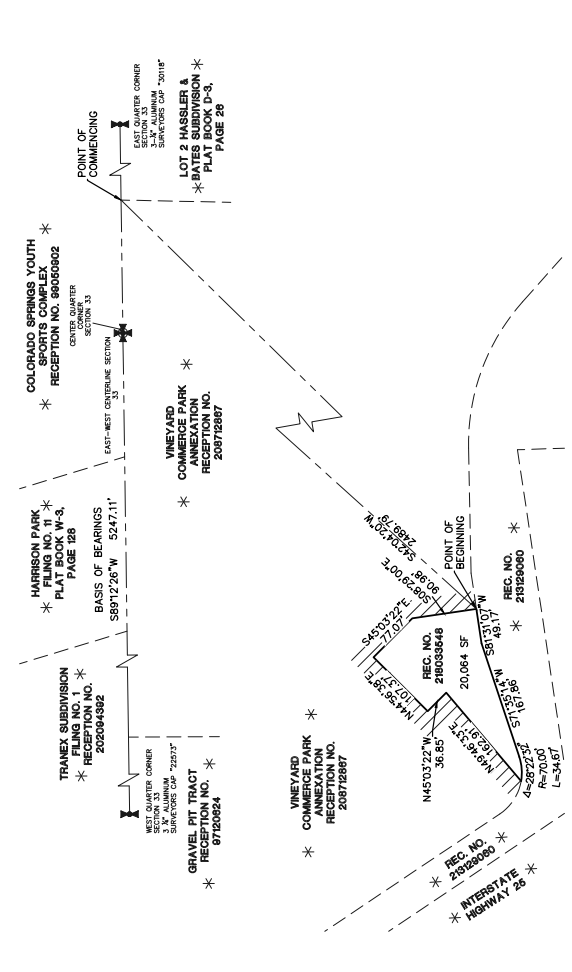
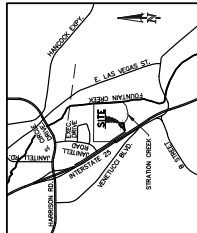
CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER:**  
STATE OF COLORADO }  
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 IS DULY RECORDED AT RECEPTION NO. \_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
CHUCK BROGEMAN, RECORDER  
BY: \_\_\_\_\_ DEPUTY  
FEE: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

ANNEX-22-0012  
STATE OF COLORADO  
JOB NO. 2019-001  
APRIL 26, 2019  
REV. NOV. 1, 2022  
SHEET 1 OF 1

**CLASSIC CONSULTING ENGINEERS**  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0789 (Fax)



**LEGEND**  
///// EXISTING CITY LIMITS  
\* NOT PART OF THIS PLAT

**CITY APPROVAL:**  
ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "T5 ADDITION NO. 1".

**CLERK AND RECORDER:**  
STATE OF COLORADO }  
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 IS DULY RECORDED AT RECEPTION NO. \_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
CHUCK BROGEMAN, RECORDER  
BY: \_\_\_\_\_ DEPUTY  
FEE: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

ANNEX-22-0012  
STATE OF COLORADO  
JOB NO. 2019-001  
APRIL 26, 2019  
REV. NOV. 1, 2022  
SHEET 1 OF 1

**CLASSIC CONSULTING ENGINEERS**  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0789 (Fax)