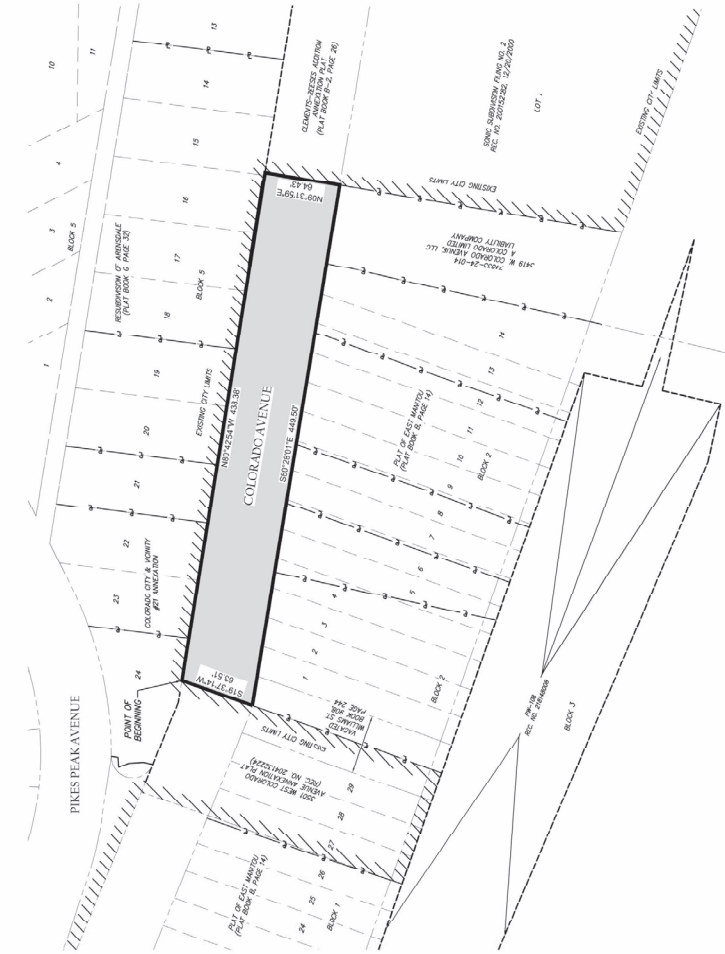


# ANNEXATION PLAT WEST COLORADO AVENUE ADDITION NO. 2 TO THE CITY OF COLORADO SPRINGS, STATE OF COLORADO LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

**ANNEXATION DESCRIPTION**  
 THAT PORTION OF WEST COLORADO AVENUE LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEASTLY CORNER OF SAID WEST COLORADO AVENUE ADDITION PLAT AS RECORDED AT RECEPTION NO. 200133224 IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE;  
 THENCE NORTH 80°12'00" EAST, A DISTANCE OF 448.50 FEET ALONG THE NORTHERLY LINE OF SAID VACATED PARCEL OF LAND AS DESCRIBED IN PLAT BOOK B, PAGE 11, LAST, MANITOWI, AS RECORDED IN PLAT BOOK B, PAGE 11, LAST, MANITOWI, TO THE POINT OF BEGINNING; THENCE ALONG THE EASTERN LINE OF SAID ANNEXATION PLAT TO THE NORTHWESTERLY CORNER OF THE EASTERLY BLOCK 24, AS DESCRIBED IN PLAT BOOK B, PAGE 11, LAST, MANITOWI, TO THE POINT OF BEGINNING; THENCE SOUTH 80°12'00" EAST, A DISTANCE OF 448.50 FEET ALONG THE NORTHERLY LINE OF SAID VACATED PARCEL OF LAND AS DESCRIBED IN PLAT BOOK B, PAGE 11, LAST, MANITOWI, TO THE POINT OF BEGINNING; THENCE ALONG THE EASTERN LINE OF SAID ANNEXATION PLAT TO THE NORTHWESTERLY CORNER OF THE EASTERLY BLOCK 24, AS DESCRIBED IN PLAT BOOK B, PAGE 11, LAST, MANITOWI, TO THE POINT OF BEGINNING; ALSO BEING A POINT ON THE WESTERLY LINE OF SAID ANNEXATION PLAT AS RECORDED IN PLAT BOOK B-2, PAGE 28 IN SAID OFFICE;  
 THENCE NORTH 09°11'50" EAST, A DISTANCE OF 84.43 FEET ALONG A WESTERLY LINE OF SAID ANNEXATION PLAT TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE OF SAID ANNEXATION PLAT, ALSO BEING A POINT ON THE SOUTHERLY LINE OF SAID ANNEXATION PLAT AS RECORDED IN PLAT BOOK B, PAGE 11, LAST, MANITOWI, TO THE POINT OF BEGINNING; THENCE SOUTH 80°12'00" WEST, A DISTANCE OF 438.38 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 24, ALSO BEING A POINT ON THE SOUTHERLY LINE OF SAID ANNEXATION PLAT AS RECORDED IN PLAT BOOK B, PAGE 11, LAST, MANITOWI, TO THE POINT OF BEGINNING;  
 THE ABOVE DESCRIBED PROPERTY YIELDS A CALCULATED AREA OF 0.65 ACRES OF LAND, MORE OR LESS.

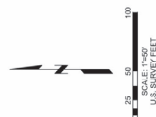


**OWNER:**  
 THE FOREGOING, CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.  
 JOHN W. SUTHERS, MAYOR  
 ATTEST:  
 CITY CLERK: \_\_\_\_\_

STATE OF COLORADO }  
 COUNTY OF EL PASO }  
 THE FOREGOING INSTRUMENT WAS FORWARDED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. BY JOHN W. SUTHERS, MAYOR OF THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND A COLORADO MUNICIPAL CORPORATION.  
 WITNESS MY HAND AND SEAL  
 MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**GENERAL NOTES:**  
 1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY MAP. ALL BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM MAPS AND DOCUMENTS OF RECORD AS OF MAY 19, 2022.  
 2. DATE OF PREPARATION: MAY 19, 2022  
 3. TOTAL PERIMETER: 1,015.82 FEET  
 4. 1/6TH PERIMETER: 69.30 FEET  
 5. PERIMETER CONTIGUOUS TO CITY LIMITS: 566.32 FEET  
 6. AREA OF SITE: 38,374 SQ. FT. / 0.65 ACRES

**LEGEND:**  
 --- INDICATES CITY LIMITS  
 --- SUBJECT BOUNDARY LINE  
 --- 1/6TH-OF-MAY LINE  
 --- LOT LINE  
 --- PROPERTY LINE  
 --- LIMITS OF OTHER ANNEXATIONS



VICINITY MAP  
 N.T.S.

**SURVEYOR'S STATEMENT:**  
 I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON IS A CORRECT REPRESENTATION OF THE ABOVE DESCRIBED PARCELS OF LAND AND THAT THE BOUNDARY LINES THEREON WERE OBTAINED BY ME OR BY ME OR BY A PERSON UNDER MY CLOSE PERSONAL SUPERVISION AND THAT SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS.

FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.  
 \_\_\_\_\_ P.L.S. 34982

**CITY APPROVAL:**

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY CERTIFY THAT THE ABOVE DESCRIBED ANNEXATION MAP OF WEST COLORADO AVENUE ADDITION NO. 2.

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

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.

**RECORDING:**

STATE OF COLORADO }  
 COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AND IS CORRECTLY INDEXED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

EL PASO COUNTY CLERK AND RECORDER CHUCK BROEMAN  
 BY \_\_\_\_\_ DEPUTY  
 FEE: \_\_\_\_\_  
 SURCHARGE: \_\_\_\_\_

**Farnsworth GROUP**  
 5775 MARK DRIBLING BLVD., SUITE 190  
 COLORADO SPRINGS, CO 80905  
 (719) 598-9184 / info@fng.com

Date: 06/17/2022  
 Project No.: 06177.08  
 SHEET 1 OF 1