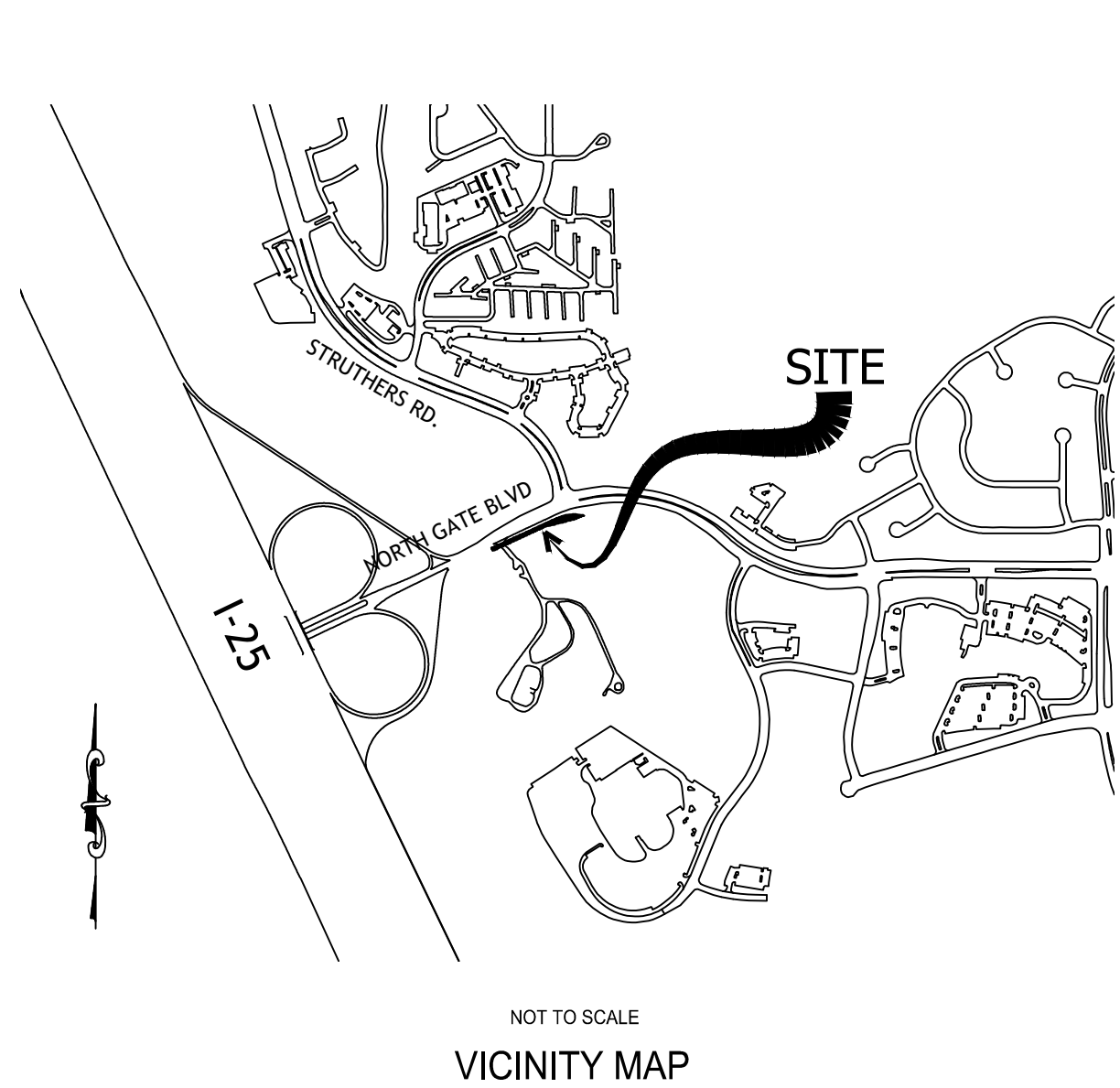


ANNEXATION PLAT

NORTH GATE BOULEVARD ADDITION NO. 10

A PORTION OF THE S W 1/4 OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



Be it known by these presents:

That the City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, being the petitioner for the annexation of the following described tract of land to wit:

LEGAL DESCRIPTION

A parcel of land located in southwest one-quarter of SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., El Paso County, Colorado. A portion of Lot 1 MINING MUSEUM SUBDIVISION NO. 1 as recorded in Plat Book F-3 at page 73 as recorded in the records of the El Paso County Clerk and Recorder, Colorado, More particularly described as follows;

Commencing at the north angle point on the west boundary of said Lot 1 and the east boundary line of the Air Force Academy at boundary point no. 41; thence N25°10'03"W and coincident with the said west boundary line and the east boundary of said Air Force Academy a distance of 16.90 feet to the **Point of Beginning**;

thence continuing N25°10'03"W and coincident with said boundary line a distance of 22.00 feet to the south right of way line of North Gate Road A.K.A. North Gate Blvd., the northwest corner of said Lot 1 and the the south corner of Annexation Plat North Gate Addition No. 9 as recorded at reception no. 224715312 in the records of the El Paso County Clerk and Recorder, Colorado; thence N65°19'40"E and coincident with said south right of way line and the north boundary of said Lot 1 and the south boundary of said North Gate Addition No. 9 a distance of 205.27 feet to the southwest corner of annexation plat North Gate Addition No. 8 as recorded at reception no. 224715311 in the records of the El Paso County Clerk and Recorder, Colorado; the following two course are coincident with said right of way line and annexation line; thence N65°19'40"E a distance of 201.53 feet to a tangent curve to the right; thence easterly on said curve to the right with a radius of 237.94 feet, a central angle of 39°44'58" and a length of 165.07 feet; thence S66°03'38"W a distance of 60.00 feet; thence S76°08'25"W a distance of 171.81 feet; thence S65°19'40"W a distance of 330.00 feet more or less to the **Point of Beginning**.

Said portion containing a protracted area of 14,325 Square feet.

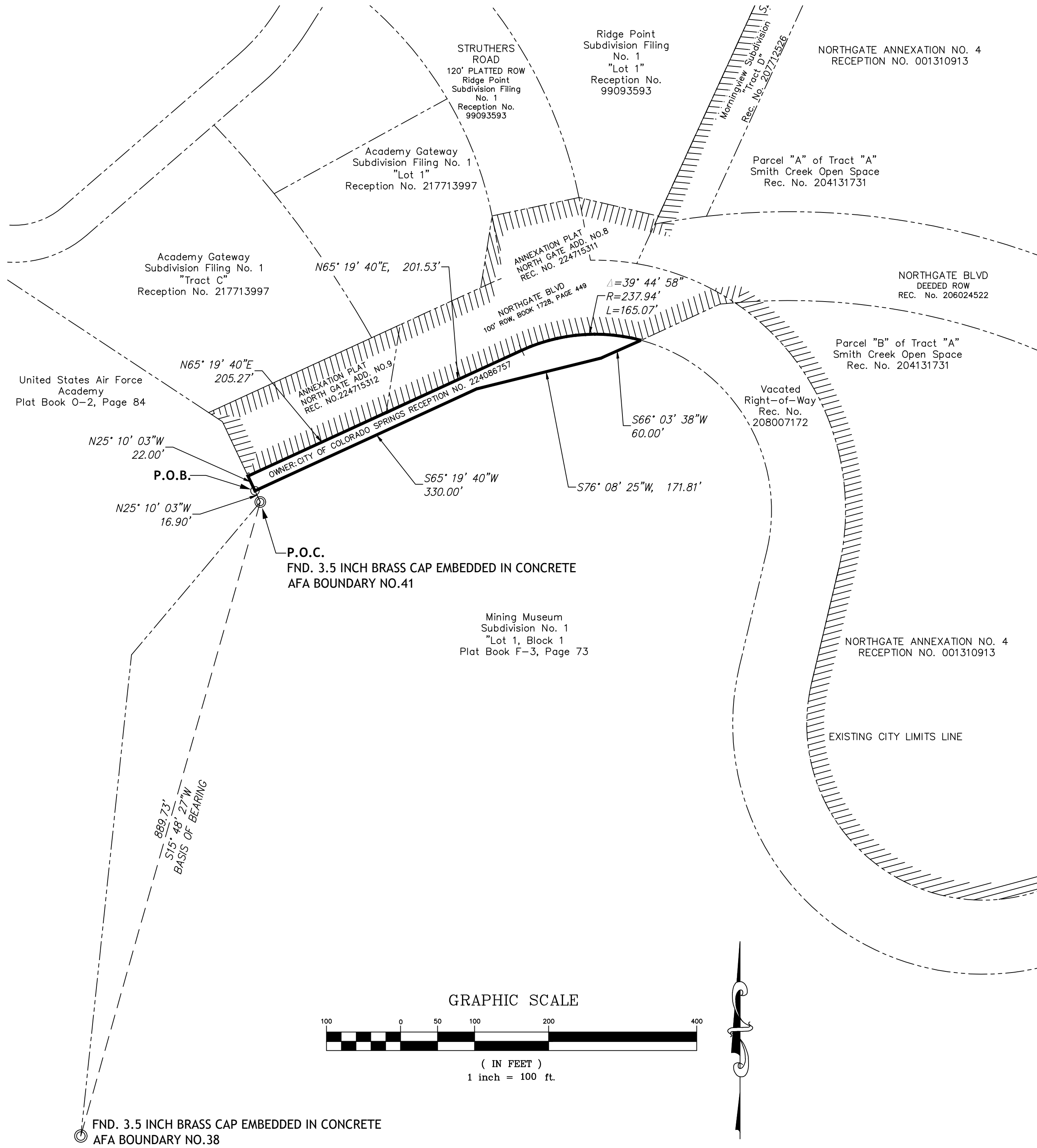
All bearings in this legal description are relative to the line between two 3.5 inch brass Air Force Academy boundary monuments number 41 and 38 embedded in concrete which is assumed to bear S15°48'27"W.

The linear unit of measure used for this survey is the U.S. Survey foot.

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 1155.68'
ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 192.65' (16.67%)
PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 571.87' (49.48%)

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 STATEMENT:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING ANNEXATION PLAT WAS DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID TRACT IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, COLORADO, EL PASO COUNTY, COLORADO TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

THIS DAY OF , 2025
Robert A. Pisciotta, Jr., Colorado P.L.S. 38224
For and on behalf of The City of Colorado Springs
30 S. Nevada Ave. Suite 402
Colorado Springs, CO., 80901
719-385-5545

Owner:

The aforementioned, City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, has executed this instrument this __ day of _____, 2025 A.D.

Blessing A. Mobolade,
Mayor

Attest:

City Clerk

State of Colorado)

)ss

County of El Paso)

The foregoing instrument was acknowledged before me this __ day of _____, 2025 A.D. by Blessing A. Mobolade, Mayor of the City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation.

Witness my hand and seal

My commission expires: _____
Notary Public

CITY OF COLORADO SPRINGS APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "North Gate Boulevard Addition No. 10".

City Planning Director Date

City Engineer 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 it's meeting on __ day of _____, 2025, A.D.

City Clerk Date

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 _____, 2025, A.D. AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER
CLERK AND RECORDER.

BY _____
DEPUTY

SURCHARGE; _____
FEE: _____

ANEX-25-0001

NORTH GATE BOULEVARD ADDITION NO. 10
ANNEXATION PLAT

DATE: 12/18/24	JOB NUMBER: 2024044	REV
SCALE: 1" = 100'	DRAWN BY: Richard Kotwica	SHEET 1 OF 1