

ANNEXATION PLAT SUMMIT VIEW ADDITION NO. 1 LOCATED IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 13 SOUTH RANGE 66 WEST, OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT TEMPLETON GAP DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND ROCKY MOUNTAIN BAPTIST TEMPLE BEING THE PETITIONERS OF THE ANNEXATION OF THE FOLLOWING TRACTS OF LAND TO WIT:

LEGAL DESCRIPTION (INDIVIDUAL PARCELS)

TEMPLETON GAP DEVELOPMENT, LLC :

PARCEL A:
LOT 2, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

PARCEL B:
LOT 3, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

PARCEL C:
LOT 4, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

PARCEL D:
LOT 19, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

PARCEL E:
LOT 18, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

ROCKY MOUNTAIN BAPTIST TEMPLE:

PARCEL F:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT TRACT DESCRIBED BY DEED RECORDED IN BOOK 1960 AT PAGE 365 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 189; THENCE NORTHEASTERLY ON SAID SOUTHEASTERLY RIGHT OF WAY LINE 726.61 FEET; THENCE ANGLE RIGHT 90° SOUTHEASTERLY 599.50 FEET TO INTERSECT THE NORTHERLY LINE OF THE ABOVE REFERENCED TRACT; THENCE WESTERLY ON SAID NORTHERLY LINE 942.0 FEET TO THE POINT OF BEGINNING,

COUNTY OF EL PASO, STATE OF COLORADO.

LEGAL DESCRIPTION (OVERALL)

A TRACT OF LAND BEING A PORTION OF LOT 2, ALL OF LOT 3, LOT 4, LOT 18, LOT 19, AND A PORTION OF APALOOSA DRIVE AS PLATTED IN TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20 COUNTY OF EL PASO, STATE OF COLORADO TOGETHER WITH THAT TRACT OF LAND DESCRIBED BY DEED RECORDED IN BOOK 1960 AT PAGE 365 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION THE SOUTH HALF OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHWESTERLY BOUNDARY LINE OF LOT 1, TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, BEING MONUMENTED AT EACH END BY A ½" IRON PIPE, AT GROUND LEVEL, ASSUMED TO BEAR N50°22'10"E.

COMMENCING AT THE NORTHWEST CORNER OF TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY OF SAID PARCEL DESCRIBED IN THE DEED RECORDED IN BOOK 1960 AT PAGE 365, THE FOLLOWING THREE (3) COURSES:

- N50°22'10"E A DISTANCE OF 726.61 FEET;
- S39°37'50"E A DISTANCE OF 599.52 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TEMPLETON HEIGHTS SUBDIVISION;
- S89°53'43"W ON SAID NORTHERLY LINE A DISTANCE OF 693.07 FEET TO THE NORTHEAST CORNER OF LOT 4, AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION;

THENCE S00°06'17"E ON SAID LOT 4, A DISTANCE OF 670.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF APALOOSA WAY AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE N89°53'43" ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 63.80 FEET; THENCE S00°06'17"E A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID APALOOSA DRIVE, SAID POINT BEING THE NORTHEAST CORNER OF LOT 18, AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE CONTINUING S00°06'17"E ON SAID EAST BOUNDARY LINE OF SAID LOT 18 A DISTANCE OF 590.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE S89°53'43"W THE SOUTHERLY BOUNDARY LINE OF SAID TEMPLETON HEIGHTS SUBDIVISION ALSO BEING ON THE NORTHERLY LINE OF TEMPLETON HEIGHTS ADDITION NO 1 ANNEXATION, A DISTANCE OF 934.87 FEET TO THE SOUTHWEST CORNER OF LOT 19 OF SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE CONTINUING ON THE NORTHERLY LINE OF SAID TEMPLETON HEIGHTS ADDITION NO 1 ANNEXATION THE FOLLOWING TWO (2) COURSES:

- N22°46'24"E A DISTANCE OF 287.67 FEET;
- N87°38'10"W A DISTANCE OF 680.09 FEET TO A POINT ON CURVE SAID POINT BEING ON THE EASTERLY BOUNDARY LINE OF PRING RANCH ADDITION NO. 6 ANNEXATION A RECORDED IN PLAT BOOK C-3 AT PAGE 76;

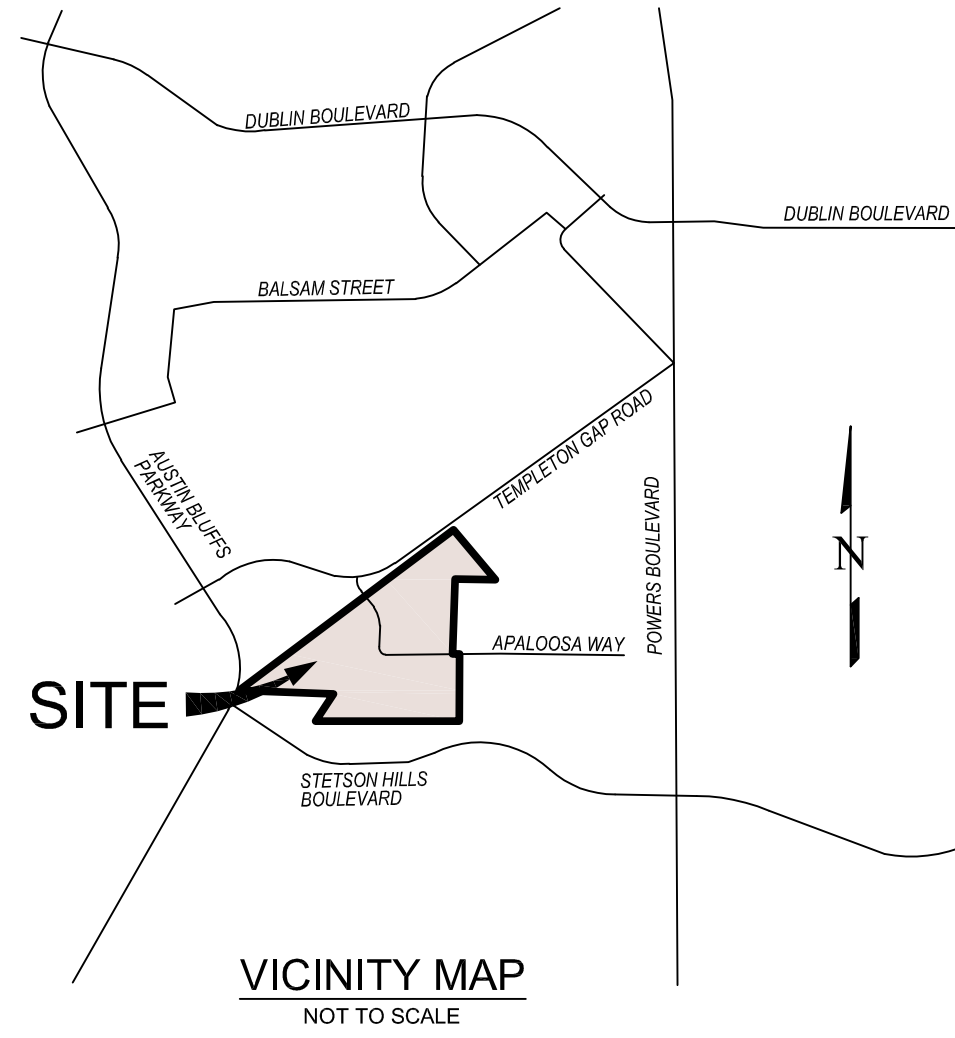
THENCE ON SAID EASTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 7°39'40", A RADIUS OF 3,779.77 FEET, A DISTANCE OF 505.40 FEET, WHOSE CHORD BEARS N46°30'55"E A DISTANCE OF 505.02 FEET TO A POINT ON CURVE;
- N50°22'10"E A DISTANCE OF 1,066.58 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,393,943 SQUARE FEET OR 32.001 ACRES MORE OR LESS.

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.



IN WITNESS WHEREOF:

THE AFOREMENTIONED TEMPLETON GAP DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, ROB FULLER, CHIEF EXECUTIVE OFFICER HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 202__ A.D.

BY: _____
ROB FULLER, MANAGER, TEMPLETON GAP DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202__ A.D., BY ROB FULLER, MANAGER, TEMPLETON GAP DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF:

ROCKY MOUNTAIN BAPTIST TEMPLE, _____ AS _____ HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 202__ A.D.

BY: _____
NAME _____, TITLE _____, ROCKY MOUNTAIN BAPTIST TEMPLE

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202__ A.D., BY _____, TITLE _____,
ROCKY MOUNTAIN BAPTIST TEMPLE

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF THE AREA FOR ANNEXATION = 6,877.61 FEET.
- ONE-QUARTER (1/4TH) OF THE TOTAL PERIMETER AREA = 1,719.40 FEET (25.00%)
- PERIMETER OF THE AREA CONTIGUOUS WITH THE EXISTING CITY LIMITS = 4,201.22 FEET. (61.09%)
- TOTAL AREA TO BE ANNEXED = 1,393,943 SQUARE FEET

THE TOTAL CONTIGUOUS PERIMETER IS 61.09% WHICH EXCEEDS THE 1/4 AREA REQUIRED.

GENERAL NOTES:

- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
- THIS ANNEXATION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON TITLE REPORT NO. 596-HS0820215-416, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 8, 2023 AT 8:00 A.M.
- BASIS OF BEARINGS:** THE NORTHWESTERLY BOUNDARY LINE OF LOT 1, TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, BEING MONUMENTED AT EACH END BY A ½" IRON PIPE, AT GROUND LEVEL, ASSUMED TO BEAR N50°22'10"E.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO GRAPHICALLY SHOW THE AREA TO BE ANNEXED TO THE CITY OF COLORADO SPRINGS AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- DATE OF PREPARATION IS JUNE 21, 2023.

THIS SURVEY IS BASED UPON THE ANNEXATION PLATS AND PLANS AS SHOWN BELOW:

ANNEXATION PLAT- SPRING RANCH ADDITION NO. 6
ANNEXATION PLAT- TEMPLETON HEIGHTS ADDITION #1

CITY APPROVAL:

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

CITY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO THE ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY THE ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON THE _____ DAY OF _____, 202__.

CITY CLERK _____ DATE _____

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE-DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-QUARTER (1/4) OF THE PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS WITH THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

RECORDING:

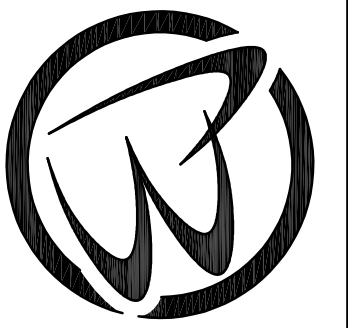
STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 202__ A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____ STEVE SCHLEIKER, RECORDER
SURCHARGE: _____ BY: _____ DEPUTY

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206
4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247



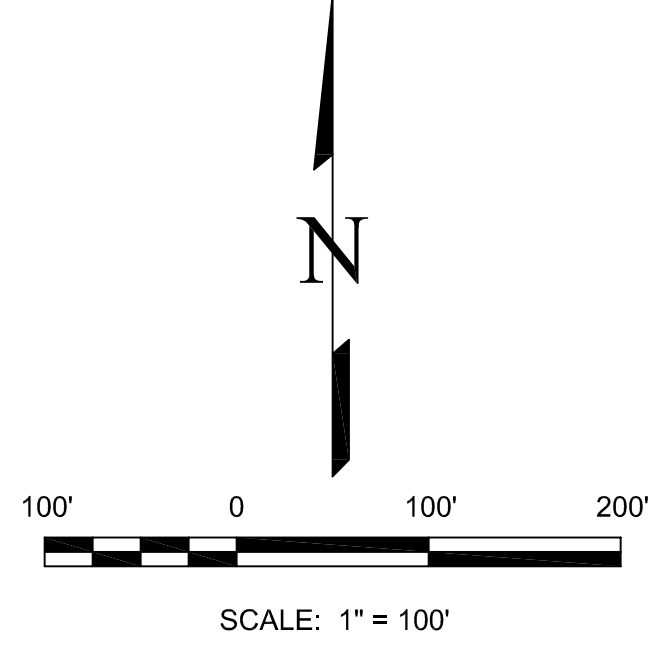
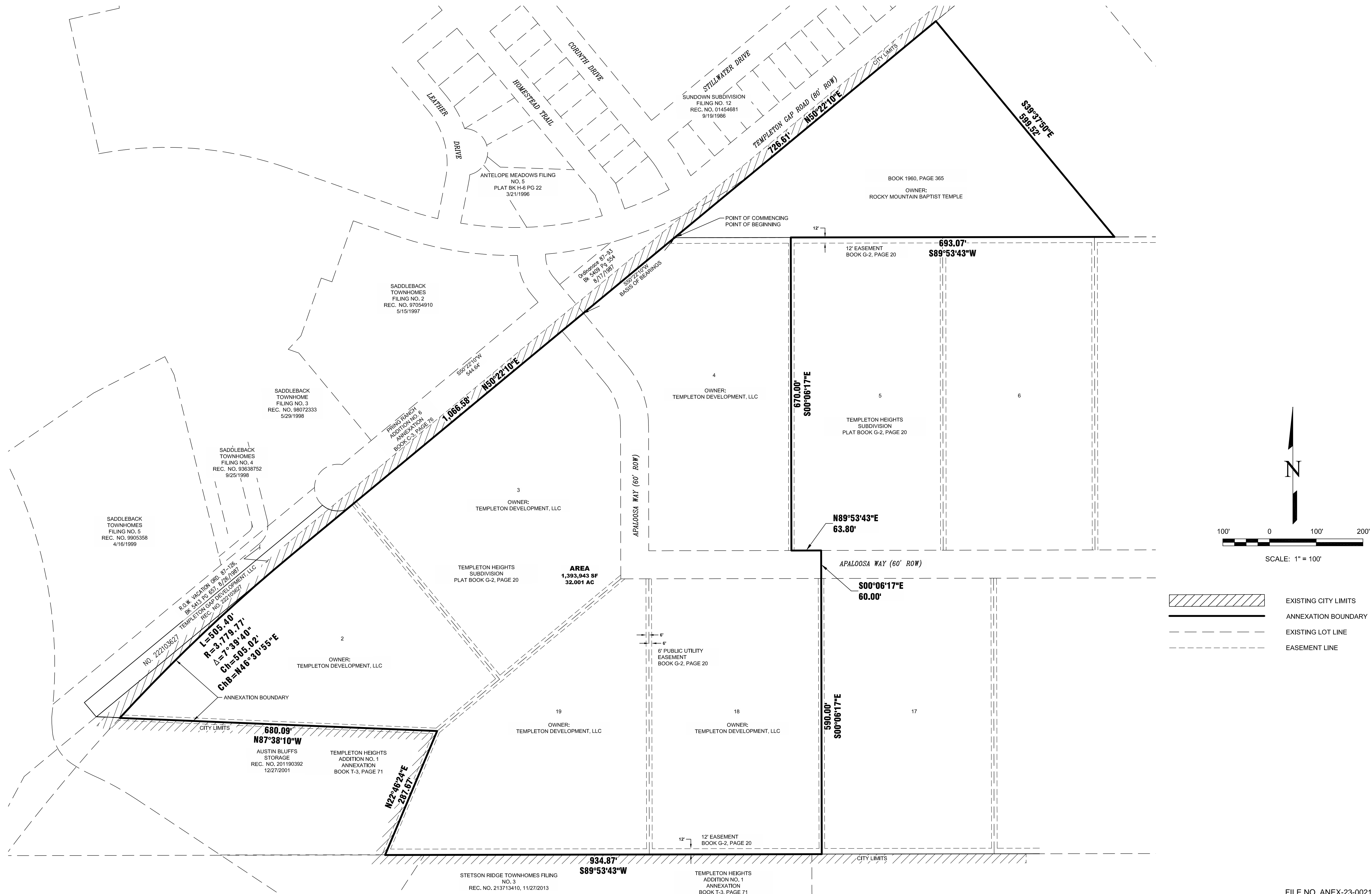
ANNEXATION PLAT
SUMMIT VIEW ADDITION NO. 1
LOCATED IN THE SOUTH HALF OF SECTION 13, TWP 13S R66W
OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2445-00
DATE CREATED	6/9/2023
DATE ISSUED	DRAFT
SHEET NO	1 OF 2

ANNEXATION PLAT

SUMMIT VIEW ADDITION NO. 1

LOCATED IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 13 SOUTH RANGE 66 WEST,
OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO



- EXISTING CITY LIMITS
- ANNEXATION BOUNDARY
- EXISTING LOT LINE
- EASEMENT LINE

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.

926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206

4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247



ANNEXATION PLAT
SUMMIT VIEW ADDITION NO. 1

LOCATED IN THE SOUTH HALF OF SECTION 13, TWP 13S R66W
OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2445-00
DATE CREATED	6/9/2023
DATE ISSUED	DRAFT
SHEET NO	2 OF 2

FILE NO. ANEX-23-0021