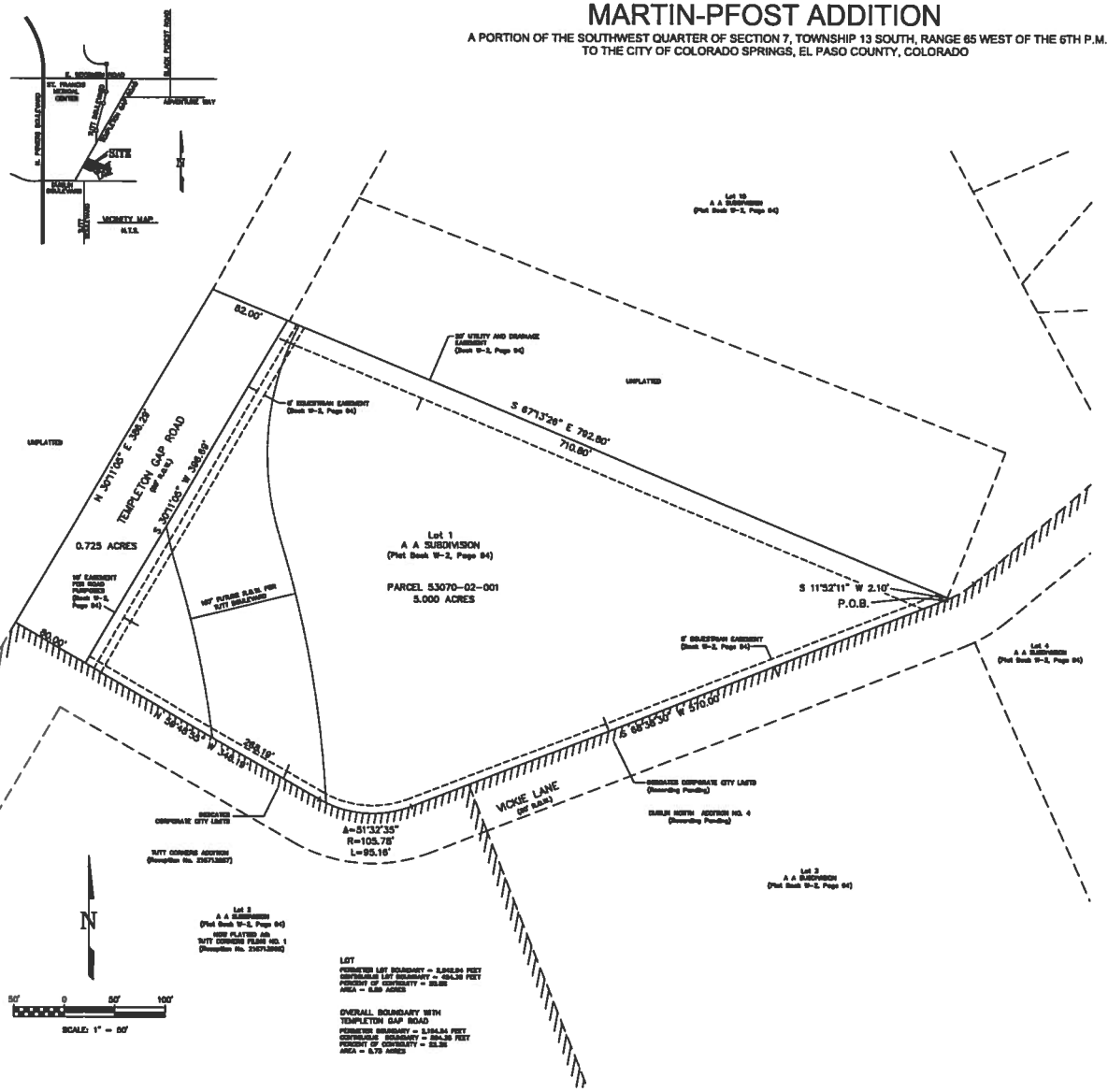
MARTIN-PFOST ADDITION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS:

That J E Martin, LLC, a Colorado Limited Liability Company and Jennifer Rasmussen, being the owners of the following described real property (excluding public right of way):

That portion of the Southwest Quarter of Section 7, Township 13 South, Range 65 West of the 6th P.M., also being Lot 1, A A SUBDIVISION (Plat Book W-2, Page 94, El Paso County, Colorado records), and adjacent Templeton Gap Road (80 feet wide R.O.W.) in El Paso County, Colorado, described as follows:

BEGINNING at the Easterly corner of said Lot 1;

The following 3 courses are along the Northerly right of way line of Vickie Lane (50 feet wide R.O.W.) as platted in said AA Subdivision:

1) S 65°35'30" W, 570.00 feet;
2) along the arc of a curve to the right, said curve having a central angle of 51°32'35", a radius of 105.78 feet for an arc distance of 95.16 feet;
3) N 59°48'55" W, 348.16 feet to a point on the Westerly R.O.W. line of said Templeton Gap Road;

thence N 30°11'05" E along said Westerly R.O.W. line, 386.29 feet;

thence S 67°13'26" E along the Northerly line of said Lot 1 and its Westerly extension, 792.80 feet;

thence S 11°32'11" W along the Easterly line of said Lot 1, 2.10 feet to the POINT OF BEGINNING.

Containing 5.000 acres "net" (5.725 acres "gross"), more or less.

IN WITNESS WHEREOF:

The aforementioned, J E Martin, LLC and Jennifer Rasmussen, have executed this instrument:

J E Martin, LLC _____ DATE

Jennifer Rasmussen _____ DATE

NOTARIAL:

STATE OF COLORADO }
} SS
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me this ___ day of _____, 20____ A.D., by J E Martin, LLC and Jennifer Rasmussen.

WITNESS MY HAND AND OFFICIAL SEAL: _____
Notary Public
My Commission Expires: _____

SURVEYOR'S CERTIFICATE:

I, Daniel L. Kupferer, a Professional Land Surveyor in the State of Colorado, do hereby state that the map shown hereon is a correct delineation of the above described parcel of land and that at least one sixth (1/6) of the perimeter boundary of said parcel is contiguous to the present boundary of the City of Colorado Springs, El Paso County, Colorado.

For and on behalf of LAND DEVELOPMENT CONSULTANTS, INC.

By _____
Daniel L. Kupferer
Colorado Professional Land Surveyor No. 18485

PRELIMINARY COPY
SUBJECT TO FINAL CITY APPROVAL

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation of MARTIN-PFOST ADDITION.

City Engineer _____ Date _____

Director, Development Services _____ 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 action of the City Council of the City of Colorado Springs at its meeting on the _____ day of _____, 20___ A.D.

City Clerk _____

President of City Council _____

RECORDING:

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 is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

Fee: _____ By: _____
Deputy

CALL BEFORE YOU DIG
811
DIAL 811

No.	Description	By	Date
1	City atty comments	DLK	6.30.16
1	City atty comments	BLG	7.11.16

H Scale: 1" = 50'
V Scale: N/A
Designed By: N/A
Drawn By: CJH
Checked By: DLK
Date: 5-4-2016

Land Development Consultants, Inc.
PLANNING • SURVEYING
www.ldc-inc.com • TEL: (719) 634-5100 • FAX: (719) 528-6848
2886 HANCOCK EXPRESS DRIVE • COLORADO SPRINGS, CO 80918

MARTIN-PFOST ADDITION
ANNEXATION PLAT

Project No.: 15048
Sheet: 1 of 1