

ANNEXATION PLAT

AUTHENTIX WOLF RANCH, ADDITION NO. 1

LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS

THAT THE HOOKS GROUP LP, A TEXAS LIMITED PARTNERSHIP AND TRI-LAKES DEVELOPMENT CORP., A COLORADO CORPORATION, BEING THE PETITIONER FOR THE ANNEXATION OF THE HEREINAFTER DESCRIBED REAL PROPERTY;

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6 AND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, SAID PARCEL ALSO BEING DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT THE EL PASO COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 217136073 AND GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 212073109 IN SAID RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 6 IS ASSUMED TO BEAR SOUTH 88°07'28" WEST AS MONUMENTED ON THE EAST BY A 3.25" ALUMINUM CAP STAMPED, "JRENG 2001, PLS 17502" IN MONUMENT BOX AND ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED, "LS 17477, 2002".

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6;

THENCE SOUTH 88°07'28" WEST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 6, A DISTANCE OF 30.03 FEET TO A POINT ON THE WESTERLY LINE OF BLACK FOREST ROAD, ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221157494, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221119650, BOTH RECORDED IN SAID RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°44'40" WEST, ALONG THE EASTERLY LINE AND SOUTHERLY EXTENSION THEREOF OF SAID PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED AT RECEPTION NO. 221157494 AND SAID WESTERLY LINE OF BLACK FOREST ROAD, A DISTANCE OF 215.22 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED BY PERSONAL REPRESENTATIVE'S DEED RECORDED AT RECEPTION NUMBER 21302430 IN SAID RECORDS;

THENCE SOUTH 88°07'28" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED BY PERSONAL REPRESENTATIVE'S DEED RECORDED AT RECEPTION NO. 213024030, A DISTANCE OF 417.76 FEET TO A LINE COMMON TO THE WESTERLY LINE OF THAT PARCEL DESCRIBED BY QUIT CLAIM DEED RECORDED AT RECEPTION NUMBER 208000846 IN SAID RECORDS AND THE EASTERLY LINE OF THAT PARCEL DESCRIBED AS PARCEL B IN SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 217136073;

THENCE SOUTH 00°38'15" WEST ALONG SAID COMMON LINE, A DISTANCE OF 129.36 FEET TO THE SOUTHERLY CORNER COMMON TO SAID PARCELS;

THENCE SOUTH 88°17'45" WEST, ON THE SOUTHERLY LINE OF SAID PARCEL B, A DISTANCE OF 399.85 FEET TO THE SOUTHWEST CORNER THEREOF ON THE EASTERLY RIGHT-OF-WAY OF FIREFOX LANE DESCRIBED BY WARRANTY DEED RECORDED AT BOOK 2751, PAGE 361 IN SAID RECORDS;

THENCE ALONG THE EAST, NORTH AND WEST RIGHT-OF-WAY OF SAID FIREFOX LANE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 00°38'15" EAST, A DISTANCE OF 165.00 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED BY DEED RECORDED AT BOOK 1554, PAGE 360 AT SAID CLERK AND RECORDER'S OFFICE BEING COINCIDENT WITH THE NORTHEAST CORNER OF SAID PARCEL B;
- 2) SOUTH 88°17'45" WEST ON SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED AS PARCEL C IN SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 217136073;
- 3) SOUTH 00°38'15" WEST, A DISTANCE OF 165.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AT RECEPTION NO. 211038455, IN SAID RECORDS BEING COINCIDENT WITH THE SOUTHEAST CORNER OF SAID PARCEL C;

THENCE SOUTH 88°17'45" WEST, ON A LINE COMMON TO SAID PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED AT RECEPTION NO. 211038455 AND SAID PARCEL C, A DISTANCE OF 399.85 FEET TO THE WESTERLY CORNER COMMON TO SAID PARCELS AND THE EASTERLY LINE OF CUMBRE VISTA SUBDIVISION FILING NO. 6B RECORDED AT RECEPTION NO. 219714309, IN SAID RECORDS;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 00°38'15" EAST, A DISTANCE OF 329.98 FEET;
- 2) NORTH 00°25'42" EAST, A DISTANCE OF 330.24 FEET;
- 3) NORTH 00°04'56" EAST, A DISTANCE OF 2.86 FEET TO THE SOUTHERLY LINE OF THE RIDGE AT CUMBRE VISTA FILING NO. 2 RECORDED AT RECEPTION NO. 216713762, IN SAID RECORDS;

THENCE NORTH 88°12'48" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 647.14 FEET TO THE WESTERLY LINE OF CARPENTER SUBDIVISION, RECORDED AT BOOK 32, PAGE 51, RECEPTION NO. 20414, IN SAID RECORDS;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID CARPENTER SUBDIVISION THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 08°20'05" WEST, A DISTANCE OF 5.66 FEET;
- 2) NORTH 88°42'00" EAST, A DISTANCE OF 623.19 FEET TO THE WESTERLY LINE OF SAID BLACK FOREST ROAD AND THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221119650, IN SAID RECORDS;

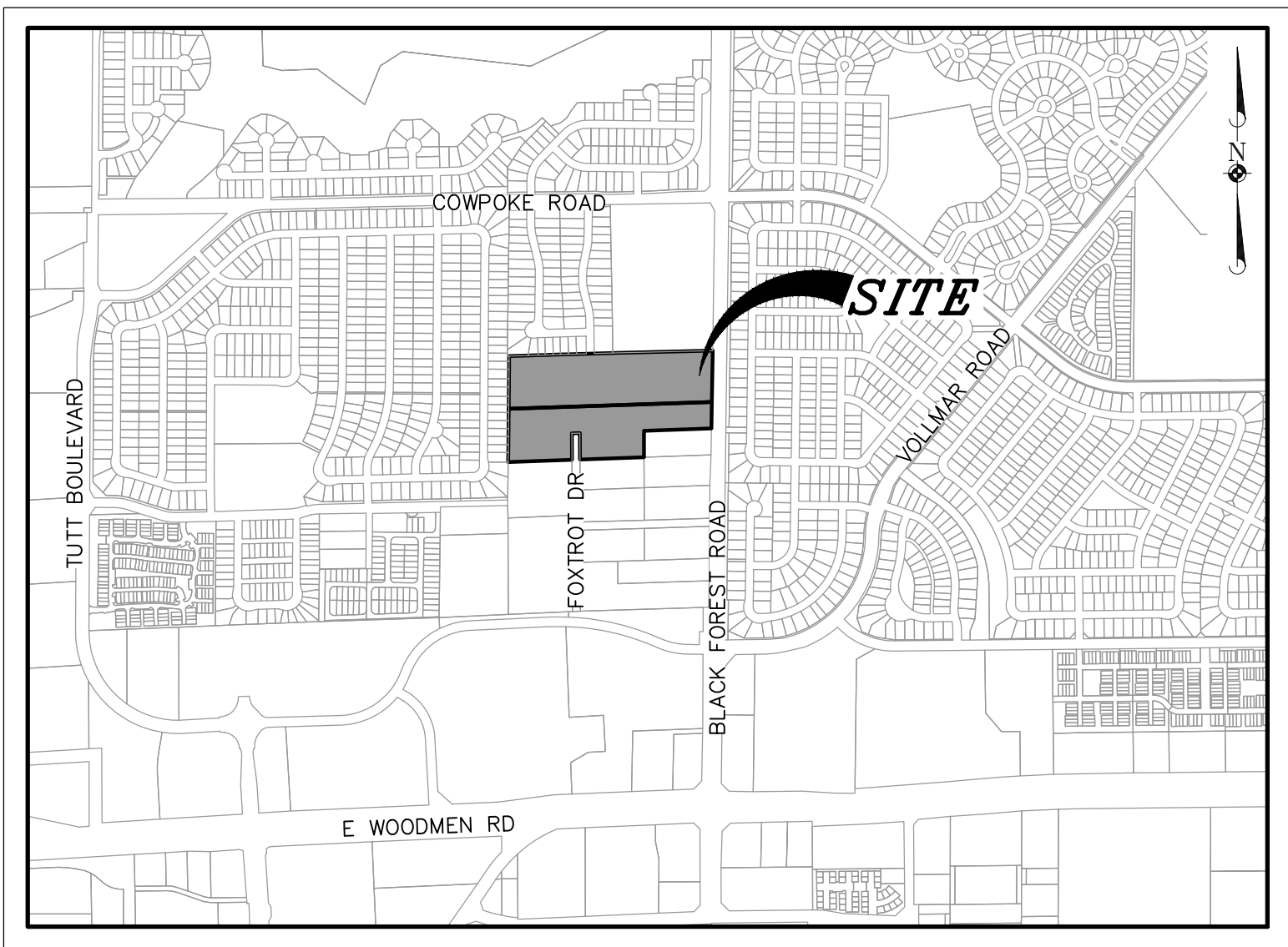
THENCE SOUTH 00°45'32" WEST, ALONG SAID WESTERLY LINE AND THE EASTERLY LINE AND THE NORTHERLY EXTENSION OF SAID PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221119650, A DISTANCE OF 308.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 773,781 SQUARE FEET OR 17.7636 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

NOTES

1. 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 PURSUANT TO STATE STATUTE 13-80-105 C.R.S.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS ANNEXATION MAP DOES NOT REPRESENT A LAND SURVEY PLAT, IMPROVEMENT SURVEY PLAT, OR IMPROVEMENT LOCATION CERTIFICATE AND NO MONUMENTS WERE SET.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
5. **BASIS OF BEARINGS:** THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 6 IS ASSUMED TO BEAR SOUTH 88°07'28" WEST AS MONUMENTED ON THE EAST BY A 3.25" ALUMINUM CAP STAMPED, "JRENG 2001, PLS 17502" IN MONUMENT BOX AND ON THE WEST BY A 2.5" ALUMINUM CAM STAMPED, "LS 17477, 2002".
6. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08041C0529G WITH A MAP REVISED DATE OF DECEMBER 7, 2018.



VICINITY MAP

(1" = 1000')

OWNER

IN WITNESS WHEREOF:

THE AFOREMENTIONED, TRI-LAKES DEVELOPMENT CORP., A COLORADO CORPORATION, HAS EXECUTED THIS

INSTRUMENT THIS ____ DAY OF _____, 20__

BY: _____

TITLE: _____

NOTARIAL:

STATE OF _____)
COUNTY OF _____)SS

THE ABOVE AND AFOREMENTIONED WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY _____ AS _____ OF THE TRI-LAKES DEVELOPMENT CORP., A COLORADO CORPORATION

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

OWNER

IN WITNESS WHEREOF:

THE AFOREMENTIONED, THE HOOKS GROUP LP, A TEXAS LIMITED PARTNERSHIP, HAS EXECUTED THIS

INSTRUMENT THIS ____ DAY OF _____, 20__

BY: _____

TITLE: _____

NOTARIAL:

STATE OF _____)
COUNTY OF _____)SS

THE ABOVE AND AFOREMENTIONED WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY _____ AS _____ OF THE

THE HOOKS GROUP LP, A TEXAS LIMITED PARTNERSHIP

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I, DAVID J. BERGLUND, A LICENSED 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-SIXTH (1/6) OF THE PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS WITH THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

FOR REVIEW ONLY

DAVID J. BERGLUND
COLORADO PLS NO. 38199
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD RD., SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
(303) 708-0500

CONTIGUITY STATEMENT

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 4189.41 FEET.
• ONE-SIXTH OF TOTAL PERIMETER AREA = 698.24 FEET.
• PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1833.74 FEET.

THE TOTAL CONTIGUOUS PERIMETER IS 43.77%, WHICH EXCEEDS THE ONE-SIXTH (1/6) AREA REQUIRED.

CITY APPROVAL

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

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 ITS MEETING ON _____ DAY OF _____, 20__ A.D.

CITY CLERK _____ DATE _____

CLERK AND RECORDER

THE STATE OF COLORADO)
THE COUNTY OF EL PASO) S.S.

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 THE RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

DATE							
REVISIONS							

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, Tel: 303.708.0500 manhard.com
 Civil Engineering & Geospatial Services | Surveying & Geospatial Services | GIS
 Water Resource Management | Construction Management

Manhard
 CONSULTING

AUTHENTIX WOLF RANCH, ADDITION NO. 1
 COUNTY OF EL PASO, STATE OF COLORADO
 ANNEXATION PLAT

PROJ MGR: **DJB**

PROJ ASSOC: **DJB**

DRAWN BY: **JAF**

DATE: **05/03/23**

SCALE: **N/A**

SHEET
1 OF 2

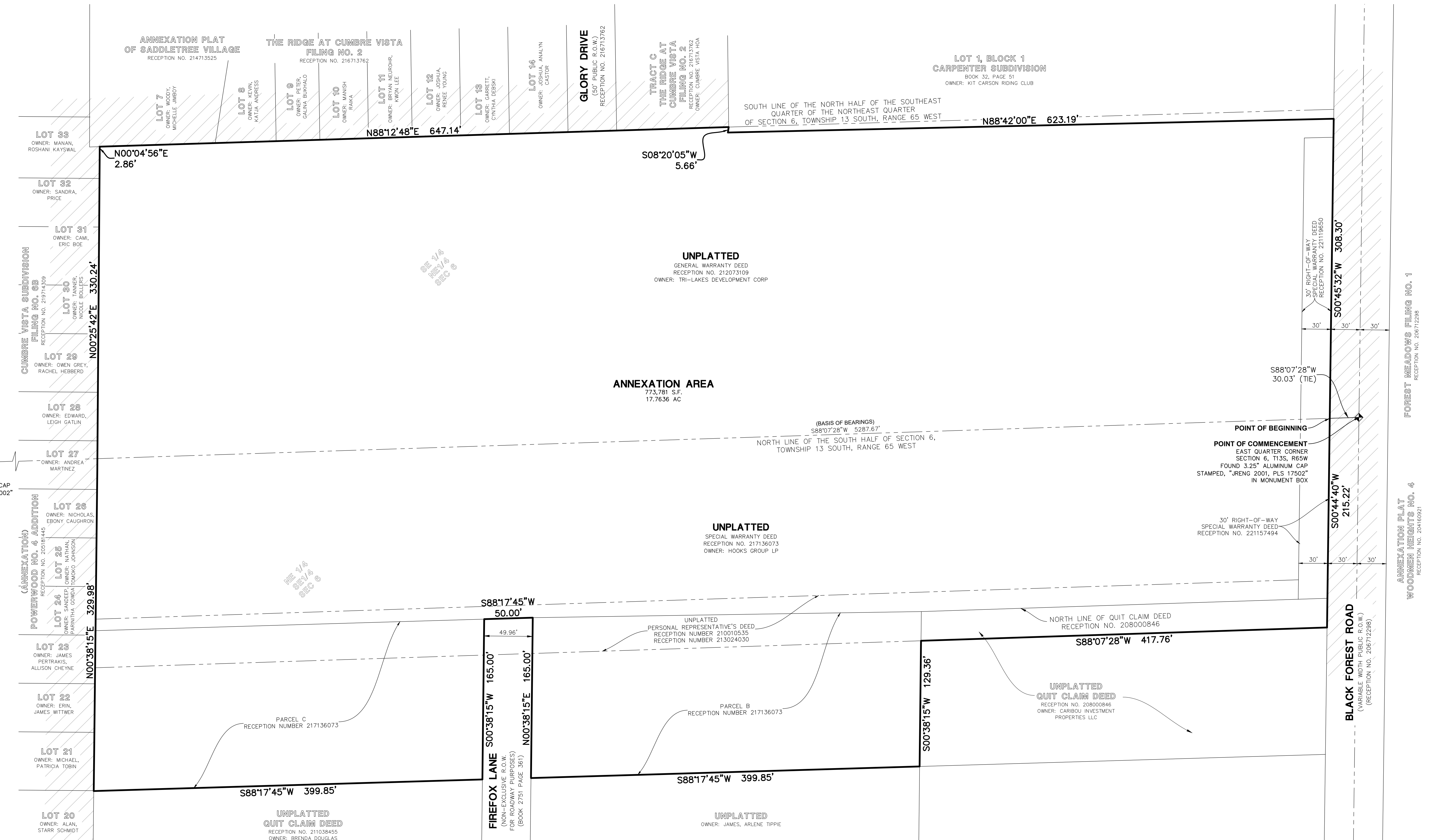
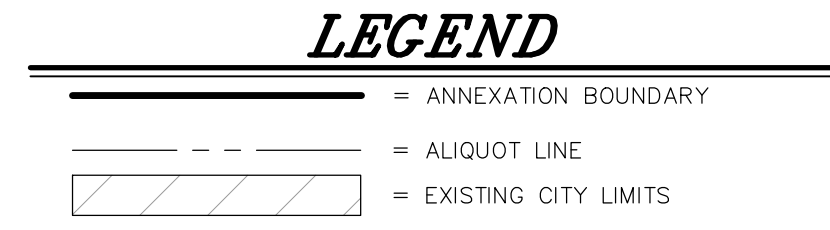
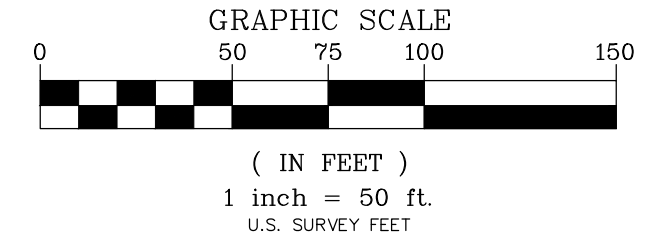
CITY FILE NO.: _____

CPCS003.01

ANNEXATION PLAT

AUTHENTIX WOLF RANCH, ADDITION NO. 1

LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



DATE	BY



ANNEXATION PLAT
AUTHENTIX WOLF RANCH, ADDITION NO. 1
COUNTY OF EL PASO, STATE OF COLORADO

PROJ. MGR.:	DJB
PROJ. ASSOC.:	DJB
DRAWN BY:	JAF
DATE:	05/03/23
SCALE:	1" = 50'

SHEET
2 OF 2
CPCCS003.01

FOR REVIEW ONLY

CITY FILE NO.: _____
FOR AND ON BEHALF OF
MANHARD CONSULTING

Map_3_2023_14.45 - Data Name: P:\Gis\cas03\Map3\SUR\Drawings\Plat of Annexation\cpccs03 - Annexation.dwg - Updated By: JFelder