

# ANNEXATION PLAN WEST COLORADO AVENUE ADDITION NO. 3 TO THE CITY OF COLORADO SPRINGS, STATE OF COLORADO LOCATED IN THE NORTHEAST 1/4 OF SECTION 10 TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



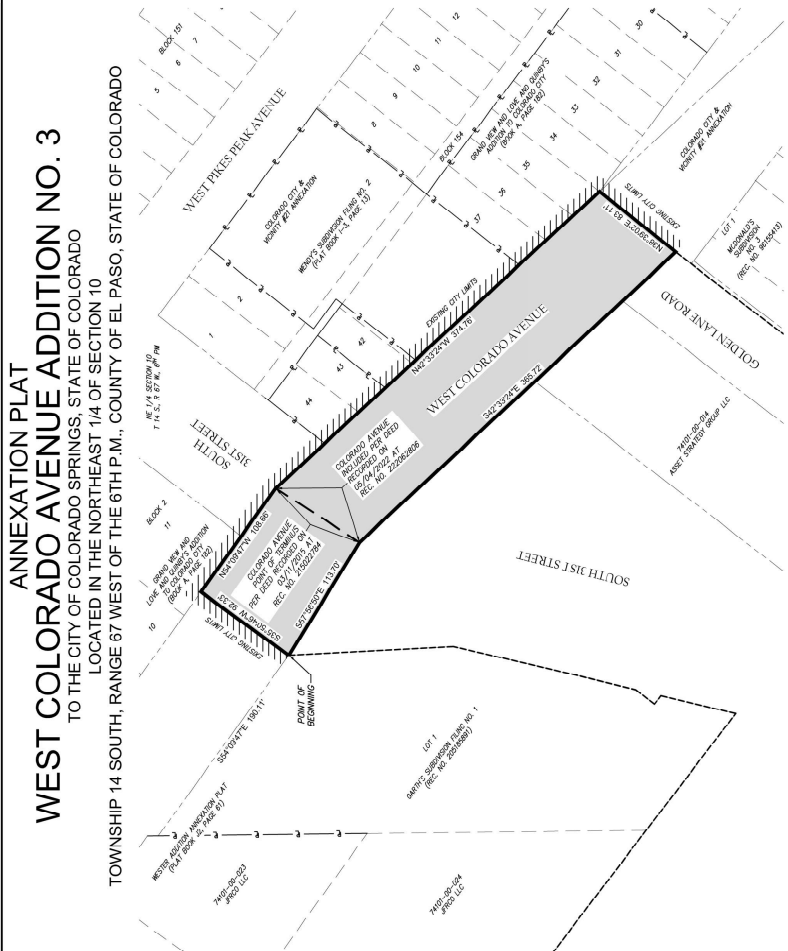
VICINITY MAP  
N.T.S.

**SURVEYOR'S STATEMENT:**  
I, THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON IS THE GRAPHICAL REPRESENTATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT THE SAME IS ACCURATELY LOCATED WITHIN THE BOUNDARY OF SAID PARCEL AS 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. 3,  
CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**RECORDING:**  
STATE OF COLORADO }  
COUNTY OF EL PASO }  
I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AND IS DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ DAY OF \_\_\_\_\_ OF THE YEAR 2022 A.D.  
EL PASO COUNTY CLERK AND RECORDER \_\_\_\_\_  
BY \_\_\_\_\_ DEPUTY  
FEE \_\_\_\_\_  
SURCHARGE \_\_\_\_\_

CPC A 22-00129  
Date: 09/30/2022  
Project No: 0879746  
Farnsworth GROUP  
5775 MARK DRABING BLVD., SUITE 190  
COLORADO SPRINGS, CO 80919  
(719) 590-9184 / fars@fsa.com  
SHEET OF 4



**GENERAL NOTES:**  
1. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY TAKEN FROM MAPS AND DOCUMENTS OF RECORD AS OF MAY 18, 2022.  
2. DATE OF PREPARATION: SEPTEMBER 30, 2022  
3. TOTAL PERIMETER: 1138.28 FEET  
4. 1/4TH PERIMETER REQUIRED CONTIGUITY: 189.71 FEET  
5. PERMETER CONTIGUOUS TO CITY LIMITS: 658.86 FEET  
6. TOTAL AREA OF ANNEXATION: 40,254.50 FT. / 3.92 ACRES  
7. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST QUARTER LINE OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 67 WEST. SAID LINE IS MONUMENTED BY THE CORNER OF SAID SECTION 31 AND THE EAST QUARTER CORNER OF SAID SECTION 31 WITH A FOUND 2" ALUMINUM CAP STAMPED "PLS 10845", SAID LINE BEARS S05°05'00" E.

8. FLOOD INSURANCE RATE MAP NUMBER 08050 0729 G WITH AN EFFECTIVE DATE OF 2015 A.D. BY JOHN W. SUTHERS, MAYOR OF THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND A COLORADO MUNICIPAL CORPORATION HAS DETERMINED THAT THERE IS NO ANNUAL CHANCE OF FLOODING.  
9. THERE WERE NO FOUND RECORDED ANNEXATION PLATS OR GRADENCES TO VERIFY THE LOCATIONS OF COLORADO CITY & VICINITY 100, 21 AND 31ST STREETS, GOLDEN LANE ROAD, WEST PIKES PEAK AVENUE, WEST COLORADO AVENUE AND WEST COLORADO AVENUE ADDITION NO. 3 USED FOR THESE ANNEXATION LOCATIONS.

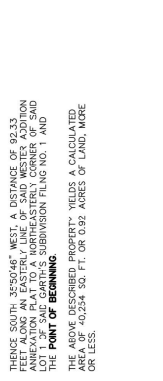
**LEGEND:**  
- - - - - INDICATES CITY LIMITS  
- - - - - SUBJECT BOUNDARY LINE  
- - - - - RIGHT-OF-WAY LINE  
- - - - - LOT LINE  
- - - - - PROPERTY LINE  
- - - - - LIMITS OF EXISTING ANNEXATION

**ANNEXATION DESCRIPTION:**  
THAT PORTION OF WEST COLORADO AVENUE LOCATED IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:  
BEGINNING AT A NORTHEASTLY CORNER OF LOT 1, BEARINGS AND DISTANCES AS RECORDED AT RECEPTION NO. 225189891 IN THE EL PASO COUNTY RECORDS, TO THE SOUTHWESTLY CORNER OF SAID NORTHEASTLY CORNER OF WESTER ADDITION ANNEXATION NO. 2, BEARINGS AND DISTANCES AS RECORDED IN PLAT BOOK 22, PAGE 61 IN SAID OFFICE;  
THENCE SOUTH 87°46'00" EAST, A DISTANCE OF 113.70 FEET ALONG A SOUTHERLY RIGHT-OF-WAY LINE OF WEST COLORADO AVENUE TO AN ANGLE POINT ON SAID AVENUE;  
THENCE SOUTH 65°15'00" EAST, A DISTANCE OF 308.79 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON AN EASTERLY RIGHT-OF-WAY LINE OF GOLDEN LANE ROAD;  
THENCE NORTH 38°30'00" EAST, A DISTANCE OF 83.11 FEET ALONG SAID WESTERLY LINE OF SAID ANNEXATION TO THE SOUTHWESTLY CORNER OF SAID ANNEXATION NO. 2, GRAND VIEW AND LOVE AND QUINBY'S ADDITION TO WEST COLORADO AVENUE;  
THENCE NORTH 45°13'24" WEST, A DISTANCE OF 174.76 FEET ALONG THE SOUTHERLY LINES OF LOTS 35 THROUGH 37 OF SAID BLOCK 154 OF SAID PLAT; THE SOUTHERLY LINE OF SAID BLOCK 154 OF SAID PLAT; THE SOUTHERLY LINE OF SAID BLOCK 154 OF SAID PLAT, ACROSS A PORTION OF SOUTH 31ST STREET TO AN ANGLE POINT;  
THENCE NORTH 54°09'47" WEST, A DISTANCE OF 108.66 FEET ALONG THE SOUTHERLY LINE OF LOT 11, BLOCK 2 OF SAID GRAND VIEW AND LOVE AND QUINBY'S ADDITION TO WEST COLORADO AVENUE;  
THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID WESTER ADDITION ANNEXATION PLAT, AN ANGLE POINT ON SAID WESTER ADDITION ANNEXATION PLAT;  
THENCE SOUTH 35°50'46" WEST, A DISTANCE OF 69.33 FEET ALONG AN EASTERLY LINE OF SAID WESTER ADDITION ANNEXATION PLAT TO THE SOUTHWESTLY CORNER OF SAID LOT 11 OF SAID GRAND VIEW AND LOVE AND QUINBY'S ADDITION TO WEST COLORADO AVENUE;  
THE ABOVE DESCRIBED PROPERTY YIELDS A CALCULATED AREA OF 40,254.50 FT. OR 0.92 ACRES OF LAND, MORE OR LESS.

**OWNER:**  
THE AFORESAID CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION HAS ELECTED THIS INSTRUMENT TO BE THE INSTRUMENT OF RECORD AS OF \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.

**OWNER:**  
JOHN W. SUTHERS, MAYOR  
ATTEST:  
CITY CLERK \_\_\_\_\_  
STATE OF COLORADO }  
COUNTY OF EL PASO }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 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

**NOTARY PUBLIC:**  
NOTARY PUBLIC



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U.S. SURVEY FEET