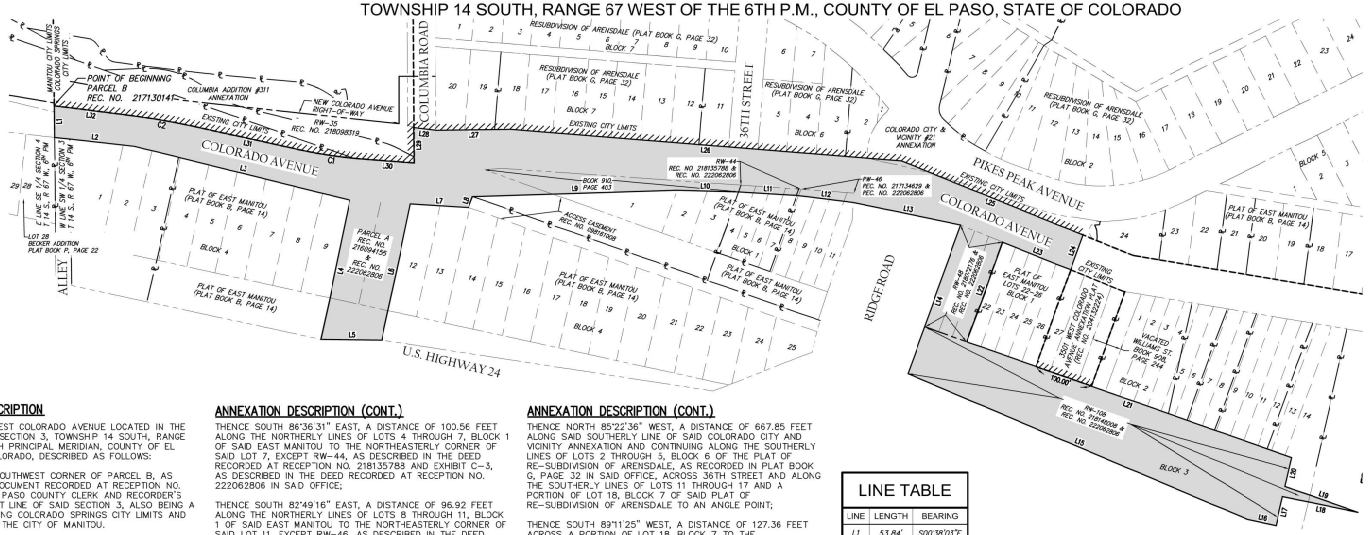
ANNEXATION PLAT
WEST COLORADO AVENUE ADDITION NO. 1
TO THE CITY OF COLORADO SPRINGS, STATE OF COLORADO
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3
TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



ANNEXATION DESCRIPTION

THAT PORTION OF WEST COLORADO AVENUE LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 5TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL B, AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NO. 217135041 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, ON THE WEST LINE OF SAID SECTION 3, ALSO BEING A POINT ON THE EXISTING COLORADO SPRINGS CITY LIMITS AND THE EAST LIMITS OF THE CITY OF MANITOU;

THENCE SOUTH 00°38'03" EAST, A DISTANCE OF 53.84 FEET ALONG SAID WESTERLY LINE OF SAID SECTION 3 TO THE NORTHEAST CORNER OF LOT 28, BECKER ADDITION, AS RECORDED IN PLAT BOOK P, PAGE 22 IN SAID OFFICE, ALSO BEING THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 4, PLAT OF EAST MANITOU (PLAT BOOK B, PAGE 14), AS RECORDED IN PLAT BOOK B, PAGE 14 IN SAID OFFICE;

THENCE SOUTH 83°38'44" EAST, A DISTANCE OF 136.91 FEET ALONG THE SOUTH-ERLY RIGHT-OF-WAY LINE OF SAID WEST COLORADO AVENUE TO AN ANGLE POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ALSO BEING THE NORTHERLY LINE OF LOTS 1 AND A PORTION OF LOT 2 OF SAID BLOCK 4;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEST COLORADO AVENUE AND THE NORTHERLY LINES OF LOTS 2 THROUGH 9 OF SAID BLOCK 4, SOUTH 75°57'46" EAST, A DISTANCE OF 378.09 FEET TO THE NORTHWESTERLY CORNER OF PARCEL A, ALSO KNOWN AS PARCEL RW-36, IN THAT DEED RECORDED AT RECEPTION NO. 216094155 AND EXHIBIT B-3, IN THAT DEED RECORDED AT RECEPTION NO. 222062806 IN SAID OFFICE;

THENCE SOUTH 11°34'59" WEST, A DISTANCE OF 242.22 FEET ALONG THE WESTERLY LINE OF SAID PARCEL A TO THE SOUTHWESTERLY CORNER OF SAID PARCEL A;

THENCE SOUTH 85°15'36" EAST, A DISTANCE OF 103.75 FEET ALONG THE SOUTH-ERLY LINE OF SAID PARCEL A TC THE SOUTHEASTERLY CORNER OF SAID PARCEL A;

THENCE NORTH 11°32'24" EAST, A DISTANCE OF 237.01 FEET ALONG THE EASTERLY LINE OF SAID PARCEL A TO THE NORTHEASTERLY CORNER OF SAID PARCEL A, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 12, BLOCK 4 OF SAID EAST MANITOU;

THENCE SOUTH 86°25'59" EAST, A DISTANCE OF 100.72 FEET ALONG THE NORTHERLY LNES OF LOTS 12 THROUGH 13 OF SAID BLOCK 4 TO A NORTHWESTERLY CORNER OF AN ACCESS EASEMENT AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NO. 0581610O8 IN SAID OFFICE;

THENCE NORTH 19°38'07" EAST, A DISTANCE OF 19.82 FEET TO AN ANGLE POINT ON THE NORTHERLY LINE OF SAID EASEMENT;

THENCE NORTH 88°12'27" EAST, A DISTANCE OF 347.8C FEET ALONG THE NORTHERLY LINE OF SAID EASEMENT AND CONTINUING ALONG THE NORTHERLY LINE OF LOT 1, BLOCK 1 OF SAID EAST MANITCU TO THE NORTHEASTERLY CORNER OF SAID LOT 1, EXCEPT A PORTION OF RIGHT-OF-WAY AS DESCRIBED IN THE DEED RECORDED BOOK 910, PAGE 403;

THENCE SOUTH 88°25'44" EAST, A DISTANCE OF 104.71 FEET ALONG THE NORTHERLY LINES OF LOTS 2 AND 3, BLOCK 1 OF SAID EAST MANITCU TO THE NORTHEASTERLY CORNER OF SAID LOT 3, EXCEPT A PORTION OF RIGHT-OF-WAY AS DESCRIBED IN THE DEED RECORDED BOOK 910, PAGE 403;

ANNEXATION DESCRIPTION (CONT.)

THENCE SOUTH 86°36'31" EAST, A DISTANCE OF 100.56 FEET ALONG THE NORTHERLY LINES OF LOTS 4 THROUGH 7, BLOCK 1 OF SAID EAST MANITOU TO THE NORTHEASTERLY CORNER OF SAID LOT 11, EXCEPT RW-46, AS DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 217134623 AND EXHIBIT D-3, AS DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 222062806 IN SAID OFFICE;

THENCE SOUTH 82°49'16" EAST, A DISTANCE OF 96.92 FEET ALONG THE NORTHERLY LINES OF LOTS 8 THROUGH 11, BLOCK 1 OF SAID EAST MANITOU TO THE NORTHEASTERLY CORNER OF SAID LOT 11, EXCEPT RW-46, AS DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 217134623 AND EXHIBIT D-3, AS DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 222062806 IN SAID OFFICE;

THENCE SOUTH 78°09'12" EAST, A DISTANCE OF 187.06 FEET ACROSS RIDGE ROAD TO THE NORTHWESTERLY CORNER OF RW-48, AS DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 218072176 AND EXHIBIT E-3, AS DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 222062806 IN SAID OFFICE;

THENCE SOUTH 16°38'42" WEST, A DISTANCE OF 268.92 FEET ALONG THE WESTERLY LINES OF SAID RW-48 AND RW-108, AS DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 218148008 AND EXHIBIT F-2 AS DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 222062806 IN SAID OFFICE TO A SOUTHWESTERLY CORNER OF SAID RW-108;

THENCE SOUTH 66°47'10" EAST, A DISTANCE OF 630.00 FEET ALONG SAID SOUTHERLY LINE OF SAID RW-108 TO AN ANGLE POINT ON SAID SOUTHERLY LINE;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID RW-108, SOUTH 77°35'28" EAST, A DISTANCE OF 50.00 FEET TO A SOUTHEASTERLY CORNER OF SAID RW-108;

THENCE NORTH 12°56'52" EAST, A DISTANCE OF 50.94 FEET, ALONG AN EASTERLY LINE OF SAID RW-108 TO AN ANGLE PONT ON SAID EASTERLY LINE OF SAID RW-108;

THENCE SOUTH 78°05'40" EAST, A DISTANCE OF 131.19 FEET ALONG A SOUTHERLY LINE OF SAID RW-108 TO AN EASTERLY CORNER OF SAID RW-108;

THENCE NORTH 70°22'46" WEST, A DISTANCE OF 132.06 FEET ALONG A NORTHERLY LINE OF SAID RW-108 TO AN ANGLE POINT SAID EASTERLY LINES OF SAID RW-108;

THENCE NORTH 12°56'52" EAST, A DISTANCE OF 50.34 FEET ALONG AN EASTERLY LINE OF SAID RW-108 TO THE NORTHEASTERLY CORNER OF SAID RW-108;

THENCE NORTH 70°22'46" WEST, A DISTANCE OF 587.29 FEET ALONG A NORTHERLY LINE OF SAID RW-108 TO THE SOUTHEASTERLY CORNER OF SAID RW-48;

THENCE NORTH 19°20'17" EAST, A DISTANCE OF 180.48 FEET ALONG THE EASTERLY LINE OF SAID RW-48 TO THE NORTHWESTERLY CORNER OF LOT 22, BLOCK 1 OF SAID PLAT OF EAST MANITOU (PLAT BOOK B, PAGE 14);

THENCE SOUTH 67°47'44" EAST, A DISTANCE OF 125.47 FEET ALONG THE NORTHERLY LINES OF LOTS 22 THROUGH 26 OF SAID BLOCK 1 OF SAID PLAT OF EAST MANITOU (PLAT BOOK B, PAGE 14);

THENCE NORTH 19°26'15" EAST, A DISTANCE OF 63.07 FEET TO A POINT ON A SOUTHERLY LINE OF COLORADO CITY AND VICINITY ANNEXATON, ALSO BEING THE NORTHWESTERLY CORNER OF 3501 WEST COLCRADO AVENUE ANNEXATION PLAT AS DESCRIBED AT RECEPTION NC. 204132224 IN SAID OFFICE;

THENCE NORTH 67°47'44" WEST, A DISTANCE OF 333.63 FEET ALONG SAID SOUTHERLY LINE OF SAID COLCRADO CITY AND VICINITY ANNEXATON TO AN ANGLE POINT ON SAID SOUTHERLY LINE;

ANNEXATION DESCRIPTION (CONT.)

THENCE NORTH 85°22'36" WEST, A DISTANCE OF 667.85 FEET ALONG SAID SOUTHERLY LINE OF SAID COLORADO CITY AND VICINITY ANNEXATION AND CONTINUING ALONG THE SOUTHERLY LINES OF LOTS 2 THROUGH 5, BLOCK 6 OF THE PLAT OF RE-SUBDIVISION OF ARENSDALE, AS RECORDED IN PLAT BOOK G, PAGE 32 IN SAID OFFICE, ACROSS 36TH STREET AND ALONG THE SOUTHERLY LINES OF LOTS 11 THROUGH 17 AND A PORTION OF LOT 18, BLCCK 7 OF SAID PLAT OF RE-SUBDIVISION OF ARENSDALE TO AN ANGLE POINT;

THENCE SOUTH 89°11'25" WEST, A DISTANCE OF 127.36 FEET ACROSS A PORTION OF LOT 18, BLCCK 7 TO THE SOUTHWESTERLY CORNER OF LOT 20, BLOCK 7 OF SAID PLAT OF RE-SUBDIVISION OF ARENSDALE;

THENCE NORTH 82°56'21" WEST, A DISTANCE OF 39.65 FEET ACROSS COLUMBIA ROAD TO THE EASTERLY LINE OF COLUMBIA ADDITION ANNEXATION, ALSO BEING AN ANGLE POINT OF RW-35 AS DESCRIBED IN THE DEED RECORDED AT RECEPTION NC. 218098319 IN SAID OFFICE;

THENCE SOUTH 03°54'58" EAST, A DISTANCE OF 60.46 FEET ALONG SAID EASTERLY LINE OF SAID ANNEXATION TO A SOUTHEASTERLY CORNER OF SAID ANNEXATION;

THENCE NORTH 85°35'16" WEST, A DISTANCE OF 87.76 FEET ALONG A SOUTHERLY LINE OF SAID ANNEXATION TO A POINT OF CURVATURE;

THENCE 105.64 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 753.00 FEET AND AN INCLUDED ANGLE OF 08°04'12", WITH A CHORD THAT BEARS NORTH 81°37'0" WEST, A DISTANCE OF 105.55 FEET TO A POINT ON SAID SOUTHERLY LINE OF SAID ANNEXATION;

THENCE NORTH 77°35'04" WEST, A DISTANCE OF 184.04 FEET ALONG SAID SOUTHERLY LINE OF SAID ANNEXATION TO A POINT OF CURVATURE;

THENCE 1'6.16 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1280.00 FEET AND AN INCLUDED ANGLE OF 0511'58", WITH A CHORD THAT BEARS NORTH 8011'03" WEST, A DISTANCE OF 116.12 FEET TO A POINT ON SAID SOUTHERLY LINE OF SAID ANNEXATION;

THENCE NORTH 82°47'02" WEST, A DISTANCE OF 127.48 FEET ALONG SAID SOUTHERLY LINE OF SAID ANNEXATION TO A WESTERLY CORNER OF SAID ANNEXATION AND THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PROPERTY YIELDS A CALCULATED AREA OF 245,863 SQ. FT. OR 5.67 ACRES OF LAND, MORE OR LESS.

LEGEND:

- INDICATES CITY LIMITS
- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PROPERTY LINE
- LIMITS OF OTHER ANNEXATIONS

LINE TABLE

LINE	LENGTH	BEARING
L1	53.84'	S00°38'03"E
L2	136.91'	S83°38'44"E
L3	378.09'	S75°57'46"E
L4	242.22'	S11°34'59"W
L5	103.75'	S85°15'36"E
L6	237.01'	N11°32'24"E
L7	100.72'	S86°25'59"E
L8	19.82'	N19°38'07"E
L9	347.80'	N88°12'27"E
L10	104.71'	S88°25'44"E
L11	100.56'	S86°36'31"E
L12	96.92'	S82°49'16"E
L13	187.06'	S78°09'12"E
L14	268.92'	S16°38'42"W
L15	630.00'	S66°47'10"E
L16	50.00'	S77°35'28"E
L17	50.94'	N12°56'52"E
L18	131.19'	S78°05'40"E
L19	132.06'	N70°22'46"W
L20	50.34'	N12°56'52"E
L21	587.29'	N70°22'46"W
L22	180.48'	N19°20'17"E
L23	125.47'	S67°47'44"E
L24	63.07'	N19°26'15"E
L25	333.63'	N67°47'44"W
L26	667.85'	N85°22'36"W
L27	127.36'	S89°11'25"W
L28	39.65'	N82°56'21"W
L29	60.46'	S00°54'58"E
L30	87.76'	N85°35'16"W
L31	184.04'	N77°35'04"W
L32	127.48'	N82°47'02"W

CURVE TABLE

CURVE	CHORD	LENGTH	RADIUS	DELTA
C1	105.55'	105.64'	750.00'	8°04'12"
C2	116.12'	115.16'	1280.00'	5°11'58"

SURVEYOR'S STATEMENT:

I, LORELEI A. WARD, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON IS A GRAPHICAL REPRESENTATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT GREATER THAN ONE SIXTH (1/6) OF THE ANNEXATION BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS.

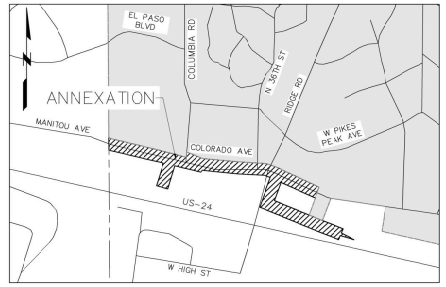
FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.

_____, P.L.S. 34982

GENERAL NOTES:

1. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT. ALL BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM MAPS AND DOCUMENTS OF RECORD AS OF MAY 19, 2022.
2. DATE OF PREPARATION: AUGUST 30, 2022
3. TOTAL PERIMETER: 6,229.25 FEET
4. 1/6TH PERIMETER REQUIRED CONTGUITY: 1,038.21 FEET
5. PERIMETER CONTIGUOUS TO CITY LIMITS: 1,950.08 FEET
6. TOTAL AREA OF ANNEXATION: 246,863 SQ. FT. / 5.67 ACRES
7. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST QUARTER LINE OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST. SAID LINE IS MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 3 WITH A 3" ALUMINUM CAP STAMPED "PLS 17498" AND THE EAST QUARTER CORNER OF SAID SECTION 3 WITH A FOUND 2" ALUMINUM CAP STAMPED "PLS 10945", SAID LINE BEARS SOUTH 0°05'45" EAST.
8. FLOOD INSURANCE RATE MAP NUMBER 080060 0707 G WITH AN EFFECTIVE DATE OF DECEMBER 07, 2018, THE PROPERTY LIES WITHIN ZONE AE, "1% ANNUAL CHANCE OF FLOODING".
9. THERE WERE NO FOUND RECORDED ANNEXATION PLATS OR ORDINANCES TO VERIFY THE THE LOCATIONS OF COLORADO CITY & VICINITY NO. 21 AND COLUMBIA ADDITION NO. 31. CITY OF COLORADO SPRINGS GIS RECORDS WERE USED FOR THESE ANNEXATION LOCATIONS.

SCALE: 1"=100'
U.S. SURVEY FEET



VICINITY MAP
N.T.S.

OWNER:

THE AFOREMENTIONED, CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____, A.D.

_____
JOHN W. SUTHERS,
MAYOR

ATTEST:

_____
CITY CLERK

STATE OF COLORADO)
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ 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

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVED FOR FILING THE ACCOMPANYING ANNEXATION MAP OF "WEST COLORADO AVENUE 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_____, 2022 A.D.

_____ _____
CITY CLERK DATE

RECORDING:

STATE OF COLORADO)
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 CLERK AND RECORDER.

EL PASO COUNTY CLERK AND RECORDER CHUCK BROERMAN

BY:_____
DEPUTY

FEE: _____

SURCHARGE: _____

CPC A 22-00127

Farnsworth GROUP
5775 MARK DABLING BLVD., SUITE 190
COLORADO SPRINGS, COLORADO 80919
(719) 590-9194 / info@f-w.com

Date: 09/30/2022
Project No.: 0191797.05
SHEET 1 OF 1

ANNEXATION PLAT

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