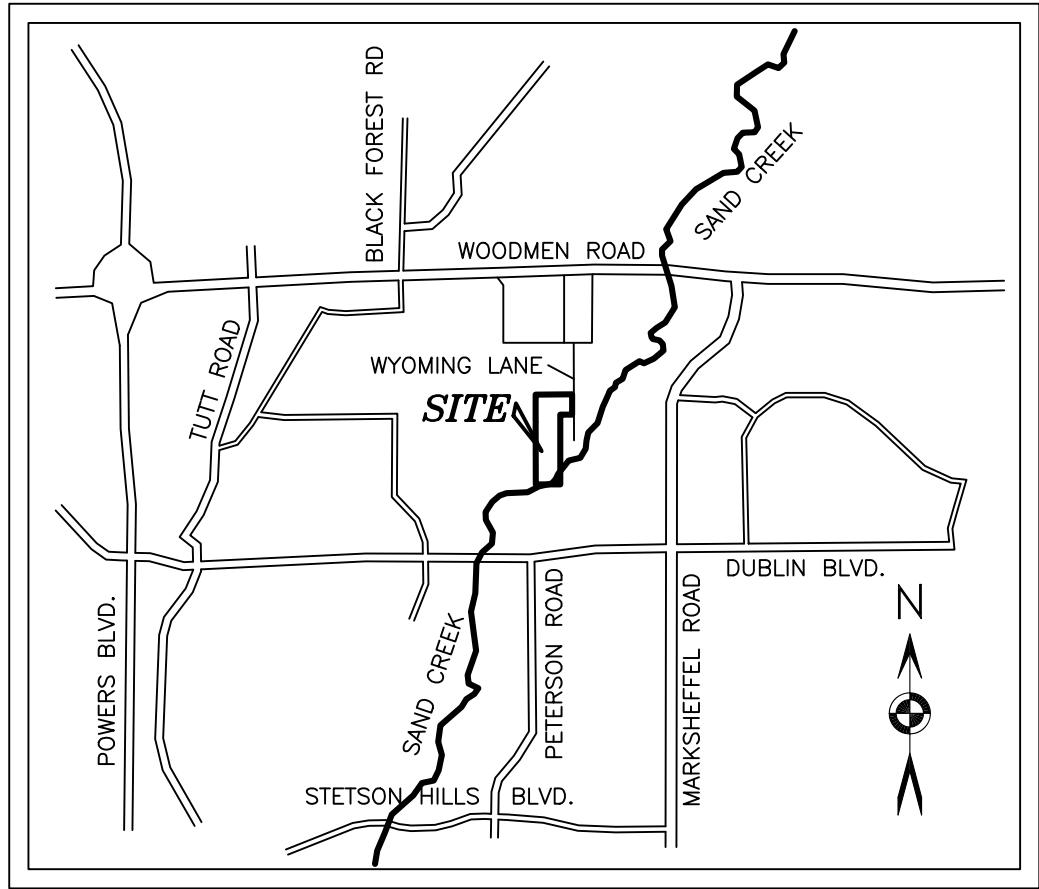


ANNEXATION PLAT
MILLER DOWNS AT WYOMING LANE ADDITION No. 1
AN ANNEXATION OF A PORTION OF THE EAST HALF OF
SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S 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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. Any underground or above ground utilities shown hereon have been located from field survey information. Barron Land, LLC does not guaranty said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Barron Land, LLC did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
5. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment Order Number SC55117378-2, with an effective date of October 31, 2024 as provided by Old Republic National Title Insurance Company and Land Title Guarantee Company.
6. This survey was performed in the field on November 5, 2024.
7. The overall subject parcel to be annexed hereon contains a calculated area of 930,986 square feet (21.372 acres) of land, more or less.
8. BASIS OF BEARINGS: Bearings are based upon the West line of the Southeast Quarter of Section 8, Township 13 South, Range 65 West of the 6th P.M., monumented at the North end with a #6 rebar & 3.25" aluminum cap stamped "Barron Land PLS 38141" and monumented at the South end with a #6 rebar & 3.25" aluminum cap stamped "WATTS PLS 9853", and is assumed to bear S 00°06'23" W, a field measured distance of 1,329.76 feet.
9. Unless noted otherwise, the found survey monuments shown hereon are flush with the existing grade.
10. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C05376, effective date December 7, 2018, indicates that the majority of the subject parcel is located in Zone X (Areas determined outside the 500-year floodplain), with a portion of Zone-X shaded (areas determined to be within the 500-year floodplain and outside the 100-year floodplain), and Flood Zone AE (base flood elevations determined), with a portion of Zone AE being a designated floodway.
11. Access to this proposed site will be through Tract I, Quail Brush Creek Filing No. 2, Reception No. 215713674 and Tract A, Quail Brush Creek Filing No. 4, Reception No. 217713915. These Tracts will be dedicated to the City as Public Right-of-Way by separate instrument.
12. This property is subject to the findings, summary and conclusions of a geologic hazard report prepared by Entech Engineering Inc., dated June 21, 2021, which identified the following specific geologic hazards on the property: artificial fill, loose soils, potentially seasonal shallow groundwater areas, and areas of flowing and ponded water. A copy of said report has been placed within file #LUP1-25-0006 of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 701, Colorado Springs, CO if you would like to review said report.

CONTIGUITY CALCULATION

Total Perimeter of the Area for Annexation: 4,857.08 feet
One-Sixth (1/6th) of Total Perimeter=809.51 feet (16.67%)
Perimeter of the Area Contiguous to the Existing City Limits: 2,231.43 (45.94%)

SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the map shown hereon is a correct delineation of the above described parcel of land and that it is contiguous to the City of Colorado Springs, Colorado and meets the requirements set forth in Colorado Revised Statutes 31-12-104-(1) (a) that one-sixth (1/6) or more of the perimeter to be annexed is contiguous with the annexing municipality.

Spencer J. Barron
Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "MILLER DOWNS AT WYOMING LANE 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 the

_____ day of _____, 20__ A.D.

CITY CLERK	DATE
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RECORDING

STATE OF COLORADO }
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ THIS _____ DAY OF _____, 20__ A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

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

CITY No. ANEX-24-0016

SEE SHEET 2 FOR SITE DETAILS

DATE: 01/22/2025				REVISIONS	
No.	Remarks	Date	By		
1	ADDRESS COMMENTS	03/21/25	KPB		
2	ADDRESS COMMENTS	06/24/25	KPB		
				PROJECT No.: 20-020	
				SHEET 1 OF 2	

BARRON LAND
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
2790 N. Academy Blvd., Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com

CALIFORNIA DRIVE
(PRIVATE ROADWAY)

ANNEXATION PLAT

MILLER DOWNS AT WYOMING LANE
ADDITION No. 1

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SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
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