ANNEXATION PLAT
WEST COLORADO AVENUE ADDITION NO. 2

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

"HA" PORTION OF WEST COLORADO AVENUE LOCATED IN "HE SOUTHWEST 1/4 OF SECTION 3, "OWNSHIP 14 SOUTH, RANGE 67 WES" OF "HE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASC, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF 350' WEST COLORADO ANNEXATION PLAT AS RECORDED AT RECEPTION NO. 20413224 N "HE EL PASO COUNTY CLERK AND RECORDERS OFFICE;

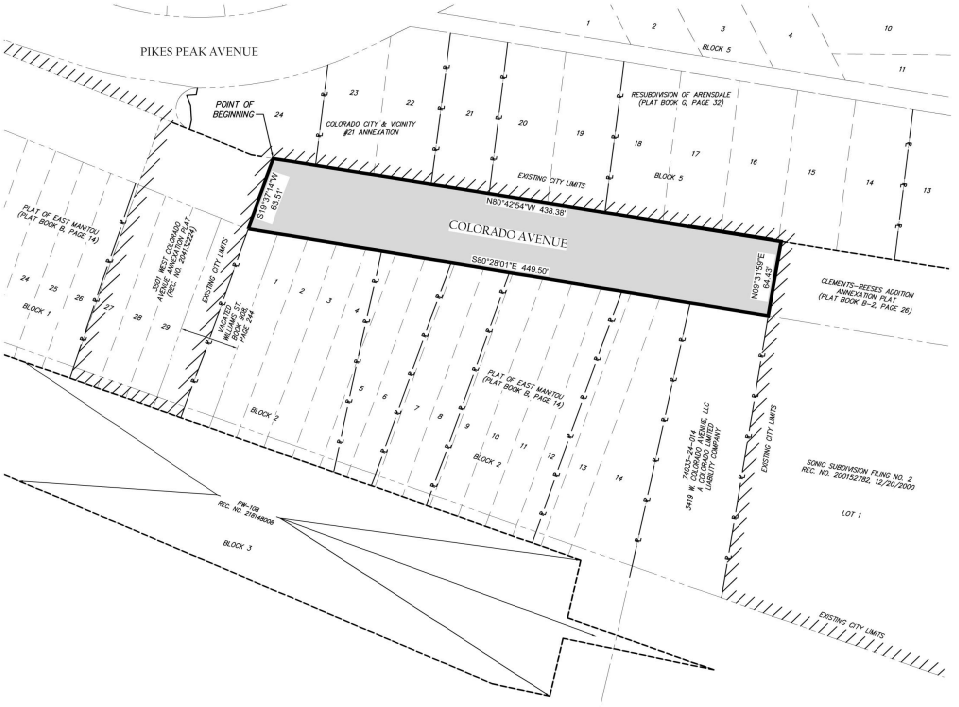
"HENCE SOUTH 19°37'14" WEST, A DISTANCE OF 83.51 FEET ALONG "HE EASTERL" LINE OF SAID ANNEXATION PLAT "O "HE NORTHWESTERLY CORNER OF "HE EASTERLY HALF OF VACATED WILLIAMS STREET AS DESCRIBED IN BOOK 908, PAGE 244 IN SAID OFFICE;

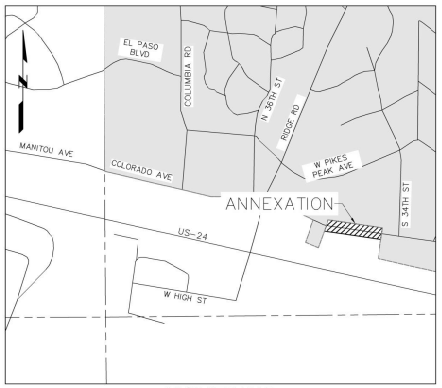
"HENCE SOUTH 80°28'01" EAST, A DISTANCE OF 449.50 FEET ALONG "HE NORTHERL" LINES OF SAID VACATED WILLIAMS STREET, LOTS 1 "HROUGH 14, BLOCK 2 PLAT OF EAS" MANI"OU, AS RECORDED IN PLAT BOOK B, PAGE 14, A PARCEL OF LANC AS DESCRIBED IN "HAT DEED RECORDED AT RECEP"ION NO. 201113763 AND CON"INUING ALONG "HE SAME LINE EXTENDED "O "HE NORTHEASERLY CORNER OF LOT 1, SONIC SUBJIVISION FILING NO. 2 AS RECORDED AT RECEP"ION NO. 200152782 IN SAID OFFICE, ALSO BEING A POIN" ON "HE WESTERL" LINE OF CLEMENTS--REESE ADDITION ANNEXATION PLA" AS RECORDED IN P_AT BOOK B--2, PAGE 26 IN SAID OFFICE;

"HENCE NORTH 09°31'59" EAST, A DISTANCE OF 84.43 FEET ALONG A WESTERL" LINE OF SAID ANNEXATION PLAT "O "HE NORTHWESTERLY CORNER OF SAID ANNEXATION PLA"; ALSO BEING A POIN" ON "HE SOU"HERLY LINE OF LOT 15, BLOCK 5 OF "HE PLAT OF RE--SUBDIVISION OF ARENSDALE AS RECORDED IN PLAT BOOK G, PAGE 32 IN SAID OFFICE;

"HENCE NORTH 80°42'54" WEST, A DISTANCE OF 438.38 FEET ALONG "HE SOU"HERL" LINES OF LOTS 15 "HROUGH 24, BLOCK 5 OF SAID PLAT "O A POINT ON "HE SOU"HERLY LINE OF SAID LOT 24, ALSO BEING "HE NORTHEASTERLY CORNER OF SAID 3501 WEST COLORADO AVENUE ANNEXATION PLAT AND "HE **POINT OF BEGINNING.**

"HE ABOVE DESCRIBED PROPERTY YIELDS A CALCULATED AREA OF 0.65 ACRES OF LAND, MORE OR LESS.





VICINITY MAP
N.T.S.

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 "HA" 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

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. 2".

_____ _____
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: _____

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

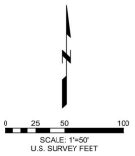
MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

GENERAL NOTES:

1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY MAP. ALL BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM MAPS AND DCCUMEN"S OF RECCRD AS OF MAY 19, 2022.
2. DATE OF PREPARATION: MAY 19, 2022
3. TOTAL PERIMETER: 1,015.82 FEET
4. 1/6TH PERIMETER: 169.30 FEET
5. PERIMETER CONTIGUOUS TO CITY LIMITS: 566.32 FEET
6. AREA OF SITE: 28,314 SQ. FT. / 0.65 ACRES

LEGEND:

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



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

Date: 06/17/2022
Project No.: 0191797.05
SHEET 1 OF 1

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