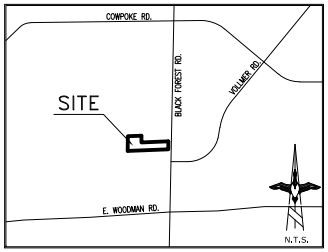
ANNEXATION PLAT
7770 BLACK FOREST ROAD ADDITION NO. 2

BEING A PORTION OF THE SE 1/4 OF SECTION 6 TOWNSHIP 13 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 1 OF 1



VICINITY MAP

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST, 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, WHICH BEARS SOUTH 87°42'55" WEST BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON.
2. THE DATE OF PREPARATION IS JANUARY 24, 2023.
3. FLOODPLAIN STATEMENT: THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA PER FIRM PANEL 08041C0529G, EFFECTIVE DATE DECEMBER 7, 2018.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OF LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
5. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS OR COMBINATIONS THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.
6. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE AND OTHER MATTERS OF RECORD, ALTURA LAND CONSULTANTS RELIED ON TITLE COMMITMENT ORDER NO. 1872419, AS PREPARED BY UNIFIED TITLE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 7, 2022.
7. THE AREA INCLUDED IN THE PLAT DESCRIED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.
8. LINEAL UNITS USED FOR THIS SURVEY AS U.S. SURVEY FEET.
9. CONTIGUITY STATEMENT

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 2301.02'

ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 383.50' (16.67%)

PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 1010.52' (43.92%)

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "7770 BLACK FOREST ROAD ANNEXATION 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_____, 20__ A.D.

_____
CITY CLERK DATE

BE IT KNOWN BY THESE PRESENTS:

THAT CMD MANAGEMENT COMPANY, BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AS DESCRIBED AS PARCELS A, B & C IN RECEPTION NO. 218142023 OF EL PASO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 6; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, N00°21'31"E, 1270.16 FEET TO A POINT ON THE NORTH LINE THE LODGE AT BLACKFOREST SUBDIVISION FILING NO. 1 AND THE NORTH LINE OF LODGE 2 AT BLACK FOREST; THENCE ALONG SAID NORTH LINE, N87°46'30"E, 1334.06 FEET; THENCE CONTINUING ALONG THE NORTH LINE OF LODGE 2 AT BLACK FOREST, N87°42'55"E, 399.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N87°42'55"E, 845.52 FEET TO THE WESTERLY RIGHT-OF-WAY OF BLACK FOREST ROAD; THENCE ALONG SAID LINE, N00°21'05"E, 165.00 FEET; THENCE DEPARTING SAID LINE, S87°42'55"W, 561.15 FEET; THENCE N00°21'31"E, 140.00 FEET; THENCE S87°42'55"W, 284.35 FEET; THENCE S00°21'31"W, 305.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 179,128 SQ. FT. OR 4.122 ACRES MORE OR LESS.

OWNER(S):

THE AFOREMENTIONED, CMD MANAGEMENT COMPANY, HAS EXECUTED THIS INSTRUMENT THIS __ DAY OF _____, 20__ A.D.

_____

BY: _____

TITLE: _____

NOTARIAL:

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

THE ABOVE AND AFOREMENTIONED WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____, 20____ BY _____ AS _____ OF THE CMD, MANAGEMENT COMPANY, A COLORADO COMPANY.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____

CLERK AND RECORDER:

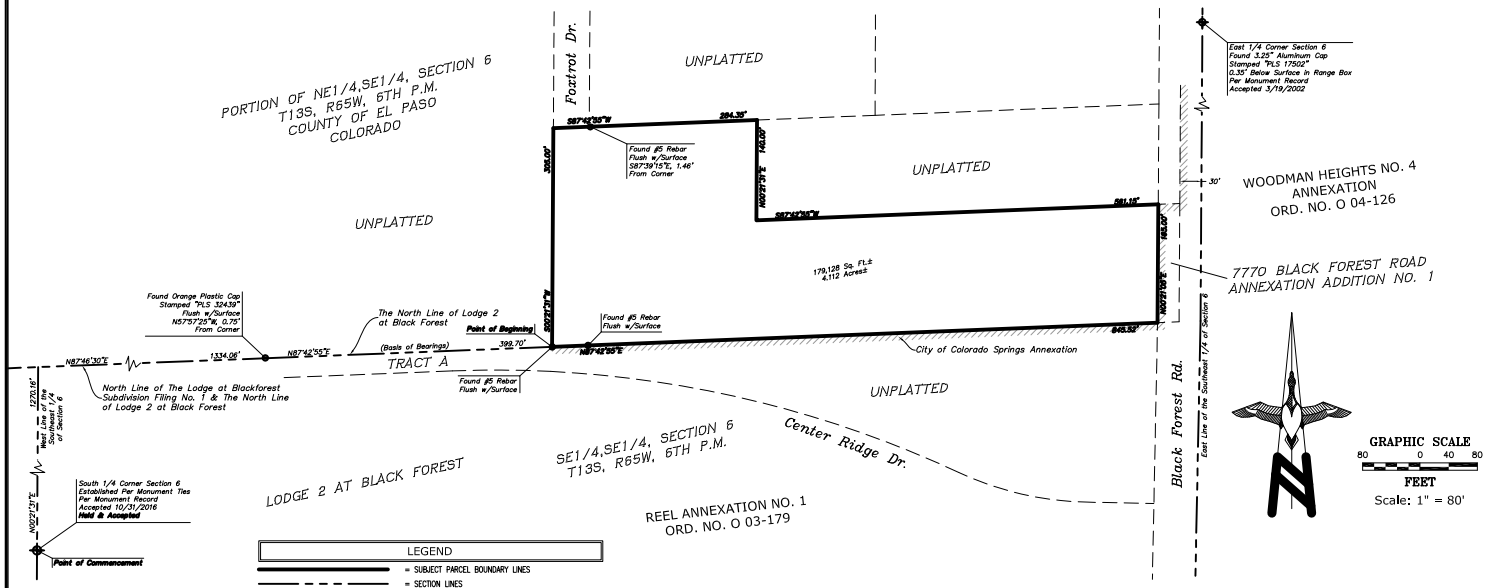
STATE OF COLORADO }
} SS
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT_____ O'CLOCK___M. THIS ____ DAY OF _____, 2023, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

FEE: _____ SURCHARGE: _____



LEGEND	
═══	= SUBJECT PARCEL BOUNDARY LINES
─ ─ ─	= SECTION LINES
─ ─ ─	= ADJOINING PARCEL BOUNDARY LINES
//////	= CITY BOUNDARY LINES

MONUMENT NOTES	
●	INDICATES FOUND MONUMENT AS NOTED

SURVEYING STATEMENT:

I, JESUS A. LUGO, A REGISTERED 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.

_____
JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

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.

ALTURA
LAND CONSULTANTS
6950 S. Tucson Way, Unit C
Centennial, CO 80112
Phone: (720) 488-1303

CITY FILE NO.

NO.	DATE:	REVISION DESCRIPTION:	BY:	DATE:	SEPTEMBER 8, 2023
0	9/8/23	1ST SUBMITTAL	JT	DRN BY:	JT
				JOB NO.	22078
				SHEET 1 OF 1	