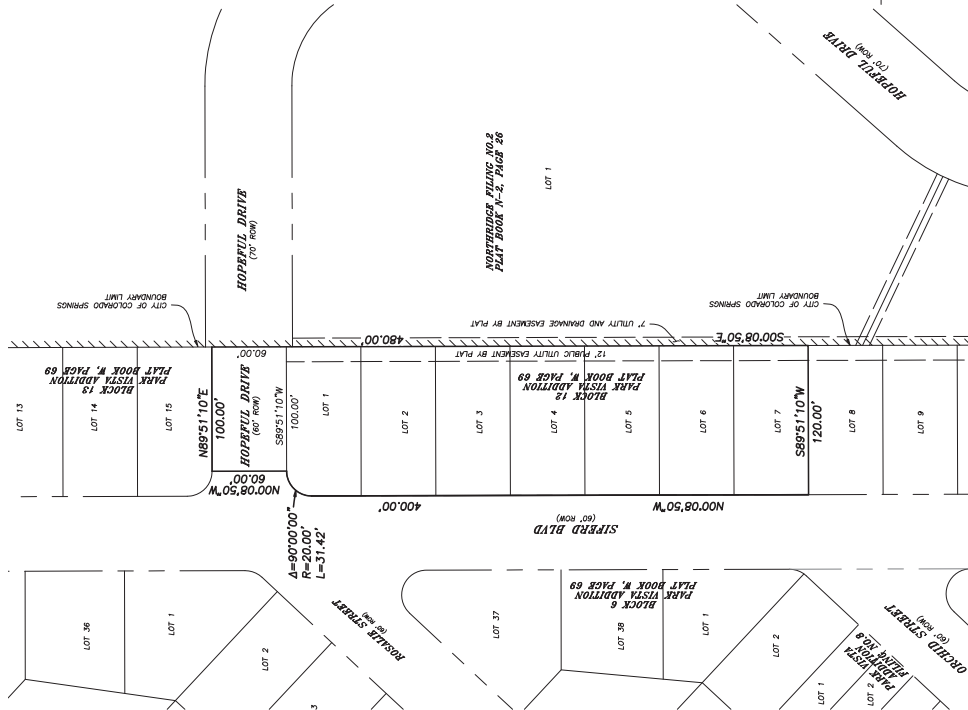


ANNEXATION PLAT
INTO THE CITY OF COLORADO SPRINGS
PARK VISTA ADDITION NO.9

LOCATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO
SHEET 1 OF 1



NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE DATE OF RECORDING OF THIS INSTRUMENT. ANY DEFECT IN THIS SURVEY UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SCALE: 1"=50'
50 0 50 100

BE IT KNOWN BY THESE PRESENTS:
THAT LORNE BAPTIST CHURCH OF COLORADO SPRINGS, A COLORADO NONPROFIT CORPORATION, BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

LEGAL DESCRIPTION:
BLOCK 12, PARK VISTA ADDITION, RECORDED IN PLAT BOOK W. PAGE 69, OF THE RECORDS OF EL PASO COUNTY, COLORADO TOGETHER WITH THAT PORTION OF HOPEFUL DRIVE LYING NORTH OF S&D LOT 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF S&D LOT 1, THENCE S89°51'10"W ON THE NORTH LINE OF S&D LOT 1, A DISTANCE OF 100.00 FEET; THENCE N00°08'50"W A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHWEST CORNER OF S&D LOT 1; THENCE S89°51'10"W ON THE SOUTHWEST CORNER OF S&D LOT 1, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF S&D LOT 1; THENCE S00°08'50"E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 56.314 SQ. FT. OR 1.293 ACRES OF LAND MORE OR LESS.

IN WITNESS WHEREOF:
I, JAMES F. LENZ, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION AND THAT THE INFORMATION CONTAINED THEREIN IS A CORRECT DELINEATION OF THE ATTACHED DESCRIBED PARCELS OF LAND AND THAT AT LEAST ONE SIXTH (1/6) OF THE OVERALL PERIPHERAL BOUNDARY OF SAID PARCELS IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, NO. 34583
10000 N. WILLOW AVE., SUITE 100
ROSELAND, COLORADO 80521-1000
ROSELAND SURVEYING LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D.,
BY: NATHAN SCHOLZ AS PASTOR FOR LORNE BAPTIST CHURCH OF COLORADO SPRINGS, A COLORADO NONPROFIT CORPORATION
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

NOTES:

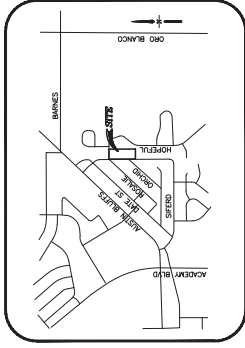
1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENT LAND SURVEY NOR A LAND SURVEY PLAT.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE SURVEYING LLC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE SURVEYING LLC HAS A RECORDS COMMENT FOR TITLE INSURANCE NO. 500565751 BY LAND TITLE GUARANTEE COMPANY DATED: JANUARY 14, 2020
3. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FEET.
4. LENGTH OF BOUNDARY FOR PROPOSED ANNEXATION: 134 FEET
LENGTH OF CITY BOUNDARY CONTIGUOUS TO PROPOSED ANNEXATION: 140 FEET (40.3%)
- 5) THESE LOTS ARE SUBJECT TO AN ANNEXATION EASEMENT TO THE CITY OF COLORADO SPRINGS RECORDED AT RECEPTION NO. 202109497, OF THE RECORDS OF EL PASO COUNTY, COLORADO.

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, COLORADO, 2001, AS AMENDED.
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 REQUIRED BY THE CITY OF COLORADO SPRINGS, OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, BOND, OR OTHER FORMS OF ASSURANCE, HAVE BEEN PROVIDED TO THE CITY OF COLORADO SPRINGS. ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

FLOOD PLAIN LOCATION:

THE PLAT IS LOCATED WITHIN FLOOD ZONE X AND DOES NOT FALL WITHIN THE 100 YEAR FLOOD HAZARDOUS AREA AS SHOWN ON FEMA MAP 68041C02356, DATED DECEMBER 7, 2018.



VICINITY MAP

SURVEYOR'S CERTIFICATION:

I, JAMES F. LENZ, A PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION AND THAT THE INFORMATION CONTAINED THEREIN IS A CORRECT DELINEATION OF THE ATTACHED DESCRIBED PARCELS OF LAND AND THAT AT LEAST ONE SIXTH (1/6) OF THE OVERALL PERIPHERAL BOUNDARY OF SAID PARCELS IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

CITY APPROVAL:

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON _____ DAY OF _____, 2021 A.D.

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 COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON _____ DAY OF _____, 2021 A.D.

CITY CLERK _____ DATE _____

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 2021, A.D. AND IS DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER CHUCK BROEMAN

BY: _____ DEPUTY

FEES: _____
SOURCES: _____



DATE: 8/19/2021
SHEET 1 OF 1
CPL 4-20-00102