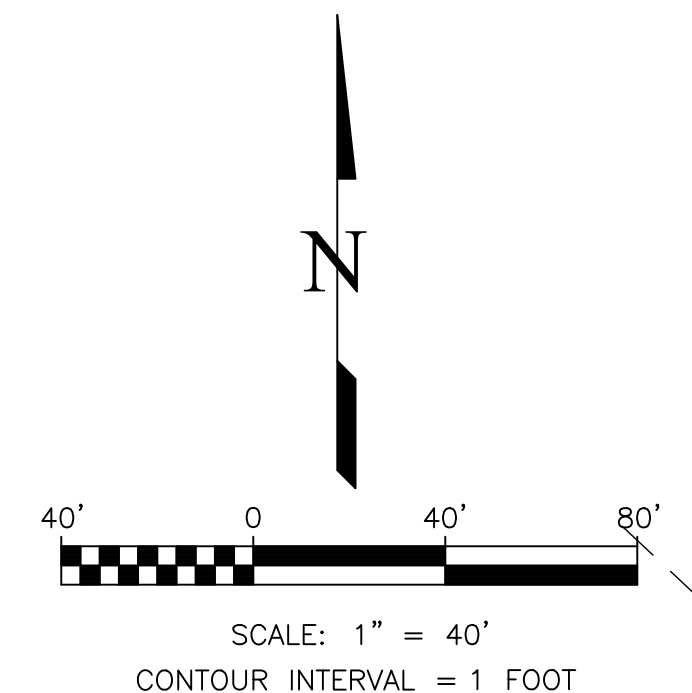
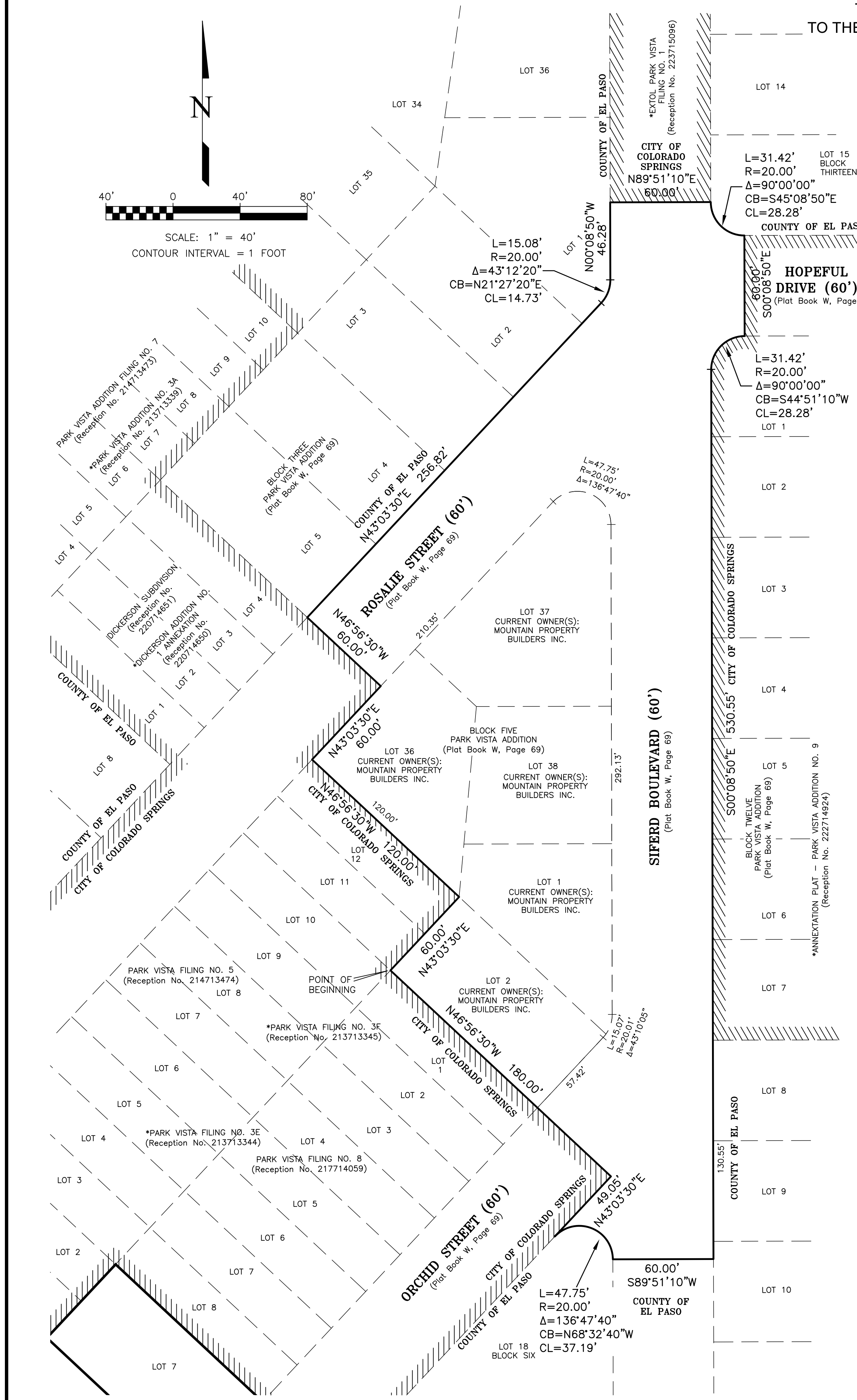


# ANNEXATION PLAT - PARK VISTA ADDITION NO. 10

AN ANNEXATION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 26,  
TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



## BE IT KNOWN BY THESE PRESENTS:

That MOUNTAIN PROPERTY BUILDERS, INC., a Colorado Corporation, being the petitioner for the annexation of the following described tracts of land to wit:

Lots 1, 2, 36, 37 and 38, Block Five, TOGETHER WITH portions of Orchard Street (60' public R.O.W.) lying Southeastly, Rosalie Street (60' public R.O.W.) lying Northwesterly and Siferd Boulevard (60' public R.O.W.) lying Easterly of said Lots inclusive, and the adjacent intersection portions of said Siferd Boulevard, said Orchard Street and Hopeful Drive (60' public R.O.W.), all as platted within PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records), described as follows:

Bearings are based on the Easterly right-of-way line of said Siferd Boulevard and is assumed to bear S 00°08'50" E;

BEGINNING at the most Westerly corner of said Lot 2; thence N43°03'30"E along the Northwesterly line of said Lot 2, 60.00 feet to the most Northerly corner of said Lot 2, said corner also being the most Southerly corner of said Lot 36; thence N46°56'30"W along the Southwesterly line of said Lot 36, 120.00 feet to the most Westerly corner of said Lot 36; thence N43°03'30"E along the Northwesterly line of said Lot 36, said line also being coincident with the Southeastly right-of-way line of said Rosalie Street, 60.00 feet; thence N46°56'30"W, 60.00 feet to a point on the Northwesterly right-of-way line of said Rosalie Street; thence N43°03'30"E along said Rosalie Street's Northwesterly right-of-way line, 256.82 feet; thence on a curve to the left and along said Northwesterly right-of-way line, said curve having a central angle of 43°12'20", a radius of 20.00 feet, an arc length of 15.08 feet to a point on the Westerly right-of-way line of said Siferd Boulevard; thence N00°08'50"W along said Siferd Boulevard's Westerly right-of-way line, 46.28 feet; thence N89°51'10"E, 60.00 feet to a point on the Easterly right-of-way line of said Siferd Boulevard; thence Southerly on a non-tangent curve to the left along said Siferd Boulevard's Easterly right-of-way line, said curve having a central angle of 90°00'00", a radius of 20.00 feet, an arc length of 31.42 feet (the chord to said curve bears S45°08'50"E, a distance of 28.28 feet) to a point on the Northerly right-of-way line of said Hopeful Drive; thence S00°08'50"E, 60.00 feet to a point on the Southerly right-of-way line of said Hopeful Drive; thence Westerly on a non-tangent curve to the left and along said Hopeful Drive's Southerly right-of-way line, said curve having a central angle of 90°00'00", a radius of 20.00 feet, an arc length of 31.42 feet (the chord to said curve bears S44°51'10"W, a distance of 28.28 feet) to a point on the Easterly right-of-way line of said Siferd Boulevard; thence S00°08'50"E along said Siferd Boulevard's Easterly right-of-way line, 530.55 feet; thence S89°51'10"W, 60.00 feet to a point on the Westerly right-of-way line of said Siferd Boulevard; thence on a non-tangent curve to the left, said curve having a central angle of 136°47'40", a radius of 20.00 feet, an arc length of 47.75 feet (the chord to said curve bears N68°32'40"W, a distance of 37.19 feet) to a point on the Southeastly right-of-way line of said Orchard Street; thence N43°03'30"E along the Northeastly extension of Orchard Street's Southeastly right-of-way line, 49.05 feet to a point on the Southeastly extension of the Southwesterly line of said Lot 2; thence N46°56'30"W, 180.00 feet to the POINT OF BEGINNING;

Containing 2.178 acres (94,859 square feet), more or less.

## IN WITNESS WHEREOF:

The aforementioned, MOUNTAIN PROPERTY BUILDERS, INC., a Colorado Corporation, has executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

MOUNTAIN PROPERTY BUILDERS, INC., a Colorado Corporation

Jeff A. Carter, President

## NOTARIAL:

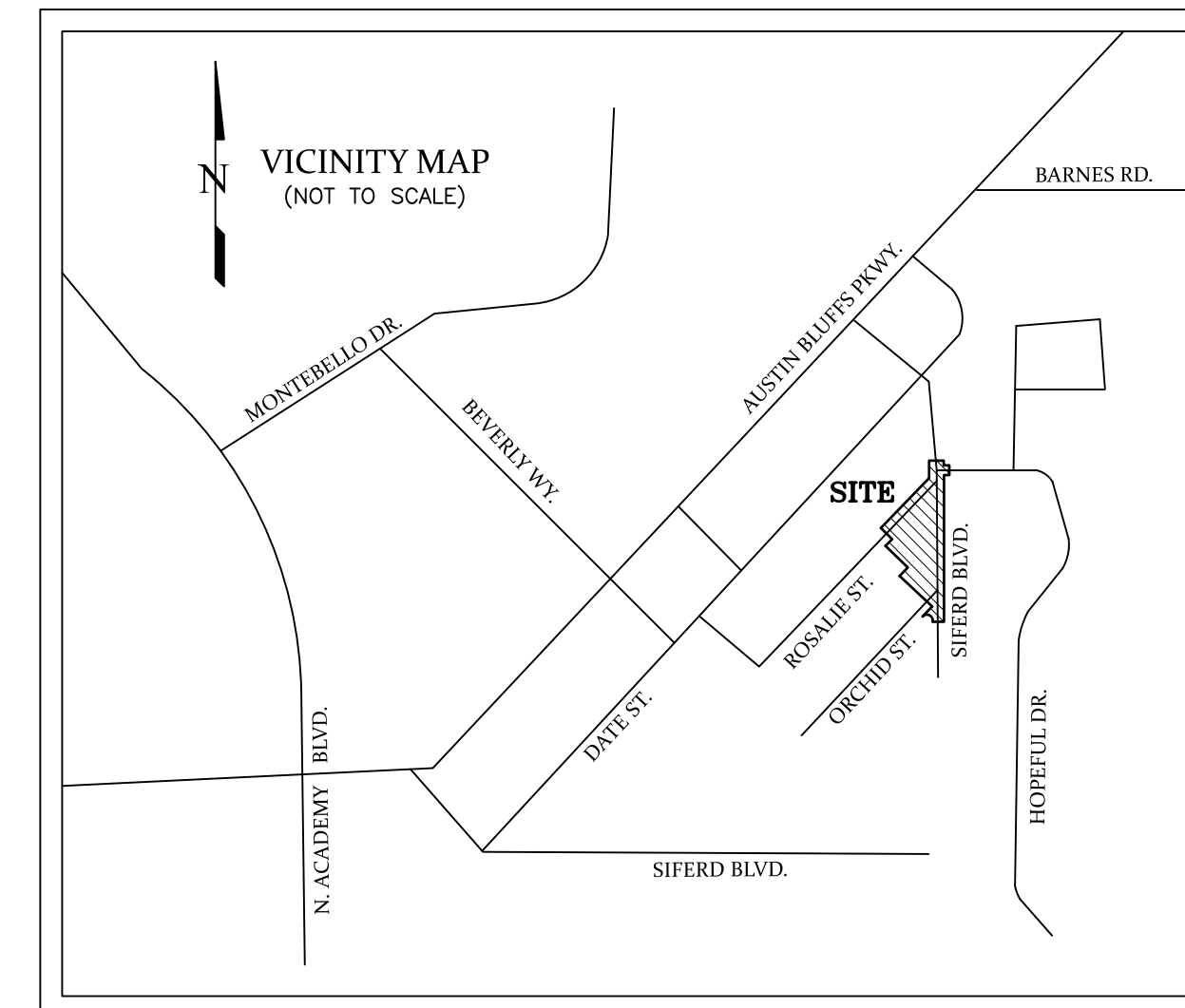
STATE OF COLORADO }  
COUNTY OF EL PASO } SS  
The above and aforementioned was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Jeff A. Carter, as President of MOUNTAIN PROPERTY BUILDERS, INC., a Colorado corporation.  
Witness my hand and seal \_\_\_\_\_  
My Commission expires \_\_\_\_\_

## NOTES:

- This annexation plat does not constitute a land survey nor a land survey plat.
- The lineal units used in this drawing are U.S. Survey Feet.
- According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 0804100538-G with an effective date of December 7, 2018, the subject property is located in Zone X (an area determined to be outside the 0.2% annual chance floodplain).
- \* - indicates Annexation Plat Name.
- Reference to the Annexation Agreement, Preliminary Plat and Final Plat for the Owner/Developer responsibility for constructing the public roadway improvements.

## ANNEXATION DATA:

Total Perimeter of the Area for Annexation: 1,668.37'  
One-Sixth (1/6th) of the Total Perimeter: 278.06' (16.67%)  
Perimeter of the Area Contiguous to the Existing City Limits: 1,080.47' (64.76%)



## SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor licensed in the State of Colorado, does hereby certify that the map herein shown is of the above described parcel of land at that at least one-sixth (1/6) of the perimeter boundary of said parcel is contiguous to the present boundary of the City of Colorado Springs, El Paso County, Colorado.

This certification is neither a warranty nor guarantee, either expressed or implied.

David V. Hostettler  
Colorado Professional Land Surveyor No. 20681  
For and on behalf of LAND DEVELOPMENT CONSULTANTS, INC.

PRELIMINARY COPY  
SUBJECT TO  
CITY APPROVAL

## CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying ANNEXATION PLAT - "PARK VISTA ADDITION NO. 10".

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 the action of the City Council of the City of Colorado Springs at its meeting on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_ A.D., and is duly recorded under

Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

SURCHARGE: \_\_\_\_\_ STEVE SCHLEIKER, RECORDER

FEE: \_\_\_\_\_ BY: \_\_\_\_\_ Deputy

According to Colorado law, you must commence any legal action based upon this survey within three years after you first discover such defect, or within three years after the date of the plat, whichever is later. If you have any questions, please call the office of the Surveyor General of Colorado at the address shown hereon.

CALL BEFORE YOU DIG ...

811

DIAL 811

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR GAS, WATER, ELECTRIC, AND WASTE WATER

No.	Description	By	Date
1	CITY COMMENTS	DVH	01/12/23
2	CITY COMMENTS	DVH	12/12/23

H Scale: 1" = 40'  
V Scale: N/A  
Designed By: N/A  
Drawn By: DAS  
Checked By: DVH  
Date: 11/04/21

Land Development Consultants, Inc.

PLANNING · SURVEYING

www ldc-inc.com · TEL: (719) 528-6133 · FAX: (719) 528-6948

3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

ANNEXATION PLAT - PARK VISTA ADDITION NO. 10

Project No.: 21048

Sheet: 1 of 1

CITY FILE NUMBER: ANEX-22-0002