

# ANNEXATION PLAT

## AUTHENTIX WOLF RANCH, ADDITION NO. 2

LOCATED IN THE EAST HALF OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

### BE IT KNOWN BY THESE PRESENTS

THAT THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BEING THE PETITIONER FOR THE ANNEXATION OF THE HEREINAFTER DESCRIBED REAL PROPERTY;

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6 AND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, BOTH PORTIONS LOCATED IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, SAID PARCEL ALSO BEING DESCRIBED BY SPECIAL WARRANTY DEEDS RECORDED AT THE EL PASO COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 221119650, 221157494 AND \_\_\_\_\_ IN SAID RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 6 IS ASSUMED TO BEAR SOUTH 88°07'28" WEST AS MONUMENTED ON THE EAST BY A 3.25" ALUMINUM CAP STAMPED, "JRENG 2001, PLS 17502" IN MONUMENT BOX AND ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED, "LS 17477, 2002" WITH ALL OTHER BEARINGS RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6;

THENCE SOUTH 88°07'28" WEST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 6, A DISTANCE OF 30.03 FEET TO A POINT ON THE WESTERLY LINE OF BLACK FOREST ROAD, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221157494, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221119650, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221157494 THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 00°44'40" WEST, A DISTANCE OF 180.69 FEET;
2. THENCE SOUTH 88°17'45" WEST, A DISTANCE OF 30.03 FEET;
3. THENCE NORTH 00°44'40" EAST, A DISTANCE OF 181.98 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221119650;

THENCE NORTH 00°45'32" EAST, ALONG THE WESTERLY LINES OF SAID SPECIAL WARRANTY DEEDS RECORDED AT RECEPTION NO. 221119650 AND \_\_\_\_\_, A DISTANCE OF 307.22 FEET TO THE NORTHWESTERLY CORNER OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. \_\_\_\_\_;

THENCE NORTH 88°42'00" EAST, ALONG THE NORTHERLY LINE OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. \_\_\_\_\_, A DISTANCE OF 30.02 FEET TO THE NORTHEASTERLY CORNER OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. \_\_\_\_\_ AND A POINT ON THE WESTERLY LINE OF BLACK FOREST ROAD;

THENCE SOUTH 00°45'32" WEST, ALONG THE EASTERLY LINES OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221119650 AND \_\_\_\_\_, A DISTANCE OF 308.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 14,673 SQUARE FEET OR 0.3368 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

### 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 PURSUANT TO STATE STATUTE 13-80-105 C.R.S.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS ANNEXATION MAP DOES NOT REPRESENT A LAND SURVEY PLAT, IMPROVEMENT SURVEY PLAT, OR IMPROVEMENT LOCATION CERTIFICATE AND NO MONUMENTS WERE SET.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
5. BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 6 IS ASSUMED TO BEAR SOUTH 88°07'28" WEST AS MONUMENTED ON THE EAST BY A 3.25" ALUMINUM CAP STAMPED, "JRENG 2001, PLS 17502" IN MONUMENT BOX AND ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED, "LS 17477, 2002".
6. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08041C0529G WITH A MAP REVISED DATE OF DECEMBER 7, 2018.
7. SEE ALTA SURVEY PREPARED BY MANHARD CONSULTING, DATED \_\_\_\_\_ AND FILED WITH THE COUNTY OF EL PASO IN THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_ FOR INFORMATION REGARDING MONUMENTATION, RECORD DIMENSIONS, EASEMENTS, AND BOUNDARY ANALYSIS.

### 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.

BLESSING A. MOBOLADE,  
MAYOR

ATTEST:

CITY CLERK \_\_\_\_\_

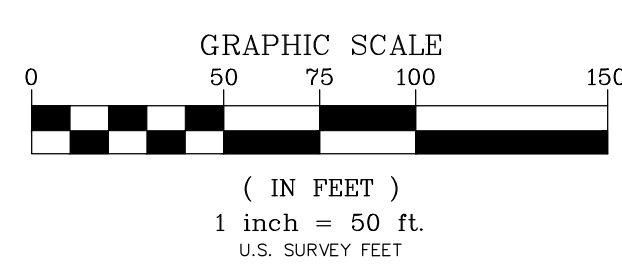
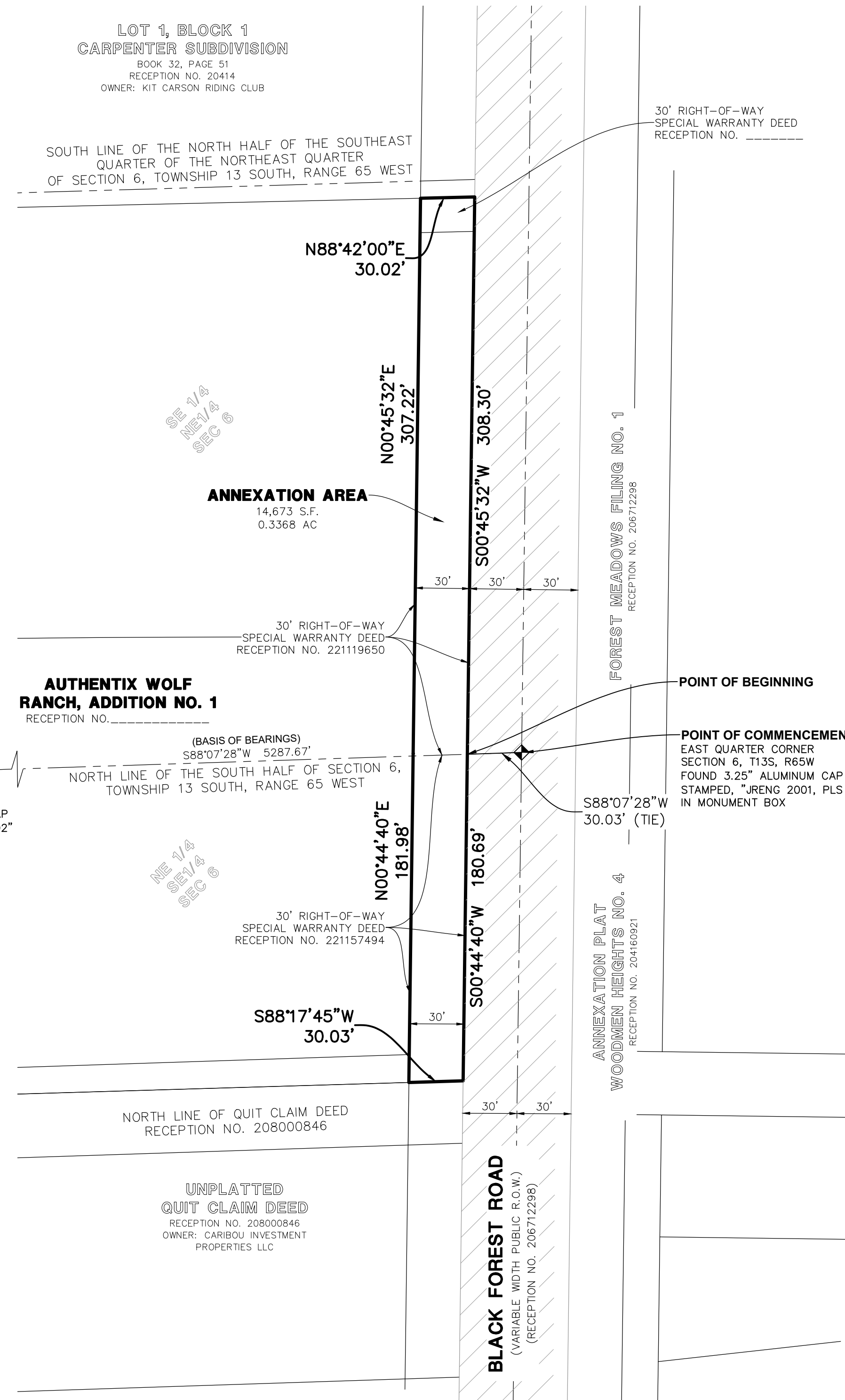
STATE OF COLORADO )  
                                  )SS  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. BY BLESSING A. MOBOLADE, MAYOR OF THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY, AND COLORADO MUNICIPAL CORPORATION.

WITNESS MY HAND AND SEAL

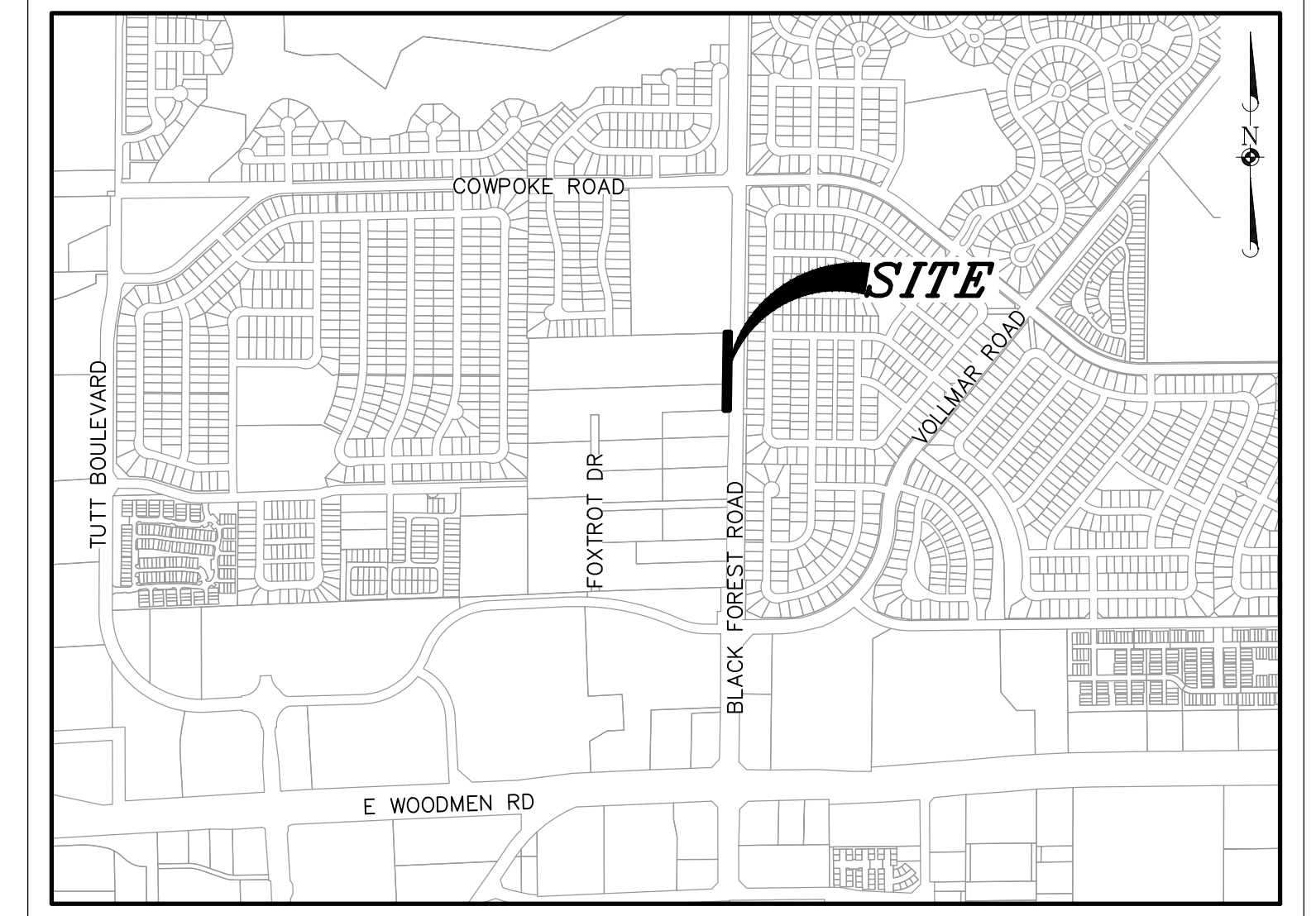
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_



### LEGEND

- = ANNEXATION BOUNDARY
- = ALIQUOT LINE
- = EXISTING CITY LIMITS
- = PARCEL LINE
- = EXISTING RIGHT-OF-WAY LINE



### VICINITY MAP

(1" = 1000')

### SURVEYOR'S CERTIFICATION

I, DAVID J. BERGLUND, A LICENSED 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.

DAVID J. BERGLUND  
COLORADO PLS NO. 38199  
FOR AND ON BEHALF OF MANHARD CONSULTING  
7600 E. ORCHARD RD., SUITE 150-N  
GREENWOOD VILLAGE, COLORADO 80111  
(303) 708-0500

### CONTIGUITY STATEMENT

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 1,038.24 FEET.
- ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 173.04 (16.67%)
  - PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 488.99 FEET (47.10%).

### CITY APPROVAL

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "AUTHENTIX WOLF RANCH, 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 \_\_\_\_\_, 20\_\_\_\_ A.D.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

### CLERK AND RECORDER

STATE OF COLORADO )  
                                  ) S.S.  
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 AT THE RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: \_\_\_\_\_ DEPUTY

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

CITY FILE NO.: ANEX-23-0028

DATE	09/19/23	PER CITY COMMENTS
REVISIONS		
DRAWN BY	JAF	

AUTHENTIX WOLF RANCH, ADDITION NO. 2  
 COUNTY OF EL PASO, STATE OF COLORADO  
 ANNEXATION PLAT

PROJ. MGR.	DJB
PROJ. ASSOC.	JAF
DRAWN BY	MKW
DATE	8/22/23
SCALE	1"=50'
SHEET	1 OF 1
CPCSC003.01	

September 18, 2023 - 12:07 P:\GIS\2023\12-07 - Annexion-5091.dwg - Annexion-5091.dwg - Updated By: JAF