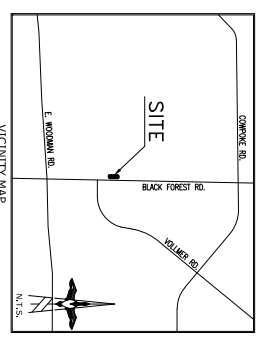


# ANNEXATION PLAT

## 7770 BLACK FOREST ROAD ADDITION NO. 1

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



CLERK AND RECORDER:  
COUNTY OF EL PASO } SS  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ M.  
OF THE RECORDS OF EL PASO COUNTY, COLORADO  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
STATE ENGINEER, RECORDER  
BY: IDENTITY \_\_\_\_\_  
FEE: \$ \_\_\_\_\_ SHAWMERE: \_\_\_\_\_

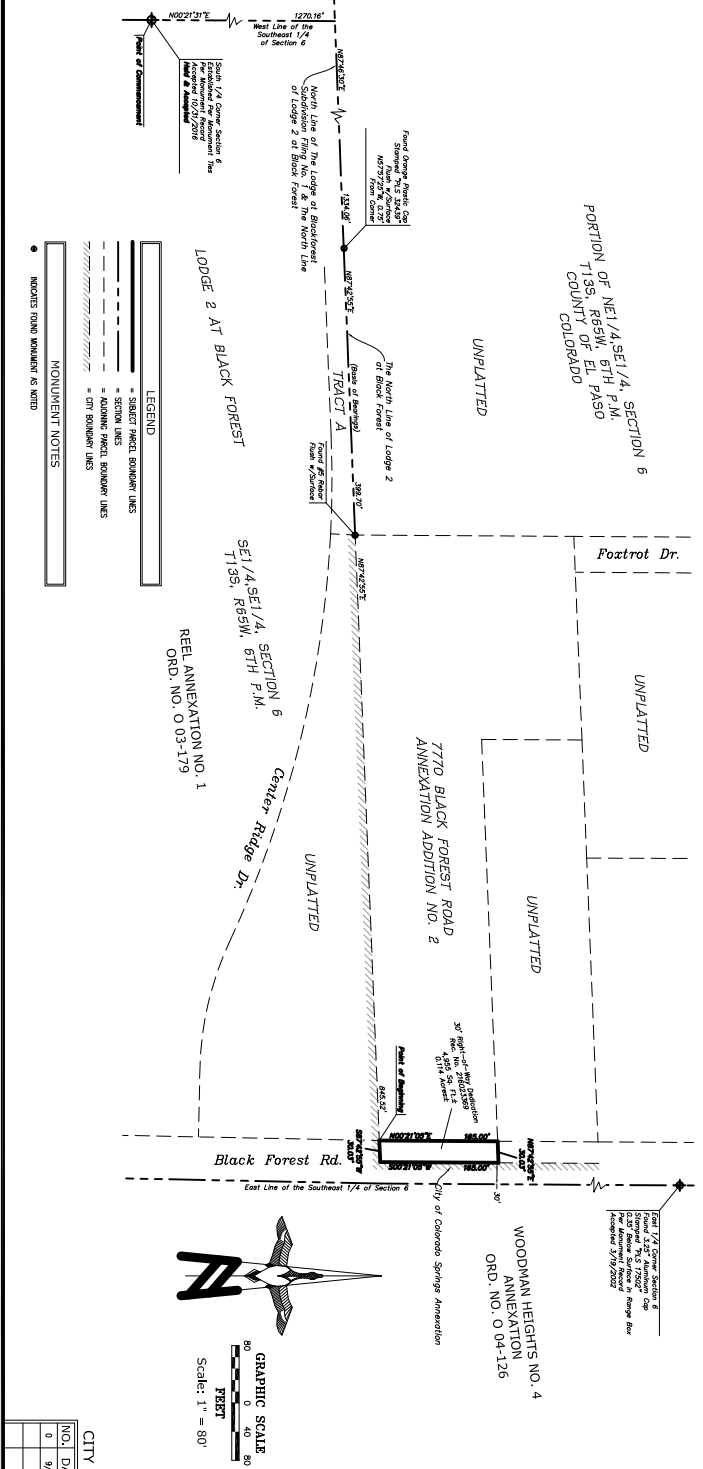
- GENERAL NOTES:**
- BOUNDARIES SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE UNPLATTED QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE COUNTY OF EL PASO, COLORADO, WHICH BEING PART OF SECTION 65 AND BEING IN THE SHARPS SPRING AND REEFERED TO AS SECTION 65, COLORADO.
  - THE DATE OF PREPARATION IS JANUARY 24, 2022.
  - LOCAL ORDINANCES ARE OBSERVED BY THE ENGINEER FROM PUBLIC RECORDS, OFFICIAL CODE BOOKS AND ORDINANCES.
  - ANY PERSON WHO KNOWS ANY RECORDS, ALIENS OR DECEASED ANY PUBLIC LAND SURVEY MONUMENT OF LAND OR PERSONS WHOSE INTERESTS ARE AFFECTED BY THIS PLAT SHALL BE RESPONSIBLE TO FILE WITHIN 90 DAYS OF THE DATE OF RECORDING OF THIS PLAT WITHIN THE CITY OF COLORADO SPRINGS, COLORADO, A WRITTEN NOTICE TO THE CITY ENGINEER AND TO THE CITY CLERK.
  - NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVE LOCAL ACCEPTED ASSURANCES INCLUDING BUT NOT LIMITED TO THE REQUIRED PLAT RECORDING INCLUDING, BUT NOT LIMITED TO, FINANCIAL STREET AND PERSON CONTROL HAVE BEEN PAID ON FILE WITH THE CITY OF COLORADO SPRINGS.
  - NO OTHER MATTERS OF RECORD, ALIEN AND CONVEYANCES FILED ON THE COMPLETION DATE OR DATE OF RECORDING OF THIS PLAT SHALL BE AFFECTED BY THIS PLAT. THE CITY ENGINEER AND CITY CLERK SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON. THE CITY ENGINEER AND CITY CLERK SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.
  - THE AREA INCLUDED IN THIS PLAT IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2020 AS AMENDED.
  - LOCAL LAWS USED FOR THIS SURVEY AS US SURVEY FEEL.
  - LOCAL LAWS USED FOR THIS SURVEY AS US SURVEY FEEL.
  - TOTAL PERIMETER OF THE AREA FOR ANNEXATION, 2000'.  
ONE-SIDE (1/4th) OF THE TOTAL PERIMETER, 600' (16.67%).
  - PERIMETER OF THE AREA COMPARISONS TO THE EXISTING CITY LAWS: 180.00' (50.00%).

**CITY APPROVAL:**  
ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED ENGINEER APPROVE FOR PLAT: THE ACCOMPANYING ANNEXATION PLAT OF 7770 BLACK FOREST ROAD ANNEXATION NO. 1.

CITY PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
CITY CLERK	DATE

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS PROPOSED PURSUANT TO AN ORDINANCE MADE BY THE CITY OF COLORADO SPRINGS, COLORADO, WHICH BEING PART OF SECTION 65 AND BEING IN THE SHARPS SPRING AND REEFERED TO AS SECTION 65, COLORADO, WHICH BEING PART OF SECTION 65, COLORADO.

PORTION OF NE 1/4 SE 1/4, SECTION 6  
T13S, R65W, EL PASO  
COUNTY OF COLORADO



CITY FILE NO. AR FP 22-000119

NO.	DATE	REVISION DESCRIPTION	BY: DATE
0	9/8/23	1ST SUBMITTAL	JF DRN 9/14/23
			JF 10/8 NO. 2023

**ALTURA**  
LAND CONSULTANTS  
6650 S. Hudson Way, Unit C  
Colorado Springs, CO 80921  
Phone: (719) 498-1503

**SURVEYING STATEMENT:**  
I, JESSA A. LYON, SS, STATE ENGINEER, COLORADO SPRINGS, COLORADO, A LICENSED PROFESSIONAL LAND SURVEYOR, HAVE REVIEWED THE PLAT AND CONSENTS, UIC NOTICE ACCORDING TO COLORADO LAW, YOU HAVE COMPILED AND I AM ACTING BASED UPON MY BEST BELIEF IN THIS ANNEXATION PLAT. I AM NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREON. THE CITY ENGINEER AND CITY CLERK SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON. THE CITY ENGINEER AND CITY CLERK SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.

BY: COMMISSION ENGINEER: \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_

STATE OF COLORADO }  
COUNTY OF EL PASO } SS  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ M.  
OF THE RECORDS OF EL PASO COUNTY, COLORADO  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
STATE ENGINEER, RECORDER  
BY: IDENTITY \_\_\_\_\_  
FEE: \$ \_\_\_\_\_ SHAWMERE: \_\_\_\_\_