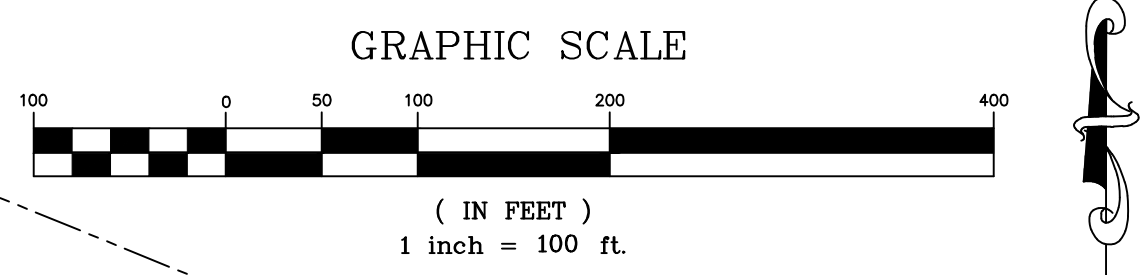
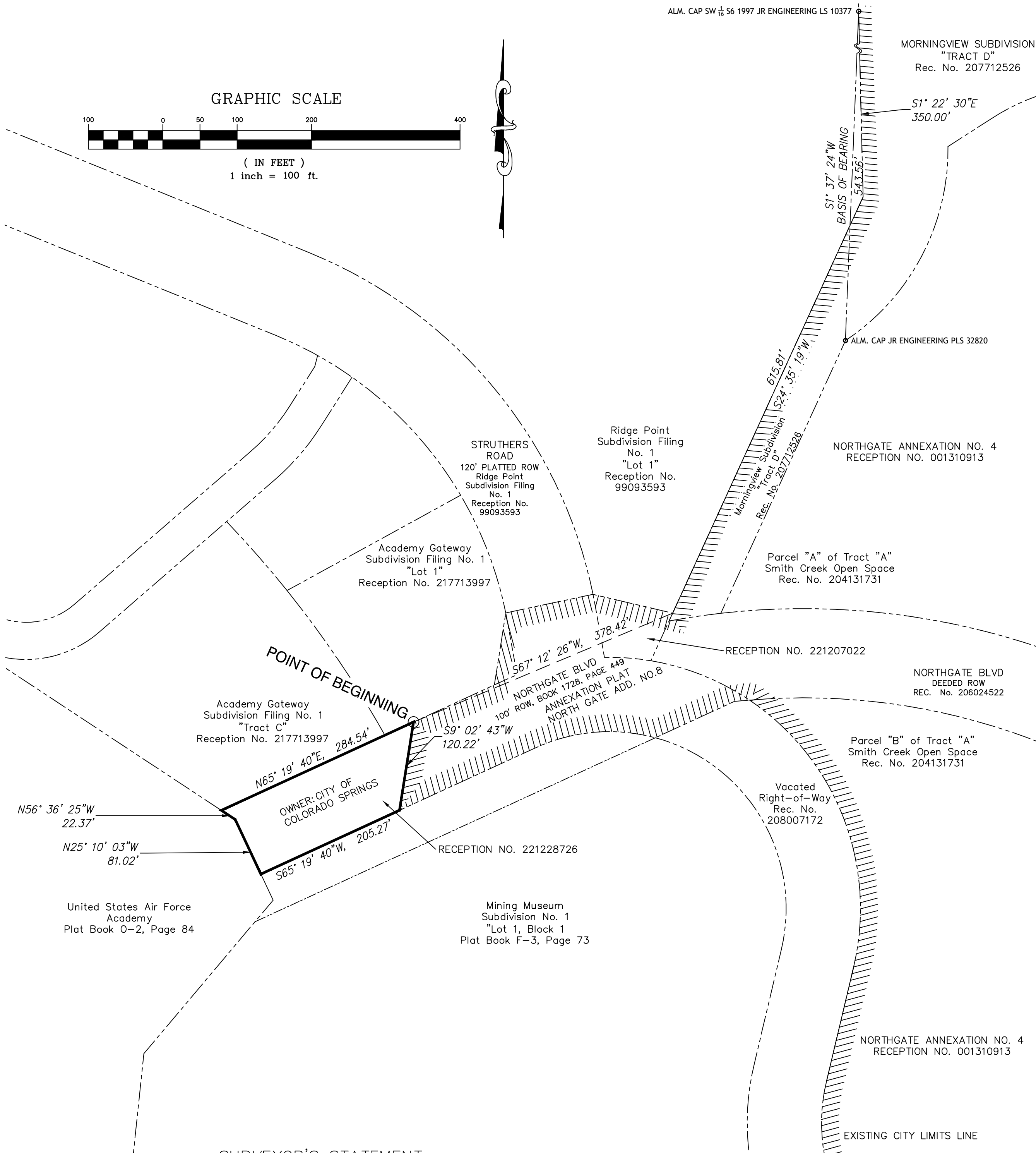
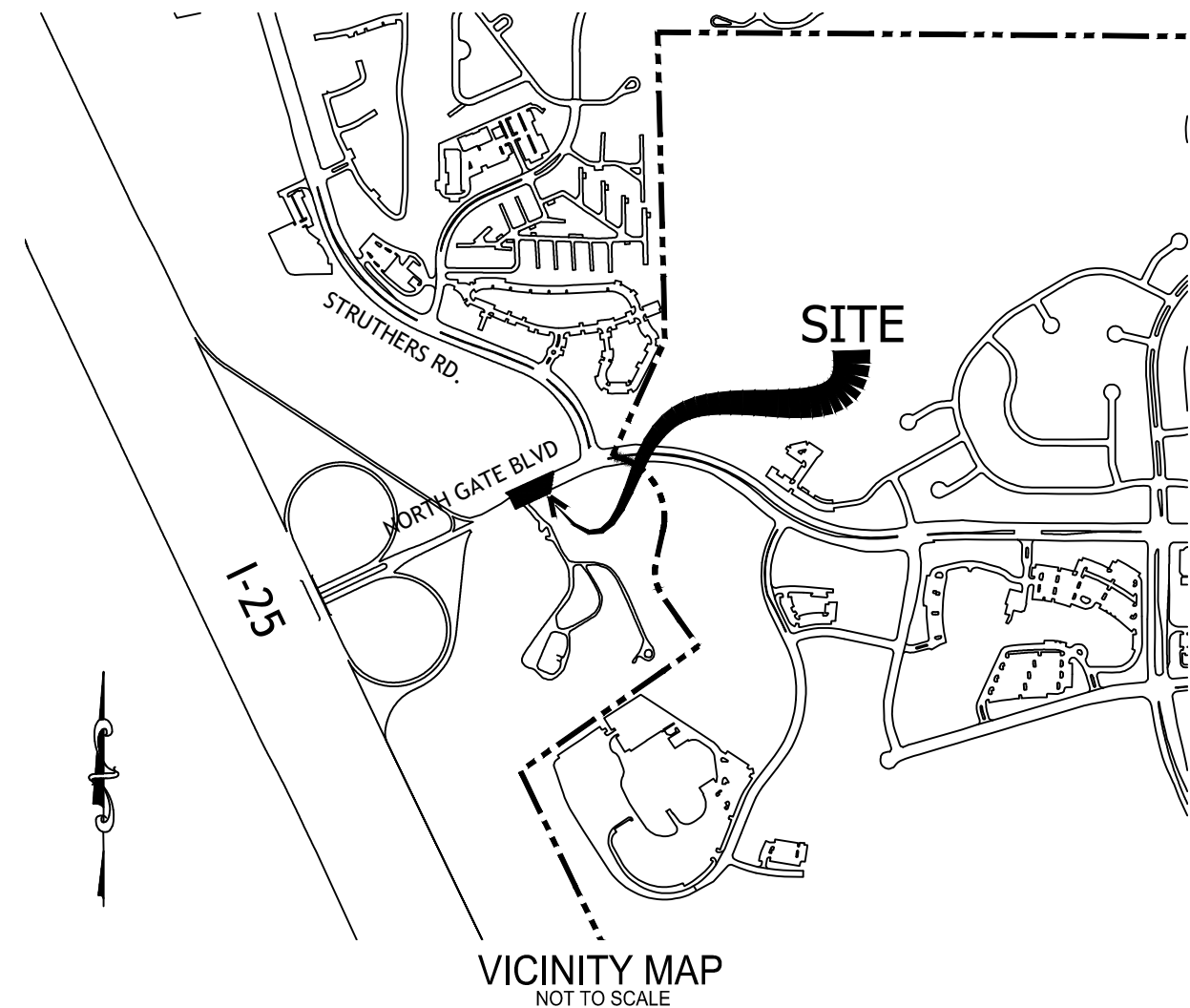


ANNEXATION PLAT

NORTH GATE BOULEVARD ADDITION NO. 9

A PORTION OF THE S W 1/4 OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, 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 following described tract of land to wit:

LEGAL DESCRIPTION :

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING A PART OF NORTHGATE BOULEVARD AS RECORDED IN BOOK 1728 AT PAGE 449 AND A PORTION OF A TRACT AS RECORDED AT RECEPTION NUMBER 221228726 ALL OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, RIDGE POINT SUBDIVISION FILING No. 1 AS RECORDED AT RECEPTION NUMBER 99093593, THENCE;

- 1. ALONG THE EASTERLY LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:
a) SOUTH 01°22'30" EAST A DISTANCE OF 350.00 FEET, THENCE;
b) SOUTH 24°35'19" WEST A DISTANCE OF 615.81 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, RIDGE POINT SUBDIVISION FILING No. 1, SAID POINT ALSO BEING NORTHEASTERLY CORNER OF THE RIGHT-OF-WAY PARCEL RECORDED AT RECEPTION No. 221207022 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;
c) THENCE SOUTH 67°12'26" WEST A DISTANCE OF 378.42 FEET TO THE POINT OF BEGINNING.
2. THENCE SOUTH 09°02'43" WEST A DISTANCE OF 120.22 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NORTHGATE BOULEVARD, AS RECORDED IN BOOK 1728 AT PAGE 449 AND SAID PORTION OF A TRACT AS RECORDED AT RECEPTION NUMBER 221228726 ;
3. THENCE SOUTH 65°19'40" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALSO BEING THE NORTHERLY LINE OF LOT 1, BLOCK 1, MINING MUSEUM SUBDIVISION No. 1 AS PLATTED AND RECORDED IN PLAT BOOK F-3 AT PAGE 73 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, A DISTANCE OF 205.27 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE THE UNITED STATES AIR FORCE ACADEMY AS PLATTED AND RECORDED IN PLAT BOOK O-2 AT PAGE 84 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, THENCE;
4. ALONG SAID EASTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:
a) NORTH 25°10'03" WEST A DISTANCE OF 81.02 FEET, THENCE;
b) NORTH 56°36'25" WEST A DISTANCE OF 22.37 FEET TO THE INTERSECTION POINT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTHGATE BOULEVARD AND SAID TRACT AS RECORDED AT RECEPTION NUMBER 221228726, THENCE;
7. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID ACADEMY GATEWAY SUBDIVISION FILING No. 1, NORTH 65°19'40" EAST A DISTANCE OF 284.54 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 24,018 SQUARE FEET, (0.5513 ACRES), MORE OR LESS.

ALL BEARINGS ARE BASED ON A LINE FROM THE NORTHEAST CORNER OF SAID LOT 1 AND ALSO BEING AN ANGLE POINT ON THE WESTERLY LINE OF TRACT D OF MORNINGVIEW SUBDIVISION AS RECORDED AT RECEPTION No. 207712526 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "JR ENG LS 10377, TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID TRACT D, BEING MONUMENTED BY A FOUND 1-1/2" ALUMINUM CAP STAMPED "JR ENG PLS 32820", AND IS ASSUMED TO BEAR SOUTH 01°37'24" WEST A DISTANCE OF 543.56 FEET.

THE LINEAR UNIT OF MEASURE USED FOR THIS SURVEY IS THE U.S. Survey foot.

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 713.42'
ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 118.90' (16.67%)
PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 120.22' (16.8%)

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.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING ANNEXATION PLAT WAS DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID TRACT IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, COLORADO, EL PASO COUNTY, COLORADO TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

THIS DAY OF 2023
Robert A. Pisciotta, Jr., Colorado P.L.S. 38224
For and on behalf of The City of Colorado Springs
30 S. Nevada Ave. Suite 402
Colorado Springs, CO., 80901
719-385-5545

Owner:

The aforementioned, City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, has executed this instrument this ___ day of ____, 2023 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 ____, 2023 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

CITY OF COLORADO SPRINGS APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "North Gate Boulevard Addition No. 9".

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 it's meeting on ___ day of ____, 2023, A.D.

City Clerk Date

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 THIS DAY OF ____, 2023, A.D. AND IS DULY RECORDED AT RECEPTION NUMBER ___ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER
CLERK AND RECORDER.

BY DEPUTY

SURCHARGE; FEE:

Table with 3 columns: DATE (07/17/23), JOB NUMBER (2022007), REV. Includes title 'NORTH GATE BOULEVARD ADDITION NO. 9 ANNEXATION PLAT' and footer 'SCALE: 1" = 100' DRAWN BY: Richard Kotwica SHEET 1 OF 1'.

ANEX-23-0006