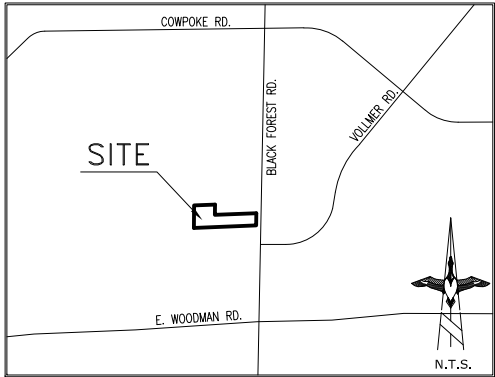
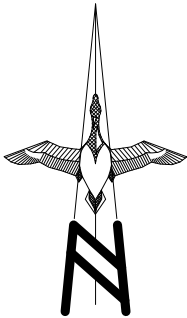




VICINITY MAP

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST, 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, WHICH BEARS SOUTH 88°07'28" WEST BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON.
- THE DATE OF PREPARATION IS JULY 11, 2025.
- FLOODPLAIN STATEMENT: THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA PER FIRM PANEL 08041C0529G, EFFECTIVE DATE DECEMBER 7, 2018.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OF LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-506, C.R.S.
- 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 SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS OR COMBINATIONS THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE AND OTHER MATTERS OF RECORD, ALTURA LAND CONSULTANTS RELIED ON TITLE COMMITMENT ORDER NO. 1872419, AS PREPARED BY UNIFIED TITLE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 7, 2022.
- THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.
- LINEAL UNITS USED FOR THIS SURVEY AS U.S. SURVEY FEET.
- CONTIGUITY STATEMENT
TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 2204.53'
ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 367.42' (16.67%)
PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 962.07 (43.64%)
- THE SITE ACCESS ALONG BLACK FOREST ROAD WILL BE RESTRICTED AS RIGHT IN-OUT ACCESS
- THIS AREA INCLUDED IN THIS PLAT IS SUBJECT TO AN AVIGATION EASEMENT RECORDED SEPTEMBER 18, 2025 AS RECEPTION BO. 225080556 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF EL PASO, STATE OF COLORADO.



GRAPHIC SCALE
80 0 40 80
FEET
Scale: 1" = 80'

ALTURA
LAND CONSULTANTS
6950 S. Tucson Way, Unit C
Centennial, CO 80112
Phone: (720) 488-1303

ANNEXATION PLAT 7770 BLACK FOREST ROAD ADDITION NO. 2

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

LEGEND	
	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= EASEMENTS
	= CITY BOUNDARY LINES

MONUMENT NOTES	
	INDICATES FOUND MONUMENT AS NOTED
	INDICATES FOUND SECTION MONUMENT AS NOTED

MISCELLANEOUS NOTES	
(R)	INDICATES RECORD INFORMATION PER TITLE REPORT NO. 1872419, DATED 11/7/2022
(R1)	INDICATES RECORD INFORMATION PER LODGE 2 AT BLACK FOREST
(M)	INDICATES MEASURED BEARINGS AND DISTANCES

West 1/4 Corner Section 6
Found 2 1/2" Aluminum Cap
Stamped "PLS 17477"
1.5' Below Surface
Per Monument Record
Accepted 10/27/2010
(Held & Accepted)

Point of Commencement
East 1/4 Corner Section 6
Found 3.25" Aluminum Cap
Stamped "PLS 17502"
0.35' Below Surface in Range Box
Per Monument Record
Accepted 3/19/2002
(Held & Accepted)

PORTION OF SE1/4, SECTION 6
T13S, R65W, 6TH P.M.
COUNTY OF EL PASO
COLORADO

Foxtrot Ln.
(Rec. No. 099006582)

50' Non-Exclusive Right-of-Way

UNPLATTED
(Rec. No. 224041332)

UNPLATTED
(Rec. No. 204008092)

UNPLATTED
(Rec. No. 205098020)

City of Colorado Springs
Right-of-Way
Rec. No. 216023369

WOODMAN HEIGHTS NO. 4
ANNEXATION
ORD. NO. O 04-126

7770 BLACK FOREST ROAD
ADDITION NO. 1

Westerly Right-of-Way
Black Forest Road &
Woodmen Heights No. 4
Annexation

South 1/16 Corner Section 6/Section 5
Calculated Position
Per Land Survey Plat
(Rec. No. 201900195)

City of Colorado Springs
Right-of-Way
Rec. No. 220072762

UNPLATTED

REEL ANNEXATION NO. 1

Center Ridge Dr.

SE1/4, SE1/4, SECTION 6
T13S, R65W, 6TH P.M.

LOT 1
LODGE 2 AT BLACK FOREST

The East Line of Lot 1
Lodge 2 at Black Forest

South 1/4 Corner Section 6
Established by Monument Ties
Per Monument Record
Accepted 10/31/2016
(Held & Accepted)

BE IT KNOWN BY THESE PRESENTS:

THAT CMD MANAGEMENT COMPANY, A COLORADO CORPORATION, BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6; WHENCE THE WEST 1/4 CORNER BEARS, S88°07'28"W, 5287.60 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, S00°21'47"W, 1116.01 FEET; THENCE S87°46'47"W, 60.06 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF 7770 BLACK FOREST ROAD ADDITION NO. 1, S00°21'47"W, 146.11 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, S01°10'03"W, 21.07 FEET; THENCE S87°46'47"W, 794.89 FEET TO THE EASTERLY RIGHT-OF-WAY OF FOXTROT LANE, RECORDED JANUARY 14, 1999, AS RECEPTION NUMBER 099006582; THENCE ALONG SAID RIGHT-OF-WAY, N00°23'15"W, 305.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, N87°16'15"E, 234.30 FEET; THENCE S00°23'15"E, 140.00 FEET; THENCE N87°46'47"E, 563.16 FEET TO THE POINT OF BEGINNING.

CONTAINING: 165,505 SQ. FT. OR 3.799 ACRES MORE OR LESS.

ALSO BEING THAT PARCEL OF LAND DESCRIBED AS PARCELS A & C IN RECEPTION NO. 218142023 OF EL PASO COUNTY RECORDS.

OWNER(S):

THE AFOREMENTIONED, CMD MANAGEMENT COMPANY, A COLORADO CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20__A.D.

BY: _____

CMD MANAGEMENT COMPANY

NOTARIAL:

STATE OF COLORADO)

_____)SS

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__A.D. BY _____ AS, _____, OF CMD MANAGEMENT COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES: _____

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "7770 BLACK FOREST ROAD 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 _____

SURVEYING STATEMENT:

I, JESUS A. LUGO, A REGISTERED 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.

PRELIMINARY

JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

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.

CLERK AND RECORDER:

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 _____, 2026, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO

STEVE SCHLEIKER, RECORDER

BY: _____

DEPUTY

FEE: _____ SURCHARGE: _____

CITY FILE NO. ANEX-24-0009

NO.	DATE:	REVISION DESCRIPTION:	BY:	DATE:	SEPTEMBER 8, 2023
3	8/7/25	CLIENT COMMENTS	JT	DRN BY:	JT
1	4/14/25	CLIENT REVISIONS	JT	JOB NO.	22078
2	7/11/25	REVISED BOUNDARY	JT	SHEET	1 OF 1