ANNEXATION PLAT

BLACK FOREST ROAD ADDITION NO. 2

A portion of Section 29,30,31 and 32, Township 12 South, Range 65 West of the 6th P.M., to the City of Colorado Springs, 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 :

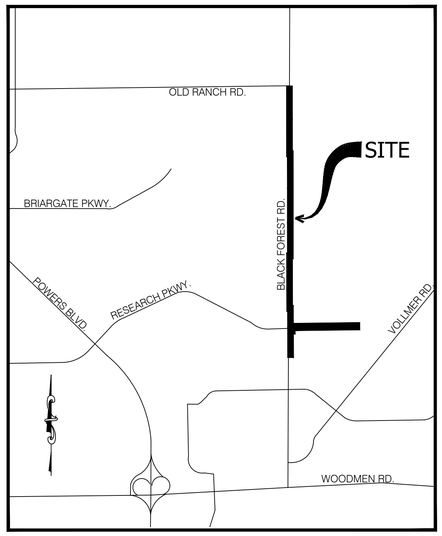
A TRACT OF LAND SITUATED IN THE WEST ONE-HALF OF SECTIONS 29 and 32, THE EAST ONE-HALF OF SECTIONS 30 and 31 TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING A PART OF
THE RIGHT OF WAY DEEDED TO THE CITY OF COLORADO SPRINGS AS RECORDED AT RECEPTION NUMBER 222151628 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30.00 FEET WEST OF AND 30.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 30 AND THE NORTH EAST CORNER OF **BRIARGATE ANNEXATION NUMBER 5** AS DESCRIBED AT RECEPTION NUMBER 000922672 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO ;
THENCE N89°57'59" E A DISTANCE OF 60.00 FEET TO THE WEST BOUNDARY LINE OF **PARK FOREST ESTATES FILING NO. 2** AS RECORDED AT PLAT BOOK B-2 AT PAGE 52 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;
THENCE S00°03'22" E AND COINCIDENT WITH THE WEST BOUNDARY OF SAID **PARK FOREST ESTATES FILING NO. 2** AND 30 FEET EAST OF AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTIONS 29 AND 30 A DISTANCE OF 1294.61 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID **PARK FOREST ESTATES FILING NO. 2** AND THE NORTHWEST CORNER OF A TRACT AS RECORDED AT RECEPTION NUMBER 214093677 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;
THENCE S00°03'04" E AND COINCIDENT WITH THE WEST BOUNDARY OF SAID TRACT AS RECORDED AT RECEPTION NUMBER 214093677 A DISTANCE OF 1323.69 MORE OR LESS TO THE SOUTHWEST CORNER OF SAID TRACT;
THENCE N89°29'10" E A DISTANCE OF 30.00 FEET TO THE EAST BOUNDARY LINE OF A 30.00 FOOT ADDITIONAL RIGHT OF WAY AS DEDICATED ON PLAT **EAGLE WING ESTATES** AS RECORDED AT RECEPTION NUMBER 204074316 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;
THENCE S00°08'00" E AND COINCIDENT WITH THE SAID EAST RIGHT OF WAY LINE AND 60 FEET EAST OF AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTIONS 29 AND 30 A DISTANCE OF 1325.07 FEET MORE OR LESS TO THE CENTER LINE OF BRIARGATE PARKWAY AS PLATTED IN SAID **EAGLE WING ESTATES** AND **HIGHLAND PARK FILING NO 1** AS RECORDED AT RECEPTION NUMBER 200068416 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;
THENCE S00°03'00" W AND COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF A 30 FOOT ADDITIONAL RIGHT OF WAY AS DEDICATED ON THE PLAT OF SAID **HIGHLAND PARK FILING NO 1** AND 60 FEET EAST OF AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTIONS 29 AND 30 A DISTANCE OF 1326.26 FEET MORE OR LESS TO A POINT 60.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 29;
THENCE S00°03'34" E CONTINUING ON THE SAID EAST RIGHT OF WAY LINE AND 60 FEET EAST OF AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTIONS 31 AND 32 A DISTANCE OF 1318.10 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID **HIGHLAND PARK FILING NO 1**;
THENCE S89°32'05" W A DISTANCE OF 30.00 FEET TO A POINT 30.00 FEET EAST OF SAID SECTION LINE;
THENCE S00°03'34" E AND 30 FEET EAST OF AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTIONS 31 AND 32 A DISTANCE OF 1317.55 FEET MORE OR LESS TO A POINT LYING 30.00 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION 32;
THENCE S00°11'43" E AND 30 FEET EAST OF AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTIONS 31 AND 32 A DISTANCE OF 720.02 FEET MORE OR LESS TO THE NORTHWEST CORNER OF **SILVER PONDS SUBDIVISION FILING NO. 1** AS RECORDED AT RECEPTION NUMBER 096082980 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;
THENCE N89°22'50" E A DISTANCE OF 30.00 FEET TO THE EAST BOUNDARY LINE OF A 30.00 FOOT ADDITIONAL RIGHT OF WAY AS DEDICATED ON SAID **SILVER PONDS SUBDIVISION FILING NO. 1**;
THENCE S00°11'43" E AND COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF A 30 FOOT ADDITIONAL RIGHT OF WAY AS DEDICATED ON THE PLAT OF SAID **SILVER PONDS SUBDIVISION FILING NO. 1** AND 60 FEET EAST OF AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTIONS 31 AND 32 A DISTANCE OF 667.60 FEET TO A POINT ON THE NORTH LINE OF A TRACT DEEDED TO THE CITY OF COLORADO SPRINGS AS RECORDED AT RECEPTION NUMBER 223010090 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;
THENCE S45°13'51" E AND COINCIDENT WITH THE NORTHEAST BOUNDARY OF SAID CITY TRACT A DISTANCE OF 39.93 FEET TO A POINT ON THE NORTH LINE OF A 60.00 FOOT RIGHT OF WAY AS PLATTED IN SAID **SILVER PONDS SUBDIVISION FILING NO. 1**;
THENCE N89°18'49" E AND COINCIDENT WITH THE NORTH LINE OF SAID 60 FOOT RIGHT OF WAY A DISTANCE OF 2549.17 FEET TO THE EAST BOUNDARY LINE OF SAID **SILVER PONDS SUBDIVISION FILING NO. 1**;
THENCE S00°09'50" E AND COINCIDENT WITH THE EAST BOUNDARY OF SAID **SILVER PONDS SUBDIVISION FILING NO. 1** A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF SAID **SILVER PONDS SUBDIVISION FILING NO. 1**;
THENCE S89°18'49" W AND COINCIDENT WITH THE SOUTH LINE OF SAID 60 FOOT RIGHT OF WAY A DISTANCE OF 2510.92 FEET TO THE EAST BOUNDARY LINE OF A TRACT AS DEEDED TO THE CITY OF COLORADO SPRINGS AT RECEPTION NUMBER 222124940;
THENCE S00°39'55" E AND COINCIDENT WITH THE EAST BOUNDARY OF SAID TRACT A DISTANCE OF 128.49 FEET;
THENCE N87°24'13" W AND COINCIDENT WITH THE SOUTH LINE OF SAID TRACT A DISTANCE OF 67.60 FEET TO THE EAST LINE OF AN ADDITIONAL 30 FOOT RIGHT OF WAY AS RECORDED AT RECEPTION NUMBER 222079468 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;
THENCE S00°11'43" E AND COINCIDENT WITH THE EAST BOUNDARY OF SAID ADDITIONAL 30 FOOT RIGHT OF WAY AND AN ADDITIONAL 30 FOOT RIGHT OF WAY AS RECORDED AT RECEPTION NUMBER 222124940 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;
A DISTANCE OF 1037.95 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF **ANNEXATION PLAT WOODMEN HEIGHTS NUMBER 4** AS RECORDED AT RECEPTION NUMBER 204160921 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;
THE FOLLOWING 3 COURSES ARE COINCIDENT WITH THE BOUNDARY OF SAID **ANNEXATION PLAT WOODMEN HEIGHTS NUMBER 4**;
THENCE S89°02'42" W A DISTANCE OF 30.00 FEET;
THENCE N00°11'43" W A DISTANCE OF 350.00 FEET;
THENCE S89°36'13" W A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID **ANNEXATION PLAT WOODMEN HEIGHTS NUMBER 4** AND A POINT ON THE EAST BOUNDARY OF SAID **BRIARGATE ANNEXATION NUMBER 5** AND 30 FEET WEST OF THE SECTION LINE BETWEEN SECTION S 31 AND 32;
THE FOLLOWING 6 COURSES ARE COINCIDENT WITH THE EAST BOUNDARY LINE OF SAID **BRIARGATE ANNEXATION NUMBER 5** AND ARE 30.00 FEET WEST OF AND PARALLEL WITH THE SAID SECTION LINES;
THENCE N00°11'43" W A DISTANCE OF 2288.92 FEET MORE OR LESS;
THENCE N00°03'34" W A DISTANCE OF 2637.29 FEET MORE OR LESS;
THENCE N00°03'00" E A DISTANCE OF 1325.72 FEET MORE OR LESS;
THENCE N00°08'00" W A DISTANCE OF 1324.78 FEET MORE OR LESS;
THENCE N00°03'04" W A DISTANCE OF 1322.94 FEET MORE OR LESS;
THENCE N00°03'22" W A DISTANCE OF 1294.79 FEET MORE OR LESS TO THE **POINT OF BEGINNING**.
SAID PARCEL CONTAINS 951,821 SQUARE FEET, (21.851 ACRES), MORE OR LESS.
ALL BEARINGS ARE BASED ON A LINE FROM THE NORTHWEST CORNER OF SECTION 29 AND A 30.00 FOOT WITNESS CORNER TO THE NORTH 1/16TH CORNER IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., AND EL PASO COUNTY, COLORADO,
BEING MONUMENTED BY A FOUND 2 INCH PIPE ON THE NORTH END AND THE SOUTH END MONUMENTED BY A FOUND ALUMINUM CAP MARKED "RAMPART SURVEY SWC N1/16 S30-S29 30.00' TO COR. PLS26965" AND IS ASSUMED TO BEAR SOUTH 01°20'15" EAST.

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

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 26,471.40'
ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER:4,411.90' (16.67%)
PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 10,634.44', (40.2%)

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.



VICINITY MAP
NOT TO SCALE

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

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: _____.

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 "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 it's meeting on__day of_____, 2023, A.D.

_____ _____
City Clerk Date

ANNEX-23-0017

BLACK FOREST ROAD ADDITION NO. 2
ANNEXATION PLAT

DATE:	JOB NUMBER:	REV
11/08/23	2023014	
SCALE: 1" = 200'	DRAWN BY: Richard Kotwica	SHEET 1 OF 3

C:\NEW JOBS\2023\14\2023014.dwg

ANNEXATION PLAT

BLACK FOREST ROAD ADDITION NO. 2

A portion of Section 29,30,31 and 32, Township 12 South, Range 65 West of the 6th P.M., to the City of Colorado Springs, El Paso County, Colorado

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

NOTICE:
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ANNEX-23-0017

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ANNEXATION PLAT

DATE:	JOB NUMBER:	REV
11/08/23	2023014	
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C:\VIEW_JOBS\2023\14\2023014.dwg

ANNEXATION PLAT

BLACK FOREST ROAD ADDITION NO. 2

A portion of Section 29,30,31 and 32, Township 12 South, Range 65 West of the 6th P.M., to the City of Colorado Springs, El Paso County, Colorado

MATCH LINE

HIGHLAND PARK FILING NO. 1
REC. NO. 200068416

UNPLATTED

SILVER PONDS SUB FLG NO.1
REC. NO. 096082980

60 FT. R.O.W. PER SILVER PONDS SUB FLG NO.1

S0° 09' 50"E
60.00'

LOT 12

LOT 11

LOT 10

TRACT B

N89° 18' 49"E, 2549.17'

S89° 18' 49"W, 2510.92'

UNPLATTED

REC. NO.222124940 TO CITY

REC. NO. 223010099

CITY TRACT

LOT 8

LOT 9

LOT 25

SILVER PONDS HEIGHTS

S0° 39' 55"E
128.49'

30 FT. CITY R.O.W.REC.# 222079468

N87° 24' 13"W
67.60'

S45° 13' 51"E
39.93'

UNPLATTED

SECTION 32 T12S R65W

REC. NO.222124940 TO CITY

ANNEX-WOODMEN HEIGHTS NO. 4
REC. NO. 204160921

SECTION 5 T13S R65W

FORESTGATE DR.

LOT 18

LOT 17

LOT 16

S89° 32' 05"W
30.00'

UNPLATTED

UNPLATTED

UNPLATTED

LOT 1

WEST QUARTER OF SECTION 32

S0° 03' 34"E, 1318.10'

30 FT. ADDITIONAL R.O.W.

S0° 03' 34"E, 1317.55'

N89° 22' 50"E
30.00'

S0° 11' 43"E
667.60'

S0° 11' 43"E, 720.02'

30 FT. R.O.W.

S0° 11' 43"E, 1037.95'

S89° 02' 42"W
30.00'

SECTION LINE

BLACK FOREST ROAD RIGHT OF WAY VARIES

N0° 11' 43"W
350.00'

S89° 36' 13"W
60.00'

LOT 50 LOT 49 LOT 48 LOT 47 LOT 46 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59

REVEL AT WOLF RANCH FLG NO 6

N0° 03' 34"W
2637.29'

WOLF RANCH EAST FLG NO 5

FND. ALUM CAP 30 FT. WC

ROLLING CREEK DR.

LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22

WOLF RANCH EAST FLG NO 4

LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19

WOLF RANCH EAST FLG NO. 3

N0° 11' 43"W
2288.92'

RESEARCH PARKWAY

UNPLATTED

SECTION 31 T12S R65W

SECTION 6 T13S R65W

ANNEXATION PLAT BRIARGATE ADDITION NO. 5
REC. NO. 000922672

ANNEXATION PLAT BRIARGATE ADDITION NO. 5
REC. NO. 000922672

MATCH LINE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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ANNEX-23-0017

BLACK FOREST ROAD ADDITION NO. 2
ANNEXATION PLAT

DATE:	JOB NUMBER:	REV
07/17/23	2023014	
SCALE: 1" = 200'	DRAWN BY: Richard Kotwica	SHEET 3 OF 3

C:\NEW JOBS\2023014\2023014.dwg