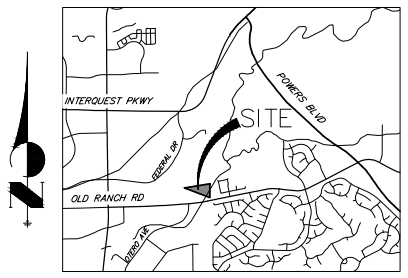
ANNEXATION PLAT

HOPE CHAPEL ADDITION NO. 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. INTO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP

BE IT KNOWN BY THESE PRESENTS:

THAT HOPE CHAPEL OF COLORADO SPRINGS, A COLORADO NON-PROFIT CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AT NORTHEAST CORNER OF SECTION 28 BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10956", AND AT THE NORTH QUARTER OF SECTION 28 BY A 1-1/2" BRASS CAP STAMPED "LS 2078". SAID LINE BEARS N89°12'01"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 28 S00°15'22"E A DISTANCE OF 308.91 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2, BLOCK 1, PENDLETON SUBDIVISION RECORDED UNDER RECEPTION NO. 719194 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING ON THE EXISTING BOUNDARY OF THE CITY OF COLORADO SPRINGS AS ANNEXED IN ORDINANCE NO. 82-138 RECORDED IN BOOK 3619 AT PAGE 807 AND THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WEST LINE ALSO BEING THE EXISTING COLORADO SPRINGS BOUNDARY S00°15'22"E A DISTANCE OF 466.40 FEET TO A POINT ON THE CENTERLINE OF VACATED BURGESS ROAD RECORDED IN BOOK 3173, PAGE 561, IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE DEPARTING SAID WEST LINE, N69°22'26"W A DISTANCE OF 922.38 FEET, TO THE SOUTHWESTERLY CORNER OF SAID LOT 2, BLOCK 1;

THENCE ON THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 1, N80°40'16"E A DISTANCE OF 872.71 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 200,969 SQUARE FEET OR 4.6136 ACRES.

OWNERS CERTIFICATE:

HOPE CHAPEL OF COLORADO SPRINGS, A COLORADO NON-PROFIT CORPORATION HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 202____, A.D.

BY: _____

TITLE: PRESIDENT OF HOPE CHAPEL OF COLORADO SPRINGS, A COLORADO NON-PROFIT CORPORATION.

STATE OF _____)
) ss.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____ BY _____, AS PRESIDENT OF HOPE CHAPEL OF COLORADO SPRINGS, A COLORADO NON-PROFIT CORPORATION.

BY: _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL

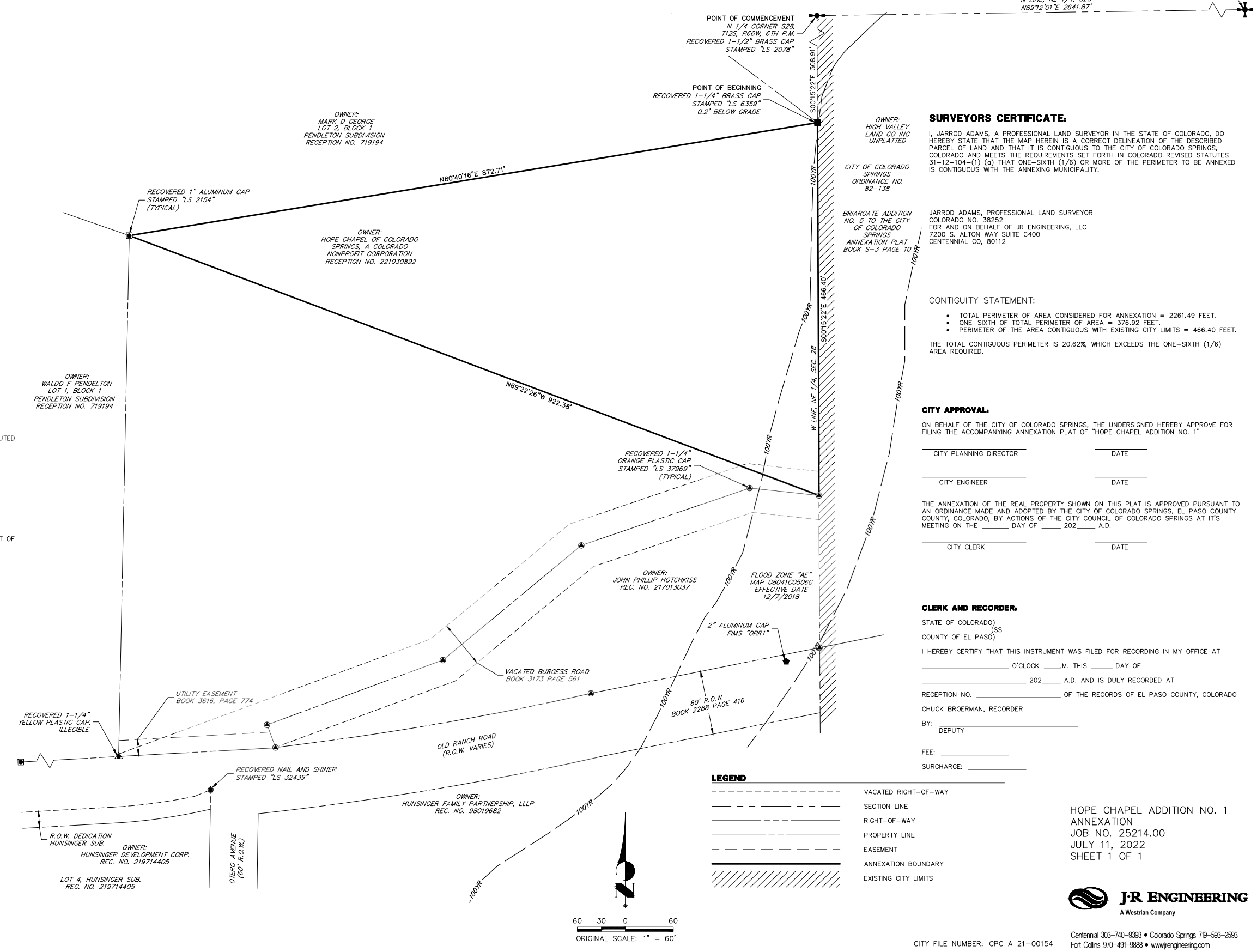
MY COMMISSION EXPIRES _____

_____
ADDRESS

_____
CITY STATE ZIP CODE

GENERAL NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT.
4. PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE. (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. UNLESS OTHERWISE NOTED, ALL RECOVERED MONUMENTS ARE FLUSH WITH THE GROUND.
6. ALL CHANNEL MAINTENANCE AND OPERATIONS WILL BE THE RESPONSIBILITY OF THE DEVELOPER.



SURVEYORS CERTIFICATE:

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP HEREIN IS A CORRECT DELINEATION OF THE DESCRIBED PARCEL OF LAND AND THAT IT IS CONTIGUOUS TO THE CITY OF COLORADO SPRINGS, COLORADO AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 31-12-104-(1) (a) THAT ONE-SIXTH (1/6) OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC
7200 S. ALTON WAY SUITE C400
CENTENNIAL CO, 80112

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 2261.49 FEET.
- ONE-SIXTH OF TOTAL PERIMETER OF AREA = 376.92 FEET.
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 466.40 FEET.

THE TOTAL CONTIGUOUS PERIMETER IS 20.62%, WHICH EXCEEDS THE ONE-SIXTH (1/6) AREA REQUIRED.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "HOPE CHAPEL ADDITION NO. 1"

_____ _____
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 COUNTY, COLORADO, BY ACTIONS OF THE CITY COUNCIL OF COLORADO SPRINGS AT IT'S MEETING ON THE _____ DAY OF _____ 202____ 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 RECORDING IN MY OFFICE AT

_____ O'CLOCK ____M. THIS _____ DAY OF

_____ 202____ A.D. AND IS DULY RECORDED AT

RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

LEGEND

- VACATED RIGHT-OF-WAY
- SECTION LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT
- ANNEXATION BOUNDARY
- EXISTING CITY LIMITS

HOPE CHAPEL ADDITION NO. 1
ANNEXATION
JOB NO. 25214.00
JULY 11, 2022
SHEET 1 OF 1

CITY FILE NUMBER: CPC A 21-00154

J·R ENGINEERING
A Westrian Company
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Fort Collins 970-491-9888 • www.jrengineering.com