### LEGAL DESCRIPTION:

THE WESTERLY 706 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND LYING SOUTH OF THE SOUTHERLY LINE OF **BROOKWOOD TERRACE SUBDIVISION NO. 2** AS RECORDED IN PLAT BOOK J-2 PAGE 66 IN SECTION 9, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. DEEDED TO THE CITY OF COLORADO SPRINGS JUNE 12,1990 AS RECORDED IN BOOK 5745 AT PAGE 772 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF **COTTONWOOD KNOLLS** AS RECORDED IN PLAT BOOK B-4 AT PAGE 172 AND THE NORTHWEST CORNER OF **LA MADRINA ADDITION NO.1 ANNEXATION PLAT** AS RECORDED AT RECEPTION NO.000620780 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N89°28'16" E AND COINCIDENT WITH THE NORTHERLY LINE OF SAID **COTTONWOOD KNOLLS** AND **LA MADRINA ADDITION NO.1** A DISTANCE OF176.00 FEET TO THE SOUTHWEST CORNER OF **COTTONWOOD CREEK ESTATES** AS RECORDED AT RECEPTION NO. 202017347 AND SOUTHWEST CORNER OF **COTTONWOOD ADDITION NO.1 ANNEXATION PLAT** AS RECORDED AT RECEPTION NO. 000759067 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N00°31'41" W AND COINCIDENT WITH THE WEST BOUNDARY LINE OF SAID COTTONWOOD CREEK ESTATES AND COTTONWOOD ADDITION NO.1 ANNEXATION PLAT AND COTTONWOOD CREEK SUBDIVISION FILING NO. 1 AS RECORDED AT PLAT BOOK W-3 PAGE 29 OF THE RECORDS OF EL PASO COUNTY, COLORADO A DISTANCE OF 123.90 FEET TO THE SOUTHEAST CORNER OF SAID BROOKWOOD TERRACE SUBDIVISION NO. 2 AND THE SOUTHEAST CORNER OF BROOKWOOD SUBDIVISION ANNEXATION PLAT AS RECORDED AT RECEPTION NO. 094163728 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THE FOLLOWING FIVE(5) COURSES ARE COINCIDENT WITH SAID BROOKWOOD TERRACE SUBDIVISION NO. 2 AND BROOKWOOD SUBDIVISION ANNEXATION PLAT

THENCE S74°28'16" W A DISTANCE OF 153.24 FEET TO A POINT OF CURVE;

THENCE WESTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 415.00 FEET AND A CENTRAL ANGLE OF 50°00'00", AN ARC DISTANCE OF 362.15 FEET TO A POINT OF TANGENT;

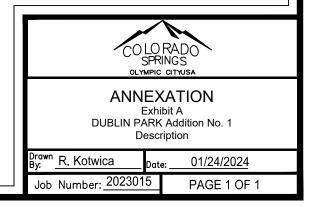
THENCE N55°31'44"W A DISTANCE OF 110.00 FEET TO A POINT OF CURVE:

THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET AND A CENTRAL ANGLE OF 35°00'00", AN ARC DISTANCE OF 82.47 FEET TO A POINT OF TANGENT;

THENCE S89°28'16" W A DISTANCE OF 45.00 FEET TO THE SOUTHWEST CORNER OF SAID **BROOKWOOD TERRACE SUBDIVISION NO. 2** AND A POINT ON THE EAST LINE OF **BROOKWOOD SUBDIVISION** AS RECORDED AT PLAT BOOK G-2 PAGE 14 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND AN ANGLE POINT OF SAID **BROOKWOOD SUBDIVISION ANNEXATION PLAT**;

THENCE S00°31'41" E AND COINCIDENT WITH THE EAST LINE OF SAID **BROOKWOOD SUBDIVISION** AND **BROOKWOOD SUBDIVISION** AND **BROOKWOOD SUBDIVISION** ANNEXATION PLAT, SAID LINE BEING ALSO THE WESTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 232.66 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST CORNER OF **QUAIL MEADOWS FILING NO. 5** AS RECORDED AT PLAT BOOK H-3 PAGE 94 AND **QUAIL MEADOWS ADDITION NO.1 ANNEXATION PLAT** AS RECORDED AT RECEPTION NO. 000489640 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO; ;

THENCE N89°28'16" E AND COINCIDENT WITH THE NORTH LINE OF SAID QUAIL MEADOWS FILING NO. 5 AND QUAIL MEADOWS ADDITION NO.1 ANNEXATION PLAT A DISTANCE OF 530.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 89,645 SQUARE FEET, (2.058 ACRES), MORE OR LESS.



### ANNEXATION PLAT

# DUBLIN PARK ADDITION NO. 1

PORTION OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., to the City of Colorado Springs, El Paso County, Colorado ⋖ The aforementioned, City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation this \_\_day of \_\_\_\_\_, 2024 A.D.

OWNER:

Blessing A. Mobolade

# BE IT KNOW BY THESE PRESENTS:

That the City of Colorado Springs, Colorado, a home rule city and Color the annexation of the following described tract of land to wit:

## LEGAL DESCRIPTION:

THE WESTERS TO WEETER OF THE POST PARKETS DAWRITE OF THE SOUTHEAST OLD WESTERS TO ADD PASSAGE. TO MAN DAWRISS TO ADD PASSAGE TO MAN DAWRISS TO ADD PASSAGE TO MAN DAWRISS TO MAN DAWRISS TO ADD PASSAGE TO MAN DAWRISS AND THE OFFICE OFF

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THE PECKE WEST EN CAN CONNERS WITH THE NOTHERST WAS THE OFFICE AND ALL OF THE RECORDS OF ELL PROSOCIOUNY. COLORADO

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2816" WA DISTANCE OF 153.24 FEET TO A POINT OF CURVE; FERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 415.00 FEET AND A CENTRAL ANGLE OF 50°00°00°, AN ARC DISTANCE OF 382.15 FEET TO A

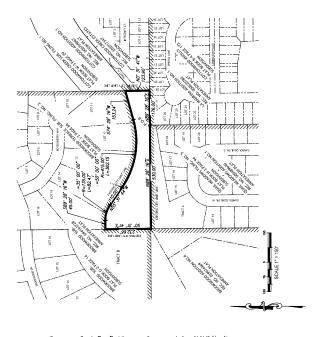
HENGE NISSTATIVY A DISTANCE OF 110,000 FEET TO A POINT OF CURVE; THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 135,00 FEET AND A CENTRAL ANCIE OF 35°00'00", AN ARC DISTANCE OF 82.47 FEET TO A

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16" E AND CONNICIOENT WITH THE NORTH LINE OF SAID QUAL MEADOWS FILING NO.5 AND QUAL MEADOWS ADDITION NO.1 ANNEXATION PLAT 555.000 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 89,645 SQUARE FEET, (2.058 ACRES), MORE OR LESS.

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



State of Colorado) County of El Paso)

City Clerk

The foregoing instrument was acknowledged before me this <u>day of</u> 2024 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

Notary Public

SURVEYOR'S STATEMENT:
THE INDEPENDED REGISTRED LAND SIGNEDOR IN THE STATE OF COLORADO HERBY CRETIFIES THAT THE ACCOMPANYING
THE INDEPENDENT REGISTRED LAND SIGNEDOR IN THE STATE OF COLORADO HERBY CRETIFIES THAT OF ILLAND SIGNED THAT AMENANTIAN PROPERTY OF COLORADOR TO THE PRESENCE OF THE STATE OF THE STA

Date

City Clerk

Date Date

City Planning Director

for filing the accompanying annexation plat of "Dublin Park

CITY OF COLORADO SPRINGS APPROVAL: On behalf of the City of Colorado Springs, the undersigned hereby approve Addition No. 1".

THIS DAY OF 20:

IN MY OFFICE AT.

O'CLOCK\_M. THIS

Exhibit B

	For and on behalf of The City of Colorado Springs
	30 S. Nevada Ave. Suite 402 Colorado Springs, CO., 80901
1	7.18-300-3040
	CLERK AND RECORDER
	STATE OF COLORADO)
	COUNTY OF EL PASO )
	I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECOR
	THIS DAY OF .2024, A.D. AND IS DULY RECOR
	OF THE RECORDS OF EL PASO COUNTY, COLORADO.
	STEVE SCHLEIKER CLERK AND RECORDER.
	BY DEPUTY -
7	SURCHARGE.

MUDICE.
ACCORDIO LAW YOU MUST COMMENCE ANY EGAL ACTION BASED UPON ANY DEFECT IN THIS SALKEY WHEN THEFET THE ATTENT YOU FIRST DISCORER SLICE DEFECT. IN NO EVENT, MAY ANY ACTION BASED DEMANY DEFECT, IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

VICINITY MAP

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