

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 6TH 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 OF 176.00 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 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

Exhibit A
DUBLIN PARK Addition No. 1
Description

Drawn By: R. Kotwica Date: 01/24/2024

Job Number: 2023015 PAGE 1 OF 1

ANNEXATION PLAT

DUBLIN PARK ADDITION NO. 1

A 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

BE IT KNOWN BY THESE PRESENTS:

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, has executed this instrument...

LEGAL DESCRIPTION:

THE WESTERLY 700 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE...

BEGINNING AT THE NORTHWEST CORNER OF COTTONWOOD KNOLLS AS RECORDED IN PLAT BOOK E-4 AT PAGE 172 AND THE NORTHWEST CORNER OF LA...

THE LINEAR UNIT OF MEASURE USED FOR THIS SURVEY IS THE U.S. Survey foot. TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 1,815.42'

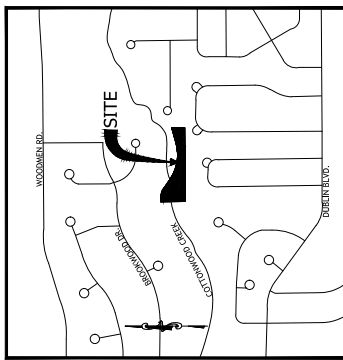
S-100 PARCEL CONTAINS 89.646 SQUARE FEET, (2.058 ACRES), MORE OR LESS.

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

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 1,815.42'

ONE-SIXTH (1/6) OF THE TOTAL PERIMETER 302.57' (16.87%)

PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 1,815.42' (100%)



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS...

OWNER: Blessing A. Mobilisate, Mayor. Attest: City Clerk. State of Colorado. County of El Paso. Witness my hand and seal. My commission expires: Notary Public.

CITY OF COLORADO SPRINGS APPROVAL: City Planning Director, City Engineer, City Clerk.

SURVEYOR'S STATEMENT: THIS UNDESIGNED 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...

CLERK AND RECORDER: STATE OF COLORADO, COUNTY OF EL PASO. BY: STEVE SCHLEIKER, CLERK AND RECORDER.

EXHIBIT B: DUBLIN PARK ADDITION NO. 1 ANNEXATION PLAT. SHEET 1 OF 1.

ANNEX-23-0019