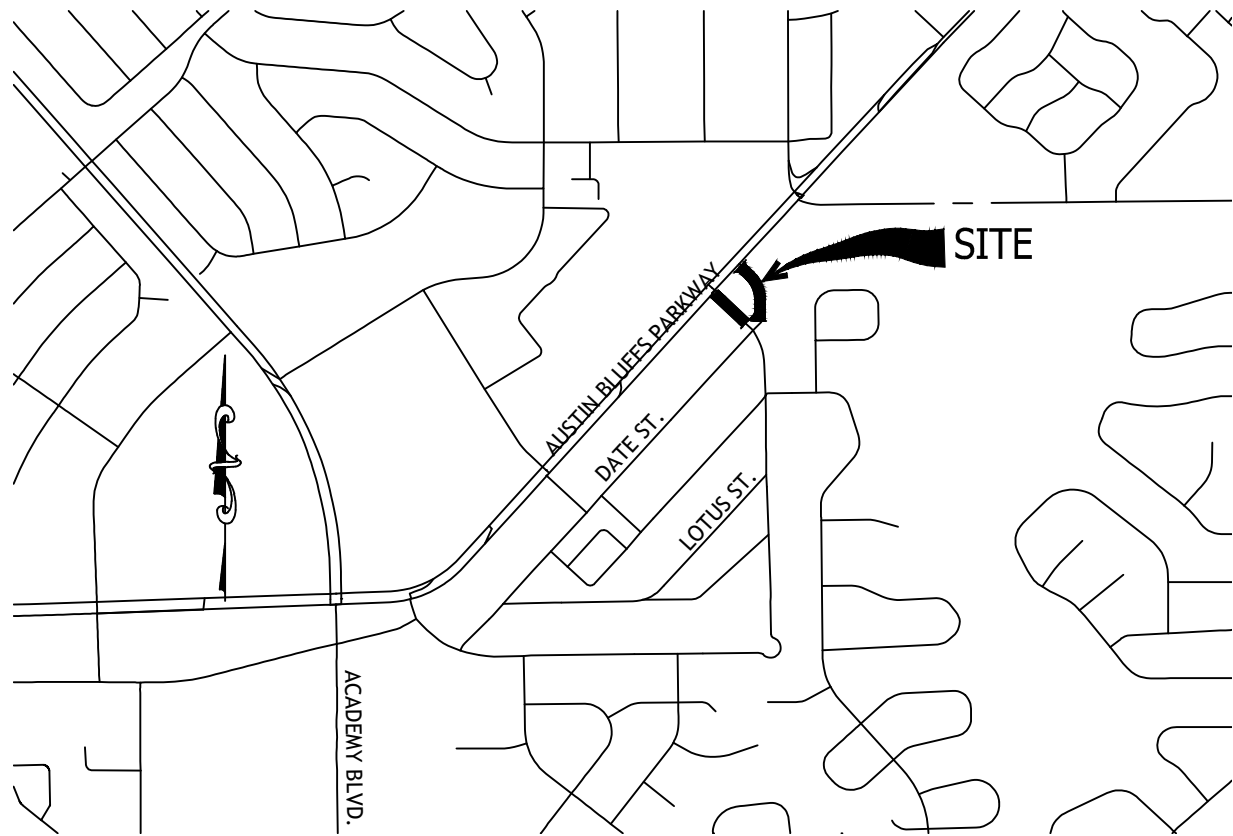


ANNEXATION PLAT

# DATE SIFERD ADDITION NO. 1

A PORTION OF THE N W 1/4 OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., 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 parcel of land located in the northwest one-quarter of SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., El Paso County, Colorado. A portion of Siferd Boulevard right of way, Lot 43 and Lot 2 of Block 1 in PARK VISTA ADDITION as recorded at Plat Book W page 69, in the records of El Paso County, State of Colorado, more particularly described as follows.

**Beginning** at the north corner of Lot 43, Block 1 in said PARK VISTA ADDITION; thence S46°56'30"E and coincident with the northeast line of said Lot 43 and Lot 2 of said Block 1 a distance of 240.00 feet to the east corner of said lot 2 and the northwesterly right of way of Date Street (formerly Siferd Boulevard); The following six courses are coincident with the westerly right of way line of said Date Street ; thence N43°03'30"E a distance of 36.23 feet to the point of a curve; thence along the arc of a tangent curve to the left, said curve having a central angle of 43°12' 20", a radius of 20.00 feet and an arc length of 15.08 feet; thence N00°08'50"W a distance of 68.08 feet to the the point of a curve; thence along the arc of a tangent curve to the left, said curve having a central angle of 46°47'40", a radius of 160.00 feet and an arc length of 130.67 feet; thence N46°56'30"W a distance of 51.35 feet to the point of a curve; thence along the arc of a tangent curve to the left, said curve having a central angle of 90°00'00", a radius of 20.00 feet and an arc length of 31.42 feet to a point on the southeast right of way line of Austin Bluffs Parkway; thence N43°03'30"E and coincident with the northwest boundary line of said PARK VISTA ADDITION and the southeast right of way line of said Austin Bluffs Parkway a distance of 100.00 feet to the point of a curve; thence along the arc of a non- tangent curve to the left, said curve having a central angle of 90°00'00", a radius of 20.00 feet and an arc length of 31.42 feet and a chord bearing S01°56'30"E with a chord distance of 28.28 feet; thence S46°56'30"E a distance of 51.35 feet to the point of a curve; thence along the arc of a tangent curve to the right, said curve having a central angle of 46°47'40", a radius of 220.00 feet and an arc length of 179.68 feet; S00°08'50"E a distance of 120.00 feet to the northeast corner of Extol Park Vista Addition No. 1 annexation plat recorded at reception no. 223715096 in the records of El Paso County, Colorado; the following three courses are coincident with the north and westerly boundary lines of said Extol Park Vista Addition No. 1; thence S89°51'10"W a distance of 30.00 feet; thence N86°52'00"W a distance of 64.45 feet; thence S43°03'30"W a distance of 61.32 feet to the northeast boundary line of Penkhus Annexation as recorded at reception number 207712545 in the records of El Paso County, State of Colorado; thence N46°56'30"W and coincident with the northeast boundary of said Penkhus Annexation a distance of 2.57 feet more or less to the northwesterly right of way line of Date Street; thence N43°03'30"E and coincident with the northwest right of way line of said Date Street a distance of 10.08 feet to the south corner of said Lot 2 Block 1 ; thence N46°56'30"W and coincident with the southeast line of said Lot 2 and Lot 43 Block 1 a distance of 240.00 feet to the southeast right of way line of Austin Bluffs Parkway; thence N43°03'30"E and coincident with the southwest boundary line of said Austin Bluffs Parkway a distance of 60.00 feet more or less to the **Point of Beginning**.

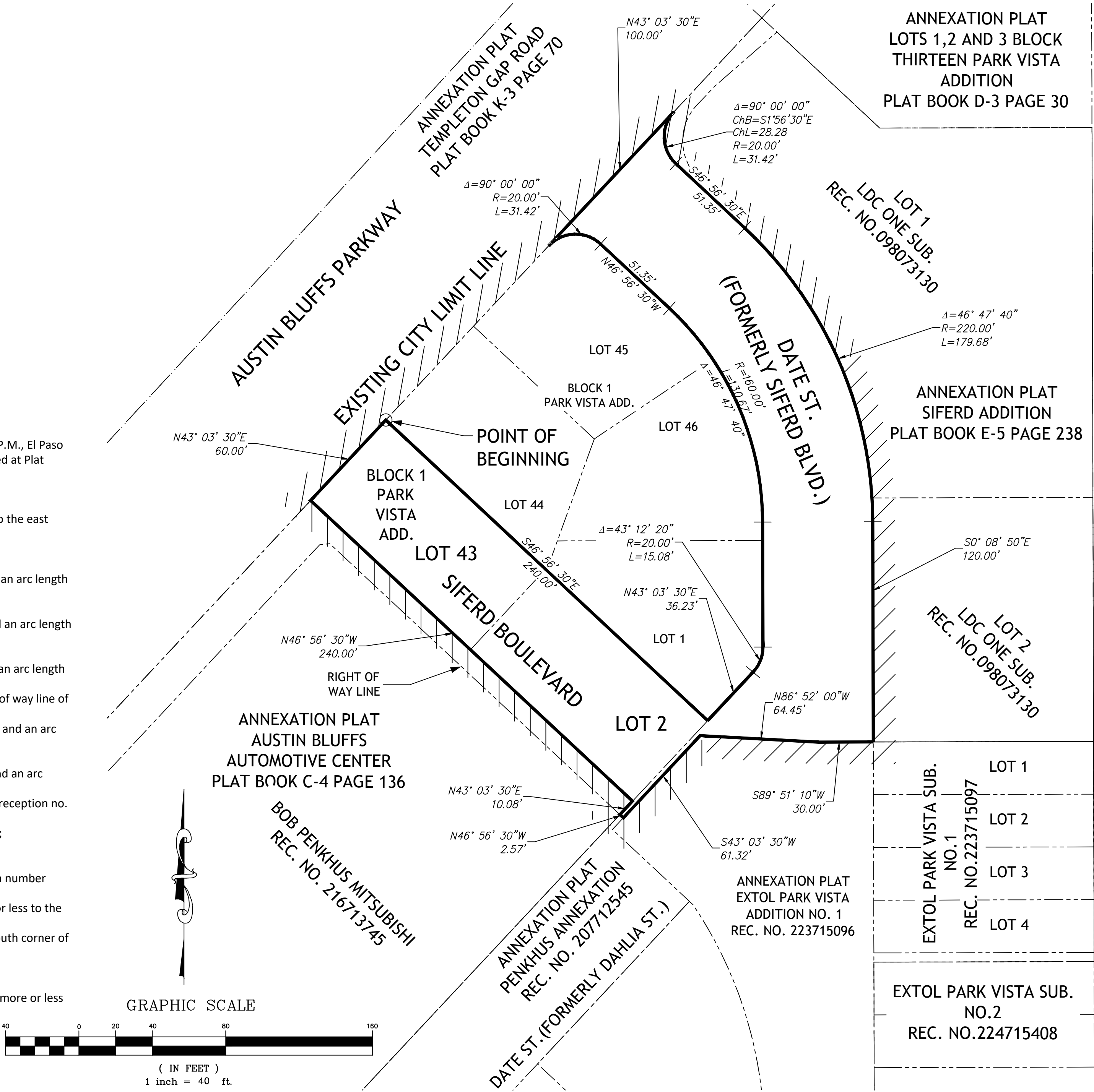
Said portion containing a protracted area of 36,295 Square feet.

The linear unit of measure used for this survey is the U.S. Survey foot.

**TOTAL PERIMETER OF THE AREA FOR ANNEXATION:** 1,523.70'  
ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 253.95' (16.67%)  
PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 950.87' (62.41%)

THIS ANNEXATION PLAT WAS DERIVED FROM RECORDED LEGAL DESCRIPTIONS AND PLATS. UNDER NO CIRCUMSTANCES SHOULD THIS ANNEXATION PLAT BE CONSIDERED A CERTIFIED MONUMENTED LAND SURVEY PLAT. THE PURPOSE OF THIS ANNEXATION PLAT IS TO GRAPHICALLY SHOW THE AREA TO BE ANNEXED TO THE CITY OF COLORADO SPRINGS, COLORADO.

**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.



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 \_\_\_\_\_, 2026  
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

ANNEXATION PLAT  
LOTS 1,2 AND 3 BLOCK  
THIRTEEN PARK VISTA  
ADDITION  
PLAT BOOK D-3 PAGE 30

ANNEXATION PLAT  
SIFERD ADDITION  
PLAT BOOK E-5 PAGE 238

EXTOL PARK VISTA SUB.  
NO. 1  
REC. NO. 223715097

EXTOL PARK VISTA SUB.  
NO. 2  
REC. NO. 224715408

Owner:

The aforementioned, City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, has executed this instrument this \_\_\_ day of \_\_\_\_\_, 2026 A.D.

Blessing A. Mobolade,  
Mayor

Attest:

City Clerk

State of Colorado)  
)  
County of El Paso)

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2026 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 "Date Siferd 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, COLORADO, by actions of The City Council of The City of Colorado Springs at it's meeting on \_\_\_ day of \_\_\_\_\_, 2026, A.D.

City Clerk Date

CLERK AND RECORDER

STATE OF COLORADO )  
)  
COUNTY OF EL PASO )

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 NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER  
CLERK AND RECORDER.

BY \_\_\_\_\_  
DEPUTY

SURCHARGE; \_\_\_\_\_  
FEE: \_\_\_\_\_

ANEX-25-0010

DATE SIFERD ADDITION NO. 1 ANNEXATION PLAT		
DATE: 10/14/25	JOB NUMBER: 2025020	REV
DRAWN BY: Richard Kotwica		SHEET 1 OF 1