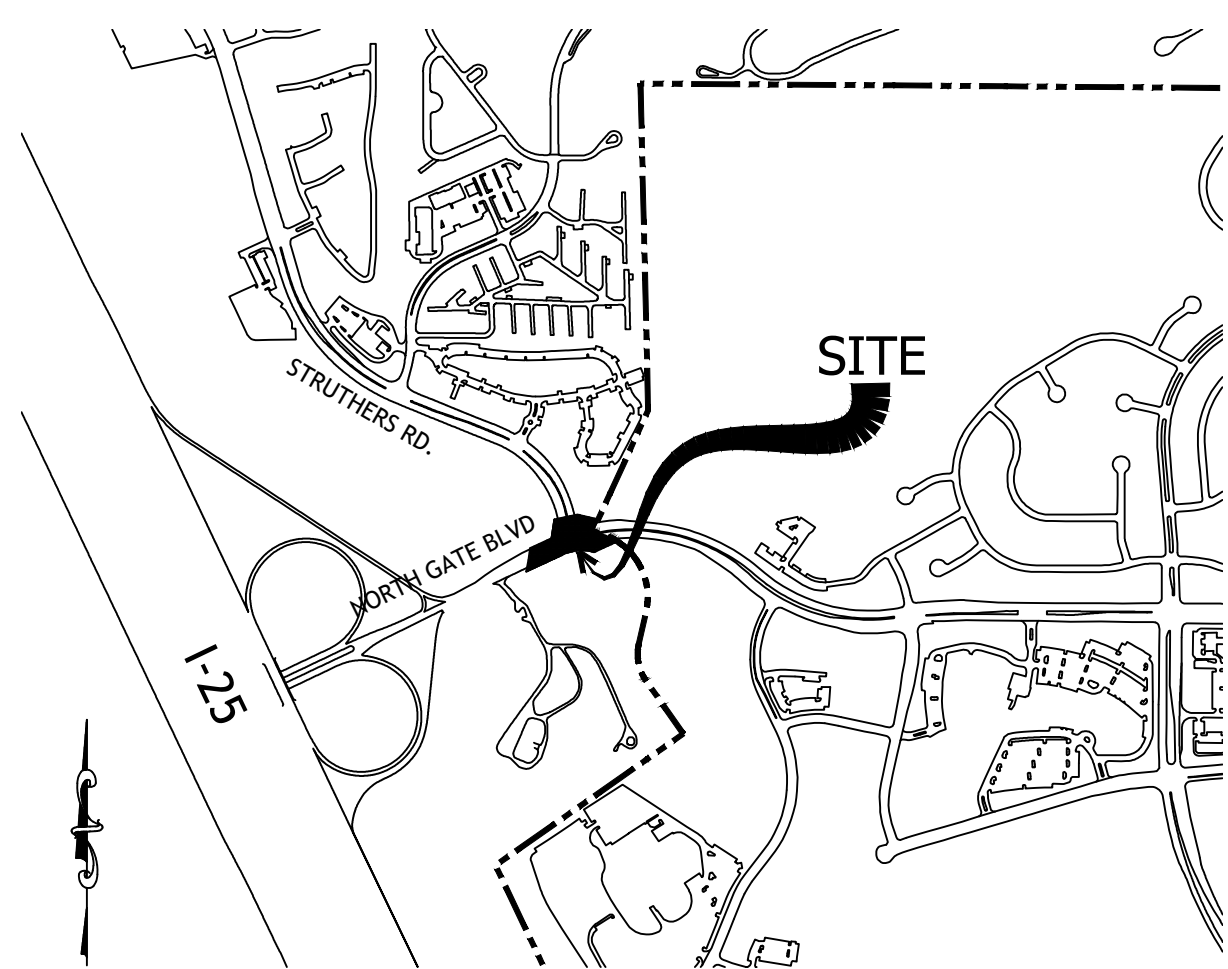


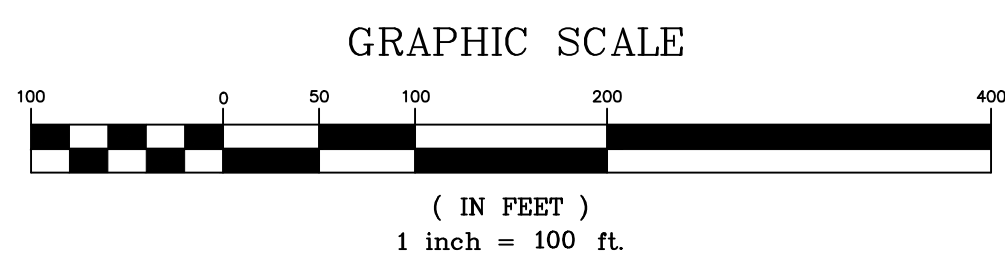
ANNEXATION PLAT

NORTH GATE BOULEVARD ADDITION NO. 8

A PORTION OF THE S W 1/4 OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



VICINITY MAP NOT TO SCALE



BE IT KNOWN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, 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 :

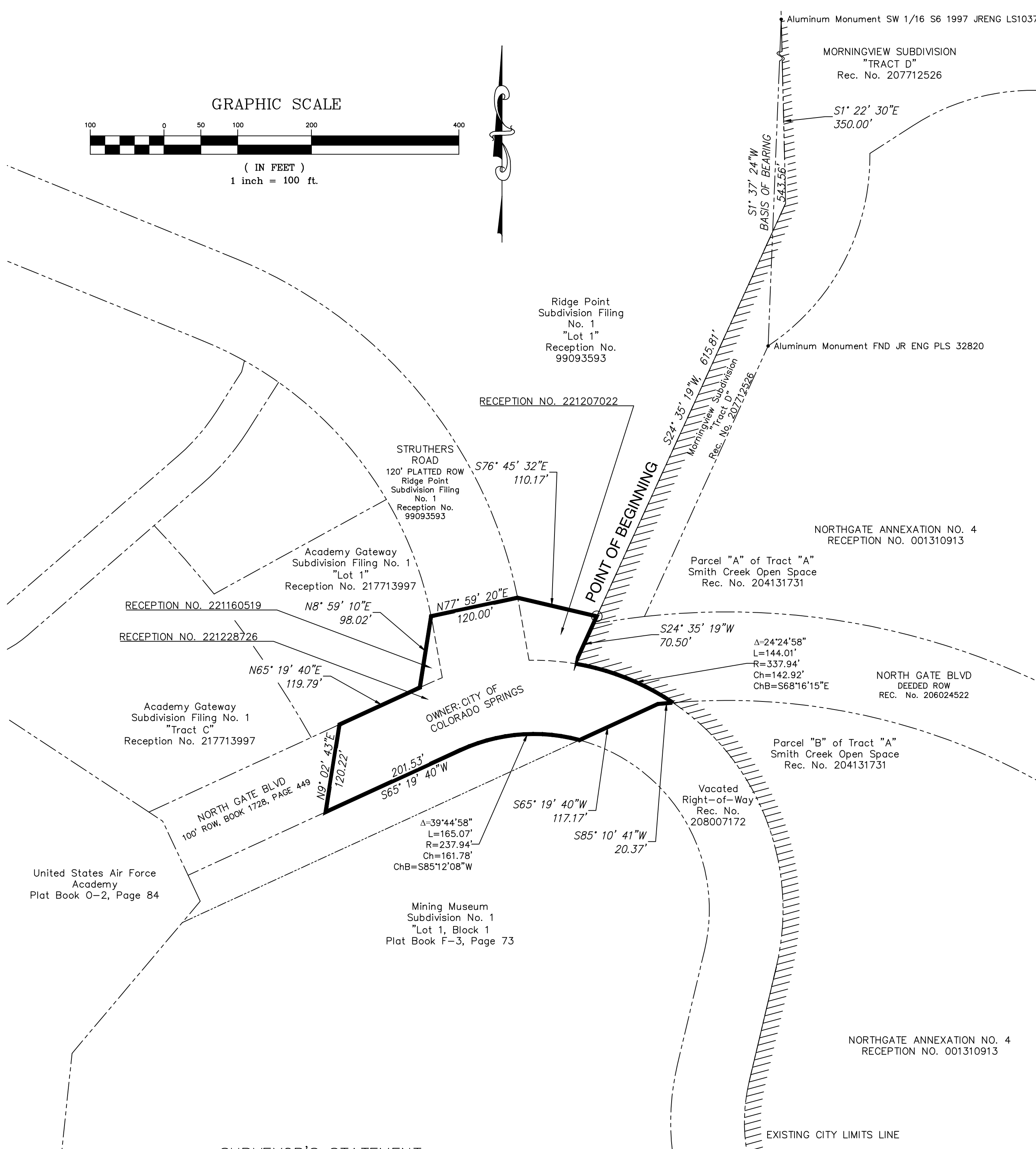
A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING A PART OF LOT 1 AND STRUTHERS ROAD OF THE SUBDIVISION PLATTED AS RIDGE POINT SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. 099093593, A PART OF LOT 1 OF THE SUBDIVISION PLATTED AS ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. 217713997, A PORTION OF QUITCLAIM DEED AS RECORDED AT RECEPTION NO. 221228726, ALL OF SPECIAL WARRANTY DEEDS AS RECORDED AT RECEPTION NUMBERS 221160519 AND 221207022 AND A PART OF NORTHGATE BOULEVARD AS RECORDED IN BOOK 1728 AT PAGE 449. ALL OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, RIDGE POINT SUBDIVISION FILING NO. 1, THENCE:
1. ALONG THE EASTERLY LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:
a) SOUTH 01°22'30" EAST A DISTANCE OF 350.00 FEET, THENCE;
b) SOUTH 24°35'19" WEST A DISTANCE OF 615.81 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, RIDGE POINT SUBDIVISION FILING NO. 1, SAID POINT ALSO BEING NORTHEASTERLY CORNER OF THE RIGHT-OF-WAY PARCEL RECORDED AT RECEPTION NO. 221207022 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, AND THE POINT OF BEGINNING, THENCE;
2. ALONG THE EASTERLY LINE OF SAID RIGHT-OF-WAY PARCEL, SOUTH 24°35'19" WEST A DISTANCE OF 70.50 FEET TO THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY PARCEL RECORDED AT RECEPTION NO. 221207022, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHGATE BOULEVARD AS RECORDED IN BOOK 1728 AT PAGE 449 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, THENCE;
3. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 24°24'58", A RADIUS OF 337.94 FEET, AN ARC LENGTH OF 144.01 FEET, A CHORD BEARING OF SOUTH 68°16'15" EAST, AND A CHORD LENGTH OF 142.92 FEET TO THE NORTHWESTERLY CORNER PARCEL "B" OF TRACT "A", SMITH CREEK OPEN SPACE AS RECORDED AT RECEPTION NO. 204131731, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF VACATED RIGHT-OF-WAY, RECORDED AT RECEPTION NO. 208007172 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, THENCE;
4. ALONG SAID VACATED RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
a) SOUTH 85°10'41" WEST A DISTANCE OF 20.37 FEET, THENCE;
b) SOUTH 65°19'40" WEST A DISTANCE OF 117.17 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NORTHGATE BOULEVARD, ALSO BEING THE NORTHERLY LINE OF LOT 1, BLOCK 1, MINING MUSEUM SUBDIVISION NO. 1 AS PLATTED AND RECORDED IN PLAT BOOK F-3 AT PAGE 73 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, THENCE;
5. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
a) ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 39°44'58", A RADIUS OF 237.94 FEET, AN ARC LENGTH OF 165.07 FEET, A CHORD BEARING OF SOUTH 85°12'08" WEST AND A CHORD LENGTH OF 161.78 FEET, THENCE;
b) SOUTH 65°19'40" WEST A DISTANCE OF 201.53 FEET TO A POINT;
c) THENCE NORTH 09°02'43" EAST A DISTANCE OF 120.22 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTHGATE BOULEVARD, THENCE;
7. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID ACADEMY GATEWAY SUBDIVISION FILING NO. 1, NORTH 65°19'40" EAST A DISTANCE OF 119.79 FEET TO THE SOUTHWESTERLY CORNER OF RIGHT-OF-WAY PARCEL, RECORDED AT RECEPTION NO. 221160519 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, THENCE;
8. ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY PARCEL, NORTH 08°59'10" EAST A DISTANCE OF 98.02 FEET TO THE NORTH CORNER OF SAID RIGHT-OF-WAY PARCEL, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STRUTHERS ROAD, THENCE;
9. NORTH 77°59'20" EAST A DISTANCE OF 120.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID STRUTHERS ROAD, ALSO BEING THE NORTHWESTERLY CORNER OF SAID RIGHT-OF-WAY PARCEL RECORDED AT RECEPTION NO. 221207022 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, THENCE;
10. SOUTH 76°45'32" EAST, ALONG THE NORTHERLY LINE OF SAID RIGHT-OF-WAY PARCEL RECORDED AT RECEPTION NO. 221207022, A DISTANCE OF 110.17 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 59,729 SQUARE FEET, (1.3711 ACRES), MORE OR LESS.
ALL BEARINGS ARE BASED ON A LINE FROM THE NORTHEAST CORNER OF SAID LOT 1 AND ALSO BEING AN ANGLE POINT ON THE WESTERLY LINE OF TRACT D OF MORNINGVIEW SUBDIVISION AS RECORDED AT RECEPTION NO. 207712526 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "JR ENG LS 10377, TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID TRACT D, BEING MONUMENTED BY A FOUND 1-1/2" ALUMINUM CAP STAMPED "JR ENG PLS 32820", AND IS ASSUMED TO BEAR SOUTH 01°37'24" WEST A DISTANCE OF 543.56 FEET.

THE LINEAR UNIT OF MEASURE USED FOR THIS SURVEY IS THE U.S. Survey foot.
TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 1286.85'
ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 214.48' (16.67%)
PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 214.51' (16.67%)

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 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

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 "North Gate Boulevard Addition No. 8".

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 its meeting on day of 2023, 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 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:

Table with 3 columns: DATE (07/17/23), JOB NUMBER (2022007), REV. Row 1: NORTH GATE BOULEVARD ADDITION NO. 8 ANNEXATION PLAT. Row 2: SCALE: 1" = 100', DRAWN BY: Richard Kotwica, SHEET 1 OF 1.

ANEX-23-0005