

ANNEXATION PLAT NEAGLE-DUTCHER FAMILY ADDITION

AN ANNEXATION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, 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:

That Laurie Lee Neagle being the owner of the following described tract of land to wit:

A tract of land being a portion of the Northwest Quarter of Section 26, Township 13 South,
Range 66 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

Lot 11, Block Four, TOGETHER WITH portions of Date Street (60' public R.O.W.) lying
Northwesterly and Lotus Street (60' public R.O.W.) lying Southerly of said Lot inclusive, and
the adjacent intersection portions of said Date Street and Lotus Street, all as platted within
PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records), described
as follows:

Bearings are based on the Northwesterly right-of-way line of said Date Street and is
assumed to bear S43°03'30"W.

BEGINNING at the most Southeastery corner of said Lot 11; thence N00°10'50"W along the
Easterly line of said Lot 11, 120.00 feet to the Northeastery corner of said Lot 11; thence
N46°56'30"W along the Northeastery line of said Lot 11 and as extended Northwesterly,
80.36 feet to a point on said Date Street's Northwesterly right-of-way line; thence
S43°03'30"W along said Northwesterly right-of-way line, 274.93 feet; thence S46°56'30"E,
60.00 feet to a point on the Southeastery right-of-way line of said Date Street; thence
Northeasterly on a non-tangent curve to the right and along said Date Street's
Southeasterly right-of-way line, said curve having a central angle of 46°45'40", a radius of
20.00 feet, an arc length of 15.97 feet to a point on the Southerly right-of-way line of
said Lotus Street; thence N89°49'10"E along said Lotus Street's Southerly right-of-way
line, 308.56 feet; thence N00°10'50"W, 60.00 feet to a point on the Northerly
right-of-way line of said Lotus Street; thence S89°49'10"W along said Lotus Street's
Northerly right-of-way line, 120.00 feet to the POINT OF BEGINNING;

Containing 1.01 acres (44,164 square feet), more or less.

IN WITNESS WHEREOF:

The aforementioned, has executed this instrument this _____ day _____
20____ A.D.

Laurie Lee Neagle

NOTARIAL:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me this _____ day of
_____, 20____ A.D., by Laurie Lee Neagle.

Witness my Hand and Seal _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE:

I, David V. Hostetler, a Professional Land Surveyor in the State of Colorado, do hereby state that the map shown hereon is a correct delineation of the above described parcel of land and that at least one sixth (1/6) of the peripheral boundary of said parcel is contiguous to the present boundary of the City of Colorado Springs, El Paso County, Colorado.

David V. Hostetler
Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY
Subject to
City Approval

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the
accompanying annexation plat of "NEAGLE-DUTCHER FAMILY ADDITION".

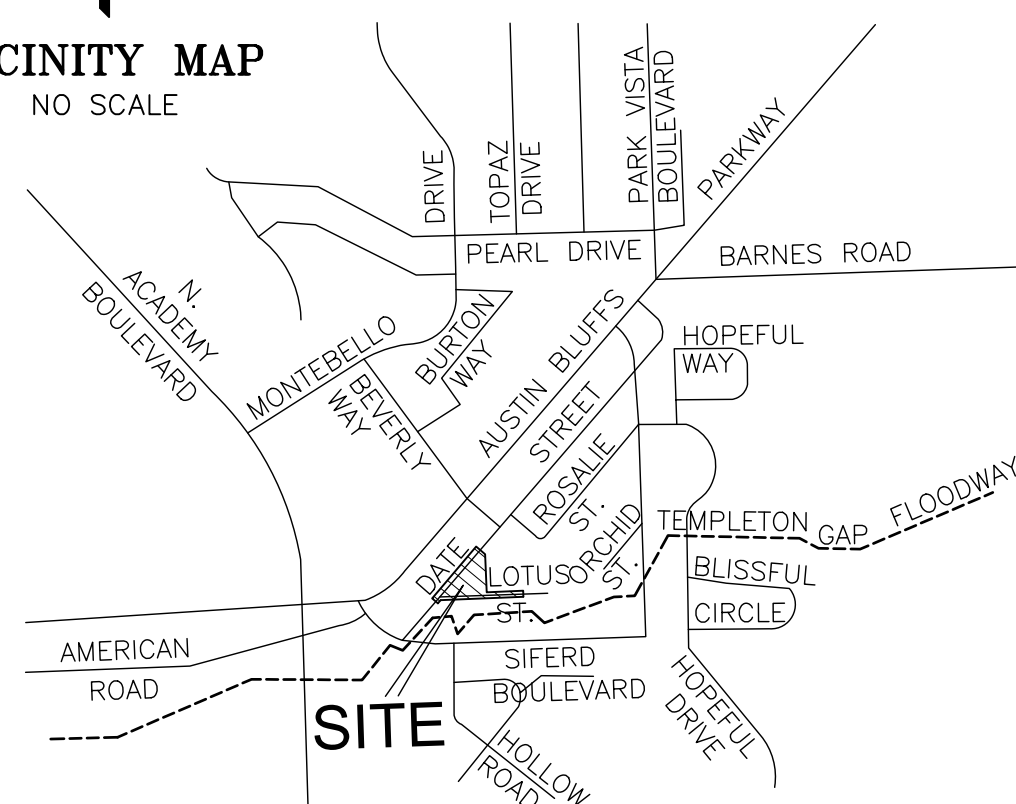
City Planning Director Date _____ City Engineer Date _____

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 the

_____ day of _____, 20____, A.D.

City Clerk Date _____

VICINITY MAP NO SCALE



NOTES:

- This Annexation Plat does not represent a monumented Land Survey Plat.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0519 G effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be Zone X (white) (areas determined to be outside 500-year floodplain) and AE (dark gray) (base flood elevations determined) . . . as shown hereon as map-measured locations, and actual affect to the property will require evaluation by a Registered Colorado Professional Engineer.
- The lineal units used in this drawing are U.S. Survey Feet.
- Lot 11, Block Four, TOGETHER WITH those portions of adjacent Date Street and Lotus Street rights-of-way and associated Date Street and Lotus Street intersections, all in PARK VISTA ADDITION:

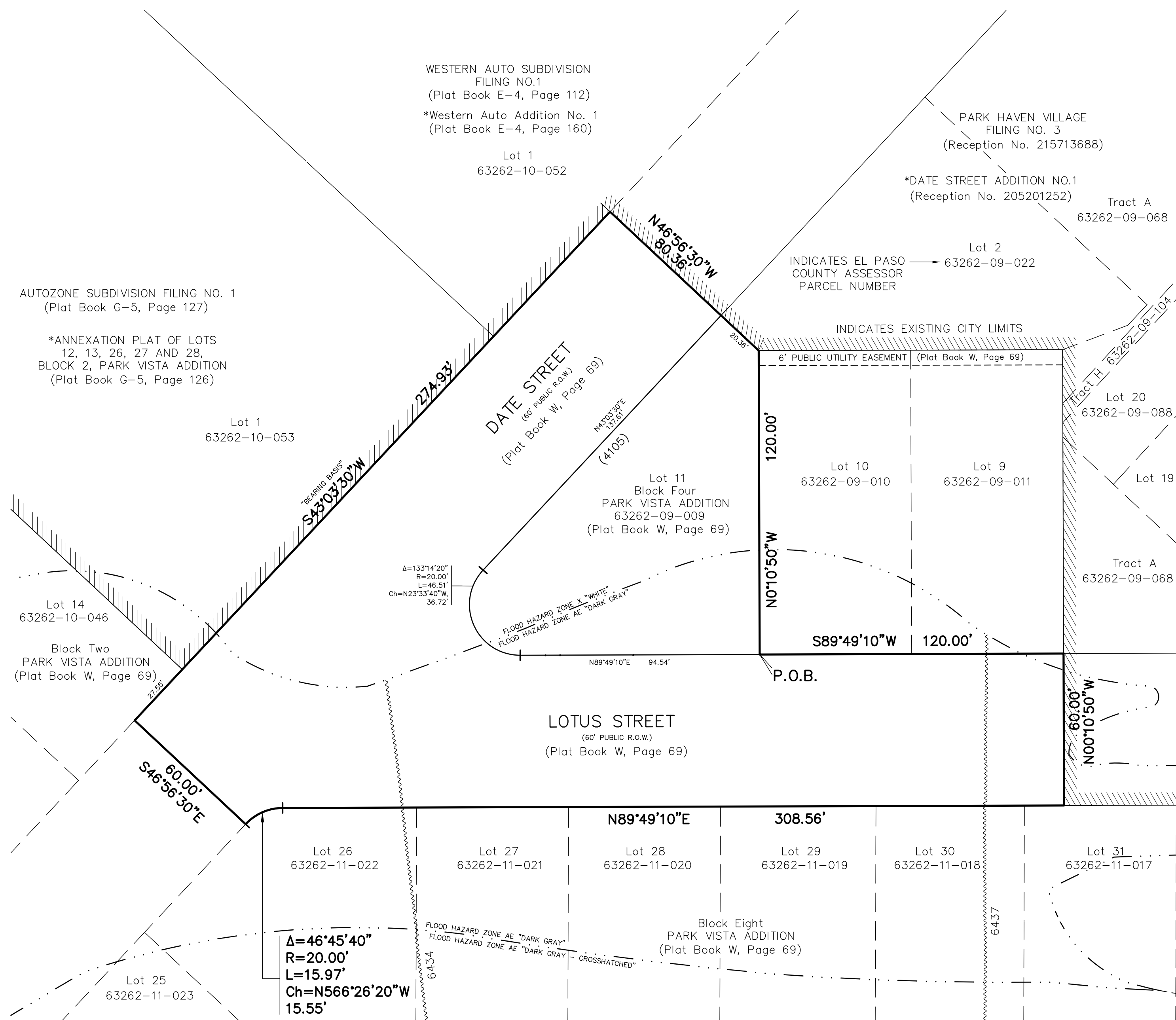
Total Perimeter of the Area for Annexation: 1,039.82'

One-Sixth (1/6th) of the Total Perimeter: 173.30'

Perimeter of the Area Contiguous to the Existing City Limits: 393.54' (37.85%)

- * - indicates Annexation Plat Name.

- This is for a 0.226-acre annexation that will be a single-family home. The property should be served via the Northfield pressure zone (NFLD). Pressure will be approximately 110 psi. There is a private hydrant adjacent to the site, but the 8-inch water main is public. There should be no issues serving this annexation.



LEGEND:

- * - indicates Annexation Plat data.
- (4105) - Indicates lot address
- - - - - Indicates flood hazard boundary
- 64.34 - Indicates flood hazard base flood elevation

RECORDING:

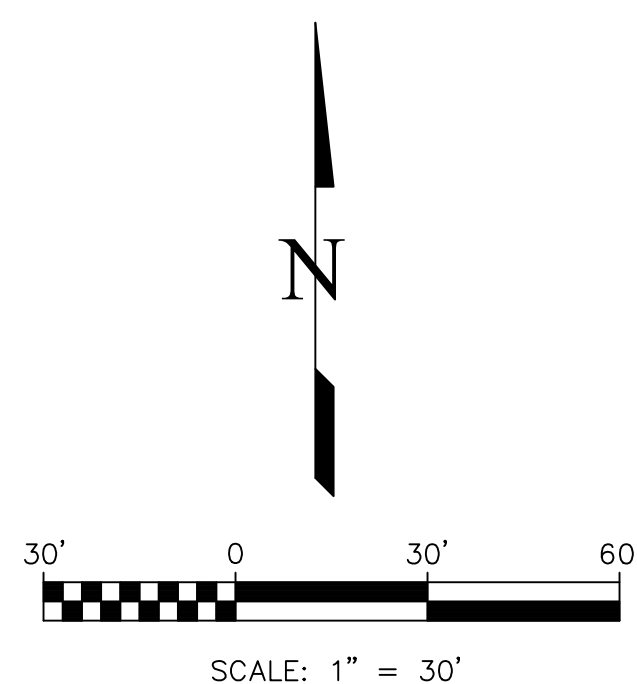
STATE OF COLORADO } SS
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my
office at _____ o'clock _____ M., this _____ day of
_____, 20____ A.D., and is duly recorded
under Reception No. _____ of the
records of El Paso County, Colorado.

SURCHARGE: _____
FEE: _____

Steve Schleiker, Recorder

BY: _____ Deputy



According to Colorado law,
I, the Surveyor, certify that
this map is a true and correct
legal action based upon
any defect in this survey
first discovered such defect
in no event, may any action
based upon any defect in
this map be brought more
than ten years from the
date of the certification
shown hereon.

CALL BEFORE YOU DIG
811
DIAL 811
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS
FOR LOCATING AND MARKING GAS, ELECTRIC, WATER
AND OTHER SERVICES.

No.	REVISIONS	Date
1	OWNERSHIP FINITY	10/18/22
2	CITY COMMENTS	02/20/24
3	CITY COMMENTS	08/21/24

H Scale:	1" = 30'
V Scale:	N/A
Designed By:	N/A
Drawn By:	DGV
Checked By:	DVH
Date:	07/12/22

Land Development Consultants, Inc.
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3888 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

ANNEXATION PLAT
NEAGLE-DUTCHER FAMILY
ADDITION