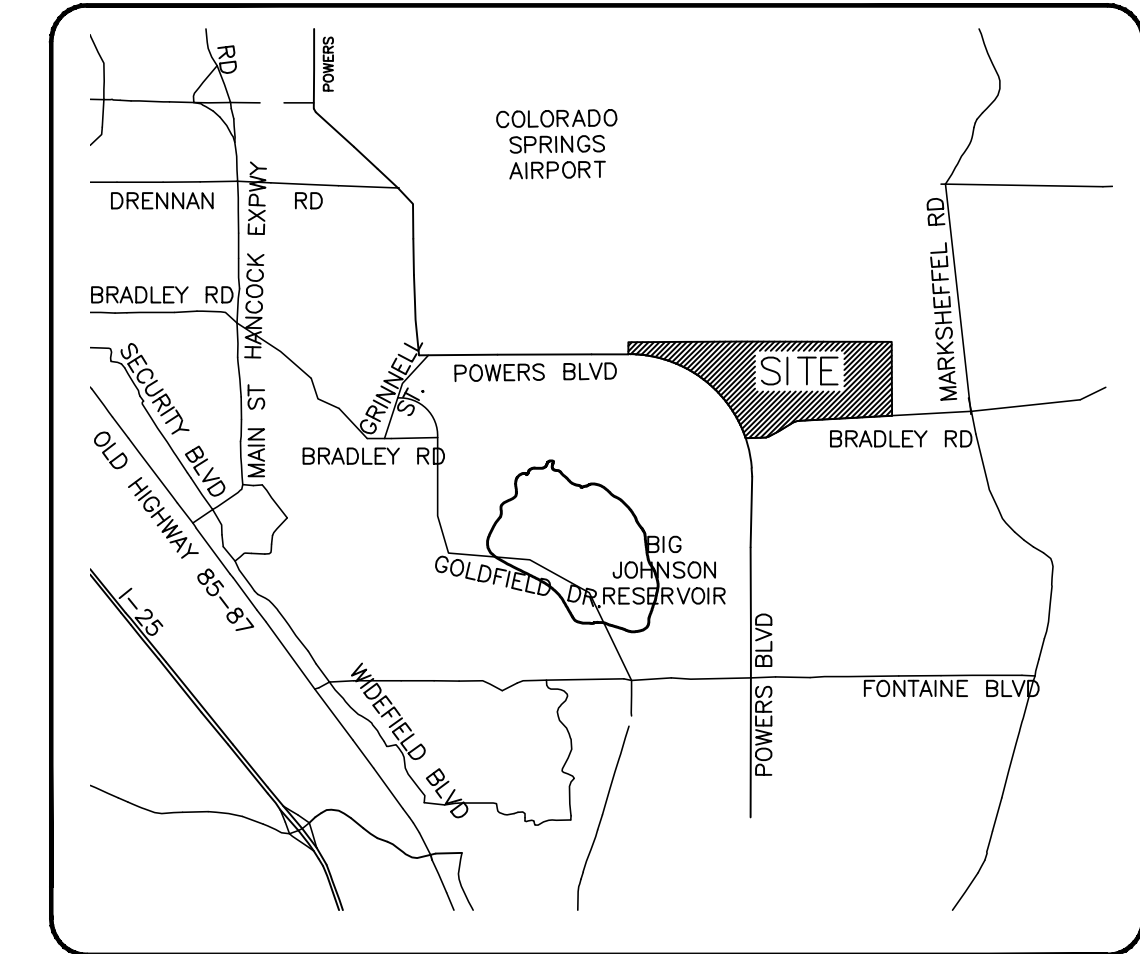


# ANNEXATION PLAT

## INTO THE CITY OF COLORADO SPRINGS

# VILLAGES AT WATERVIEW NORTH ADDITION NO.1

LOCATED IN A PORTION OF SECTIONS 8 & 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO



**VICINITY MAP**

**n.t.s.**

**NOTES:**

1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE SURVEYING LLC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE SURVEYING LLC RELIED UPON A OWNERS COMMITMENT FOR TITLE INSURANCE NO. SC55083028.2-4 BY LAND TITLE GUARANTEE COMPANY, DATED: AUGUST 19, 2021.
3. ALL DIMENSION SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
4. LENGTH OF BOUNDARY FOR PROPOSED ANNEXATION: 12,385.24 FEET  
 LENGTH OF CITY BOUNDARY CONTIGUOUS TO PROPOSED ANNEXATION: 5,031.80 FEET (40.6%)  
 LENGTH OF 1/6TH CONTIGUOUS REQUIRED: 2,064.21 FEET  
 AREA TO BE ANNEXED: 144.821 ACRES

**SURVEYOR'S CERTIFICATION:**

I, JAMES F. LENZ A PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT WAS DRAWN UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION AND HEREBY STATE THAT THE MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ATTACHED DESCRIBED PARCELS OF LAND AND THAT AT LEAST ONE SIXTH (1/6) OF THE OVERALL PERIPHERAL BOUNDARY OF SAID PARCELS IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

JAMES F. LENZ  
 PROFESSIONAL LAND SURVEYOR IN THE  
 STATE OF COLORADO, NO 34583  
 FOR AND ON BEHALF OF  
 RIDGELINE LAND SURVEYING LLC.

**CITY APPROVAL:**

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "VILLAGES AT WATERVIEW NORTH 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 ITS MEETING ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, AT \_\_\_\_\_ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_ FEE: \_\_\_\_\_ SURCHARGE: \_\_\_\_\_



4345 BEVERLY STREET, UNIT C  
 COLORADO SPRINGS, CO 80918  
 TEL: 719.238.2917

DATE: 4/3/2023  
 SHEET 1 OF 2

ANEX-22-0001

**IN WITNESS WHEREOF:**

CPR ENTITLEMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
 P.A.KOSCIELSKI, MANAGER

**NOTARY:**

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.,

BY: P.A.KOSCIELSKI AS MANAGER FOR CPR ENTITLEMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

**IN WITNESS WHEREOF:**

PHI REAL ESTATE SERVICES LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
 NICK PANNUNZIO, MANAGER

**NOTARY:**

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.,

BY: NICK PANNUNZIO AS MANAGER FOR PHI REAL ESTATE SERVICES LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

**IN WITNESS WHEREOF:**

WVN 96 LLC, A COLORADO LIMITED LIABILITY LIMITED COMPANY, AS OWNER, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
 RAY O'SULLIVAN, MANAGER

**NOTARY:**

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.,

BY: RAY O'SULLIVAN AS MANAGER FOR WVN 96 LLC, A COLORADO LIMITED LIABILITY LIMITED COMPANY

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

**IN WITNESS WHEREOF:**

KYUNG SOON FOLAN, AS OWNER, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
 KYUNG SOON FOLAN, OWNER

**NOTARY:**

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.,

BY: KYUNG SOON FOLAN, OWNER

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

**IN WITNESS WHEREOF:**

VETERANS VILLA OPERATING LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AS OWNER, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
 KIM KUHLE, MANAGER

**NOTARY:**

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.,

BY: KIM KUHLE AS MANAGER FOR VETERANS VILLA OPERATING LLC, A NEBRASKA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

**BE IT KNOWN BY THESE PRESENTS:**

THAT CPR ENTITLEMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY, PHI REAL ESTATE SERVICES LLC, A COLORADO LIMITED LIABILITY COMPANY, VETERANS VILLA OPERATING LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND WVN 96 LLC, A COLORADO LIMITED LIABILITY COMPANY KYUNG SOON FOLAN, BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9, POINT BEING ON THE WESTERLY LINE OF COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1 SUBDIVISION RECORDED IN PLAT BOOK B-4, PAGE 47, ALSO POINT BEING THE SOUTHEAST CORNER OF LOT 7, COLORADO SPRINGS AIRPORT FILING NO.1D SUBDIVISION RECORDED AT RECEPTION NO. 219714312, POINT ALSO BEING ON THE WEST LINE OF ANNEXATION PLAT-COLORADO CENTRE NO.1, RECORDED IN PLAT BOOK D-4, PAGE 73, ALL OF THE RECORDS OF EL PASO COUNTY;

THENCE S00°19'32"E ON THE NORTH/SOUTH 1/4 LINE AND SAID WESTERLY LINE OF SAID COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1, AND WEST LINE OF SAID ANNEXATION PLAT-COLORADO CENTRE NO.1, A DISTANCE OF 217.81 FEET;

THENCE S00°19'32"E CONTINUING ON THE NORTH/SOUTH 1/4 LINE AND SAID WESTERLY LINE OF SAID COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1, A DISTANCE OF 1,186.40 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY, POINT ALSO BEING ON THE WEST LINE OF SAID ANNEXATION PLAT-COLORADO CENTRE NO.1;

THENCE S00°19'32"E CONTINUING ON THE NORTH/SOUTH 1/4 LINE AND THE WEST LINE OF SAID ANNEXATION PLAT-COLORADO CENTRE NO.1 A DISTANCE OF 210.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING (6) SIX COURSES ARE ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD;

- 1) THENCE S89°30'27"W A DISTANCE OF 3.67 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,759.79 FEET, A DELTA ANGLE OF 15°09'41", AN ARC LENGTH OF 730.29 FEET, WHOSE LONG CHORD BEARS S81°55'37"W A DISTANCE OF 728.16 FEET;
- 3) THENCE S74°20'46"W A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
- 4) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,969.79 FEET, A DELTA ANGLE OF 12°59'05", AN ARC LENGTH OF 673.03 FEET, WHOSE LONG CHORD BEARS S80°50'19"W A DISTANCE OF 671.59 FEET;
- 5) THENCE S87°19'50"W A DISTANCE OF 53.06 FEET TO A POINT TO CURVE TO THE LEFT;
- 6) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 87°48'56", AN ARC LENGTH OF 229.90 FEET, WHOSE LONG CHORD BEARS S43°25'20"W A DISTANCE OF 208.05 FEET;

THENCE S89°30'50"W A DISTANCE OF 210.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD (SH 21) AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING (2) TWO COURSES ARE ON SAID WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD (SH21);

- 1) THENCE N00°29'10"W A DISTANCE OF 138.49 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,895.00 FEET, A DELTA ANGLE OF 89°41'41", AN ARC LENGTH OF 2,966.56 FEET, WHOSE LONG CHORD BEARS N45°20'01"W A DISTANCE OF 2,672.79 FEET;

THENCE N00°10'51"W A DISTANCE OF 210.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 8, POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 7, COLORADO SPRINGS AIRPORT FILING NO.1D, POINT ALSO BEING ON THE SOUTH LINE OF ANNEXATION PLAT-MUNICIPAL AIRPORT ADDITION NO. 7 RECORDED IN PLAT BOOK E-3, PAGE 21, OF THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING (2) TWO COURSES ARE ON THE SOUTHERLY LINE OF SAID LOT 7, COLORADO SPRINGS AIRPORT FILING NO.1D;

- 1) THENCE N89°34'04"E ON SAID NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 8, A DISTANCE OF 1,967.80 FEET TO THE NORTHWEST CORNER OF SAID SECTION 9 AND THE SOUTHEAST CORNER OF SAID ANNEXATION PLAT-MUNICIPAL AIRPORT ADDITION NO. 7, POINT BEING AT THE SOUTHWEST CORNER OF ANNEXATION PLAT-MUNICIPAL AIRPORT ADDITION NO. 9, RECORDED IN PLAT BOOK M-3, PAGE 27 OF THE RECORDS OF EL PASO COUNTY;
- 2) THENCE S89°51'23"E ON THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 9 AND THE SOUTHERLY LINE OF SAID ANNEXATION PLAT-MUNICIPAL AIRPORT ADDITION NO. 9, A DISTANCE OF 2,636.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 6,308,390 SQUARE FEET OR 144.821 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 ½" ALUM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" ALUM. CAP PLS 10377).

**FLOOD PLAIN STATEMENT**

THE TRACT DESCRIBED HEREIN IS IN ZONE X AND DOES NOT FALL WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA MAP 08041C0768G, DATED DECEMBER 7, 2018.

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 CERTIFICATION SHOWN HEREON.

# ANNEXATION PLAT

INTO THE CITY OF COLORADO SPRINGS

## VILLAGES AT WATERVIEW NORTH ADDITION NO.1

LOCATED IN A PORTION OF SECTIONS 8 & 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

