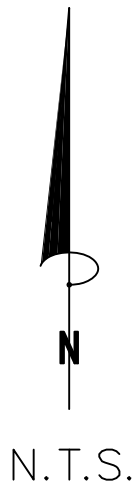
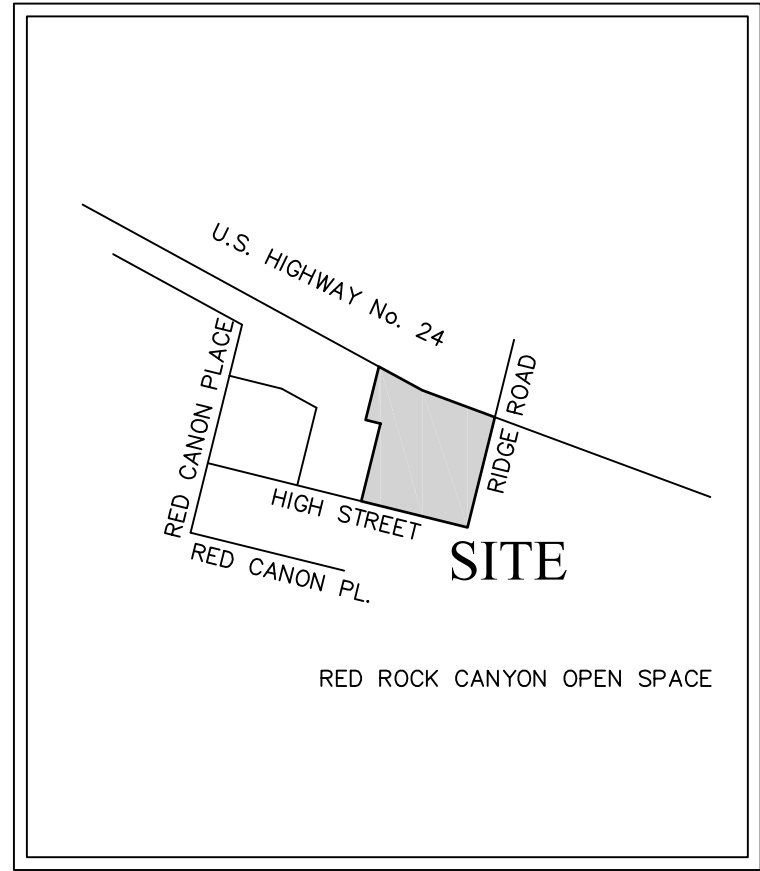


ANNEXATION PLAT
OTR ADDITION No. 1

AN ANNEXATION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

VICINITY MAP



BE IT KNOWN BY THESE PRESENTS:

That OTR Property I, LLC a Colorado limited liability company, being the petitioner for annexation of the following described tract of land to wit:

Lot 1 and Lot 2, High Street Subdivision, Filing No. 2 (Reception Number 214713549), together with that portion if High Street adjacent to said Lots 1 and 2, El Paso County, Colorado.

Containing a calculated area of 94,870 square feet (2.177916 acres), more or less.

IN WITNESS WHEREOF:

The aforementioned, OTR Property I, LLC a Colorado limited liability company, has executed this instrument this

_____ day of _____, 20____.

By _____, as _____ of OTR Property I, LLC a Colorado limited liability company.

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The foregoing instrument was acknowledged before me this _____ day of

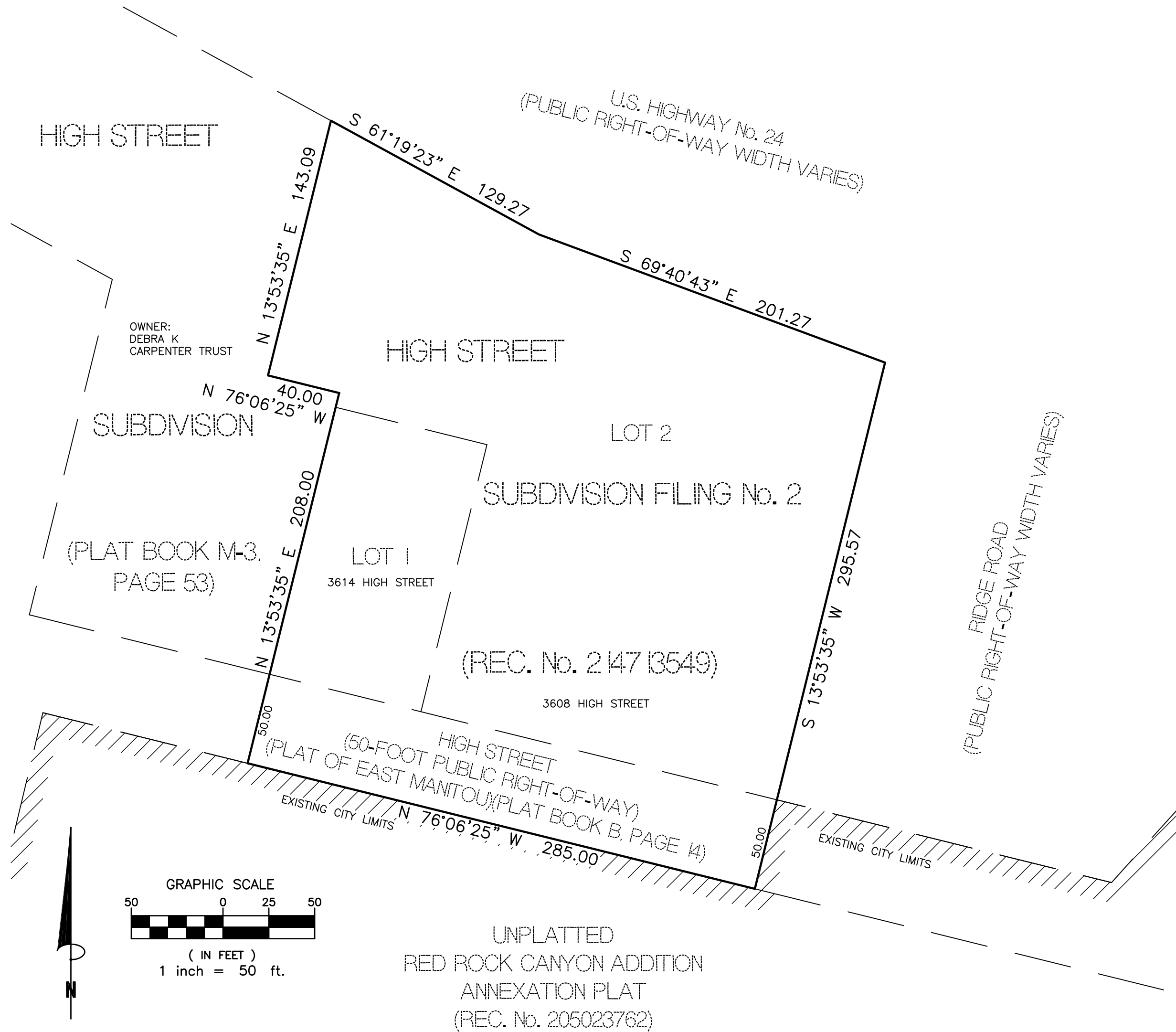
_____, 20____, by _____, as _____ of OTR Property I, LLC a Colorado limited liability company.

Witness my hand and official seal.

My Commission expires _____ Notary Public _____

NOTES:

- The lineal units used for this plat are International Feet.
- 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 be commenced more than ten years from the date of the certification shown hereon.
- Annexation contiguity statement:
Total Perimeter of the Area for Annexation: 1302.20 feet
One-Sixth (1/6th) of the Total Perimeter: 217.03 feet (16.67%)
Perimeter of the Area Contiguous to the Existing City Limits: 335.00 feet (25.73%)
- Property Owner: OTR Property I, LLC
25 N. Spruce St., Suite 330
Colorado Springs, CO 80905



SURVEYOR'S STATEMENT:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying Annexation Plat was drawn under his responsible charge and accurately shows the described tract of land, and that at least one sixth of the boundary of said tract is contiguous to the present boundary of the City of Colorado Springs, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his knowledge and belief.

This statement is neither a warranty nor guarantee, either expressed or implied.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying & Mapping, LLC

CITY APPROVALS

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of OTR ADDITION No. 1.

City Engineer _____ Date _____

City Planning Director _____ Date _____

CITY APPROVALS

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 _____

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

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.

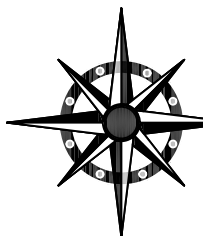
STEVE SCHLEIKER, RECORDER

BY: _____ Deputy

SURCHARGE: _____

FEE: _____

CITY FILE NO: ANEX-24-0015



COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

REVISIONS:		
1	12/04/24	City comments.

PROJECT No. 24211
OCTOBER 31, 2024
SHEET 1 OF 1