

ANNEXATION PLAT
HUBER ROAD ADDITION NO. 1
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, THE SOUTHWEST QUARTER OF SECTION 16,
THE NORTHEAST QUARTER OF SECTION 20, THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, A HOME RULE CITY, AND COLORADO MUNICIPAL CORPORATION, BEING THE PETITIONERS OF THE ANNEXATION OF THE FOLLOWING TRACT OF LAND TO WIT:

LEGAL DESCRIPTION

A TRACT OF LAND BEING PORTIONS OF SOUTHEAST QUARTER OF SECTION 17, THE SOUTHWEST QUARTER OF SECTION 16, THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WESTERLY END BY NO. 6 REBAR AND 2-1/2" ALUMINUM CAP STAMPED "W1/16 S16[S21 CCES LLC PLS 30118 2014" IN STEEL RANGE BOX AND AT THE EASTERLY END BY A NO. 6 REBAR AND 2-1/2" ALUMINUM CAP STAMPED "1/4 S16[S21 CCES LLC PLS 30118 2014" IN STEEL RANGE BOX BEING ASSUMED TO BEAR N89°07'47"W A DISTANCE OF 1,336.84 FEET.

COMMENCING A THE NORTHEAST CORNER OF THE ANNEXATION PLAT OF EASTVIEW ESTATES AS RECORDED UNDER RECEPTION NUMBER 205035675, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID ANNEXATION PLAT OF EASTVIEW ESTATES THE FOLLOWING TWO (2) COURSES:

- S89°07'48"W A DISTANCE OF 30.00 FEET;
- S89°18'21"W A DISTANCE OF 60.00 FEET TO THE SOUTEAST CORNER OF THE ANNEXATION PLAT STETSON RIDGE ADDITION; AS RECORDED UNDER RECEPTION NO. 1351970 IN PLAT BOOK A4 AT PAGE 15.

THENCE N00°21'18"W ON THE EAST LINE OF SAID STETSON RIDGE ADDITION A DISTANCE OF 61.46 FEET; THENCE N89°07'48"E A DISTANCE OF 217.99 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF GENERAL WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 225023013; THENCE S82°46'31"E ON SAID BOUNDARY LINE A DISTANCE OF 224.71 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HUBER ROAD AS RECORDED IN TOY RANCH ESTATES IN PLAT BOOK I2, PAGE 48; THENCE N89°07'48"E ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,051.37 FEET; THENCE S00°30'31"E A DISTANCE OF 30.00 FEET TO A POINT ON THE BOUNDARY LINE OF ANNEXATION PLAT BANNING-LEWIS RANCH NO. 9 AS RECORDED UNDER RECEPTION NUMBER 205087761; THENCE ON THE BOUNDARY LINE OF SAID BANNING-LEWIS RANCH NO. 9 THE FOLLOWING TWO (2) COURSES:

- S89°07'48"W A DISTANCE OF 95.00 FEET;
- S00°30'13"E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HUBER ROAD AS DEFINED BY ROAD BOOK A, PAGE 78;

THENCE S89°07'48"W ON SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 937.45 FEET TO THE NORTHEAST CORNER OF THE SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NUMBER 225006481; THENCE ON THE BOUNDARY LINE OF THE SPECIAL WARRANTY DEED THE FOLLOWING FOUR (4) COURSES:

- S81°39'10"W A DISTANCE OF 248.96 FEET;
- S00°35'18"E A DISTANCE OF 551.23 FEET;
- S02°18'23"E A DISTANCE OF 46.44 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PTAA ADDITION NO.1 ANNEXATION AS RECORDED UNDER RECEPTION NUMBER
- N89°09'00"W ON THE NORTHERLY LINE OF SAID PTAA ADDITION NO. 1, A DISTANCE OF 94.39 FEET;

THENCE CONTINUING S89°09'00"W A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY LINE OF THE ANNEXATION PLAT OF EASTVIEW ESTATES AS RECORDED UNDER RECEPTION NUMBER 205035675; THENCE N00°35'18"W ON SAID EASTERLY BOUNDARY LINE A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 175,920 SQUARE FEET OR 4.039 ACRES MORE OR LESS.

OWNER:

THE AFOREMENTIONED, CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20__ A.D.

BLESSING A. MOBOLADE,
MAYOR

ATTEST:

CITY CLERK

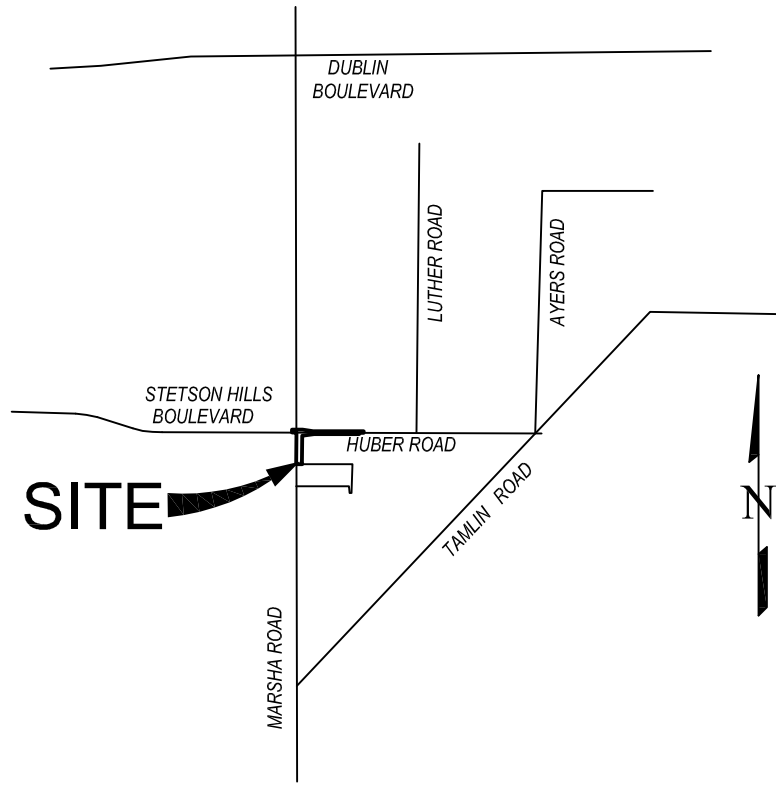
STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ 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



VICINITY MAP
NOT TO SCALE

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA FOR ANNEXATION = 4,369.01 FEET.
- ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER AREA = 728.17 FEET. (16.67%)
- PERIMETER OF THE AREA CONTIGUOUS WITH THE EXISTING CITY LIMITS = 1,060.86 FEET. (24.28%)
- TOTAL AREA TO BE ANNEXED = 175,920 SQUARE FEET OR 4.039 ACRES.

GENERAL NOTES:

- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
- THIS ANNEXATION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.
- BASIS OF BEARINGS:** THE NORTH BOUNDARY LINE OF CANTY SUBDIVISION NO. 2, AS RECORDED UNDER RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WEST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AND AT THE EAST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL, ASSUMED TO BEAR N89°52'39"E A DISTANCE OF 1,276.39 FEET.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS MAP IS NOT A LAND SURVEY PLAT OR AND IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO GRAPHICALLY SHOW THE AREA TO BE ANNEXED TO THE CITY OF COLORADO SPRINGS AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- DATE OF PREPARATION IS APRIL 09, 2026.

THIS SURVEY IS BASED UPON THE ANNEXATION PLATS AND PLANS AND DOCUMENTS AS SHOWN BELOW:

ANNEXATION PLAT- EASTVIEW ESTATES

ANNEXATION PLAT- BANNING-LEWIS RANCH NO. 2

ANNEXATION PLAT- BANNING-LEWIS RANCH NO. 9

ANNEXATION PLAT- BRIDLESPUR ADDITION

ANNEXATION PLAT- STETSON RIDGE ADDITION

DEED RECEPTION NUMBERS 225006481, 225023013

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT "HUBER ROAD ADDITION NO. 1"

CITY PLANNING DIRECTOR

DATE

CITY ENGINEER

DATE

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO THE ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY THE ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON THE ____ DAY OF _____, 202__.

CITY CLERK

DATE

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE-DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS WITH THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE AT ____ O'CLOCK ____ M. THIS ____ DAY OF _____, 202__ A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____

STEVE SCHLEIKER, RECORDER

SURCHARGE: _____

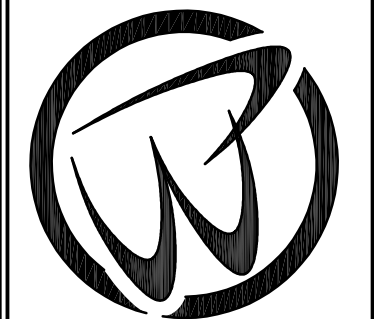
BY: _____
DEPUTY

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.

NO.	REVISIONS	DESCRIPTION	DATE
1.		REVISED PER CITY COMMENTS	7/6/2026

**EDWARD-JAMES
SURVEYING, INC.**
1122 N. El Paso Street
Colorado Springs, CO 80903
Office: (719) 576-1216
Fax: (719) 576-1206



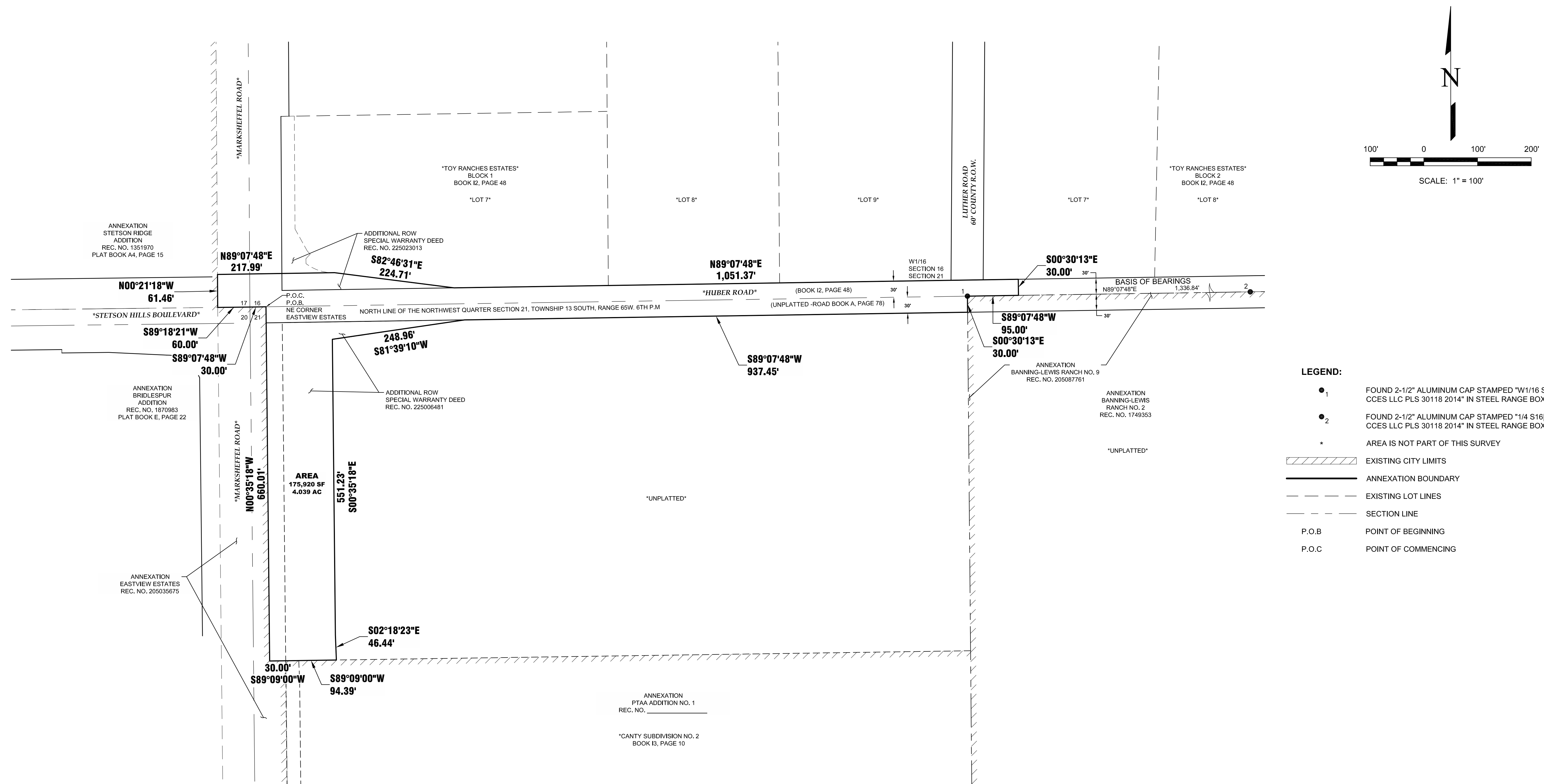
ANNEXATION PLAT
HUBER ROAD ADDITION NO. 1
LOCATED IN THE SE 1/4 OF SEC. 17, SW 1/4 SEC. 16, NE 1/4 SEC. 20, NW 1/4 SEC. 21 T13S R65W
OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY **JWT**
CHECKED BY **ERF**

H-SCALE **N/A**

JOB NO. **2451-00**
DATE CREATED **5/4/2026**
DATE ISSUED **DRAFT**
SHEET NO **1** OF **2**

ANNEXATION PLAT
HUBER ROAD ADDITION NO. 1



- LEGEND:
- 1 FOUND 2-1/2" ALUMINUM CAP STAMPED "W1/16 S16[S21 CCES LLC PLS 30118 2014" IN STEEL RANGE BOX
 - 2 FOUND 2-1/2" ALUMINUM CAP STAMPED "1/4 S16[S21 CCES LLC PLS 30118 2014" IN STEEL RANGE BOX
 - * AREA IS NOT PART OF THIS SURVEY
 - EXISTING CITY LIMITS
 - ANNEXATION BOUNDARY
 - EXISTING LOT LINES
 - SECTION LINE
 - P.O.B POINT OF BEGINNING
 - P.O.C POINT OF COMMENCING

REVISIONS	NO.	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.

1122 N. El Paso Street
Colorado Springs, CO 80903
Office: (719) 576-1216
Fax: (719) 576-1206

ANNEXATION PLAT
HUBER ROAD ADDITION NO. 1

LOCATED IN THE SE 1/4 OF SEC. 17, SW 1/4 SEC. 16, NE 1/4 SEC. 20, NW 1/4 SEC. 21 T13S R65W
OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY **JWT**

CHECKED BY **ERF**

H-SCALE **1" = 100'**

JOB NO. **2451-00**

DATE CREATED **5/4/2026**

DATE ISSUED **DRAFT**

SHEET NO **2** OF **2**

FILE NO. ANEX-26-0006