ANNEXATION PLAT SUMMIT VIEW ADDITION NO. 1

LOCATED IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 13 SOUTH RANGE 66 WEST, OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT TEMPLETON GAP DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND ROCKY MOUNTAIN BAPTIST TEMPLE BEING THE PETITIONERS OF THE ANNEXATION OF THE FOLLOWING TRACTS OF LAND TO WIT:

LEGAL DESCRIPTION (INDIVIDUAL PARCELS)

TEMPLETON GAP DEVELOPMENT, LLC:

DADOEL A

LOT 2. TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

PARCEL B

LOT 3, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

LOT 4, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

PARCEL D:

LOT 19, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

PARCEL E:
LOT 18, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

ROCKY MOUNTAIN BAPTIST TEMPLE

PARCEL F

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT TRACT DESCRIBED BY DEED RECORDED IN BOOK 1960 AT PAGE 365 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 189; THENCE NORTHEASTERLY ON SAID SOUTHEASTERLY RIGHT OF WAY LINE 726.61 FEET; THENCE ANGLE RIGHT 90 ° SOUTHEASTERLY 599.50 FEET TO INTERSECT THE NORTHERLY LINE OF THE ABOVE REFERENCED TRACT; THENCE WESTERLY ON SAID NORTHERLY LINE 942.0 FEET TO THE POINT OF BEGINNING

COUNTY OF EL PASO, STATE OF COLORADO.

LEGAL DESCRIPTION (OVERALL)

A TRACT OF LAND BEING A PORTION OF LOT 2, ALL OF LOT 3, LOT 4, LOT 18, LOT 19, AND A PORTION OF APALOOSA DRIVE AS PLATTED IN TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20 COUNTY OF EL PASO, STATE OF COLORADO TOGETHER WITH THAT TRACT OF LAND DESCRIBED BY DEED RECORDED IN BOOK 1960 AT PAGE 365 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION THE SOUTH HALF OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 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 NORTHWESTERLY BOUNDARY LINE OF LOT 1, TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, BEING MONUMENTED AT EACH END BY A ¾" IRON PIPE, AT GROUND LEVEL, ASSUMED TO BEAR N50°22'10"E.

COMMENCING AT THE NORTHWEST CORNER OF TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY OF SAID PARCEL DESCRIBED IN THE DEED RECORDED IN BOOK 1960 AT PAGE 365, THE FOLLOWING THREE (3) COURSES:

- 1. N50°22'10"E A DISTANCE OF 726.61 FEET;
- 2. S39°37'50"E A DISTANCE OF 599.52 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TEMPLETON HEIGHTS SUBDIVISION;
- 3. S89°53'43'W ON SAID NORTHERLY LINE A DISTANCE OF 693.07 FEET TO THE NORTHEAST CORNER OF LOT 4, AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION;

THENCE S00°06'17"E ON SAID LOT 4, A DISTANCE OF 670.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF APALOOSA WAY AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE N89°53'43" ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 63.80 FEET; THENCE S00°06'17"E A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID APALOOSA DRIVE, SAID POINT BEING THE NORTHEAST CORNER OF LOT OF LOT 18, AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE CONTINUING S00°06'17"E ON SAID EAST BOUNDARY LINE OF SAID LOT 18 A DISTANCE OF 590.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE S89°53'43"W THE SOUTHERLY BOUNDARY LINE OF SAID TEMPLETON HEIGHTS SUBDIVISION ALSO BEING ON THE NORTHERLY LINE OF TEMPLETON HEIGHTS ADDITION NO 1 ANNEXATION, A DISTANCE OF 934.87 FEET TO THE SOUTHWEST CORNER OF LOT 19 OF SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE CONTINUING ON THE NORTHERLY LINE OF SAID

- 1. N22°46'24"E A DISTANCE OF 287.67 FEET;
- 2. N87°38'10"W A DISTANCE OF 680.09 FEET TO A POINT ON CURVE SAID POINT BEING ON THE EASTERLY BOUNDARY LINE OF PRING RANCH ADDITION NO. 6 ANNEXATION A RECORDED IN PLAT BOOK C-3 AT PAGE 76;
- THENCE ON SAID EASTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

TEMPLETON HEIGHTS ADDITION NO 1 ANNEXATION THE FOLLOWING TWO (2) COURSES:

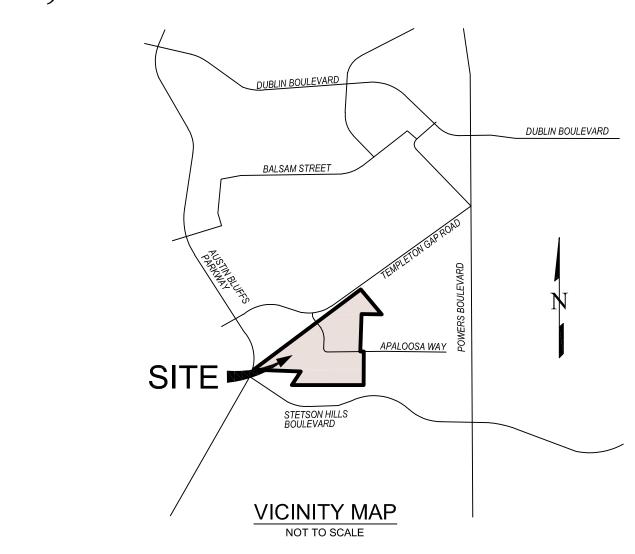
1. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 7°39'40", A RADIUS OF 3,779.77 FEET, A DISTANCE OF 505.40 FEET, WHOSE CHORD BEARS N46°30'55"E A DISTANCE OF 505.02 FEET TO A POINT ON CURVE;

CONTAINING A CALCULATED AREA OF 1,393,943 SQUARE FEET OR 32.001 ACRES MORE OR LESS.

2. N50°22'10"E A DISTANCE OF 1,066.58 FEET TO THE POINT OF BEGINNING.

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.



IN WITNESS WHEREOF:

THE AFOREMENTIONED TEMPLETON GAP DEVELOPMENT, LLC, A COLORADO LIMITEDLY LIABILITY COMPANY, ROB FULLER, CHIEF EXECUTIVE OFFICER HAS EXECUTED THIS DAY OF 202 A D

BY:______
ROB FULLER, MANAGER, TEMPLETON GAP DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY

NOTARIAL:

COMPANY

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202__ A.D., BY ROB FULLER, MANAGER, TEMPLETON GAP DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

IN WITNESS WHEREOF:

ROCKY MOUNTAIN BAPTIST TEMPLE., _____AS____HAS EXECUTED THIS INSTRUMENT THIS ____DAY OF ____202___A.D.

BY:_____

NAME_____, TITLE_____, ROCKY MOUNTAIN BAPTIST TEMPLE

NOTARIAL

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202__ A.D., BY ______, TITLE_____,

ROCKY MOUNTAIN BAPTIST TEMPLE
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF THE AREA FOR ANNEXATION = 6,877.61 FEET.
- ONE-QUARTER (1/4TH) OF THE TOTAL PERIMETER AREA = 1,719.40 FEET (25.00%)
 PERIMETER OF THE AREA CONTIGUOUS WITH THE EXISTING CITY LIMITS = 4,201.22 FEET.
- TOTAL AREA TO BE ANNEXED = 1,393,943 SQUARE FEET
- THE TOTAL CONTIGUOUS PERIMETER IS 61.09% WHICH EXCEEDS THE 1/4 AREA REQUIRED.

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. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON TITLE REPORT NO. 596-HS0820215-416, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 8, 2023 AT 8:00 A.M.
- 3. BASIS OF BEARINGS: THE NORTHWESTERLY BOUNDARY LINE OF LOT 1, TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, BEING MONUMENTED AT EACH END BY A ¾" IRON PIPE, AT GROUND LEVEL, ASSUMED TO BEAR NEO*23/10
- 4. 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.
- 6. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- 7. DATE OF PREPARATION IS JUNE 21, 2023.

THIS SURVEY IS BASED UPON THE ANNEXATION PLATS AND PLANS AS SHOWN BELOW:
ANNEXATION PLAT- SPRING RANCH ADDITION NO. 6

ANNEXATION PLAT- TEMPLETON HEIGHTS ADDITION #1

CITY APPROVAL:

CITY ENGINEER

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

| CITY PLANNING DIRECTOR | - | DATE | |
|------------------------|---|------|--|
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| | | | |
| | | | |
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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

SURVEYOR'S STATEMENT:

MEETING ON THE _____DAY OF ___

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-QUARTER (1/4) 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.

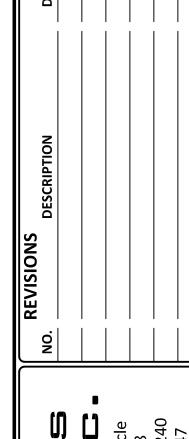
RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

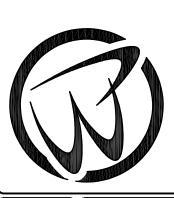
I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF ______, 202__ A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ RECORDS OF EL PASO COUNTY, COLORADO.

| FEE: | STEVE SCHLEIKER, RECORDER |
|------------|---------------------------|
| SURCHARGE: | BY: |
| | DEPUTY |

FILE NO. ANEX-23-0021



56 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206



N PLAT
DITION NO. 1
SECTION 13, TWP 13S R66W

SUMMIT VIEW ADDITI

OCATED IN THE SOUTH HALF OF SECTION
OF THE 6TH P.M. COUNTY OF EL PASO. S

DRAWN BY JWT
CHECKED BY ERF

H-SCALE

 JOB NO.
 2445-00

 DATE CREATED
 6/9/2023

 DATE ISSUED
 DRAFT

SHEET NO 1 OF 2

ANNEXATION PLAT SUMMIT VIEW ADDITION NO. 1 LOCATED IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 13 SOUTH RANGE 66 WEST, OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO BOOK 1960, PAGE 365 NO. 5 PLAT BK H-6 PG 22 ROCKY MOUNTAIN BAPTIST TEMPLE _____ S89°53'43"W REC. NO. 98072333 5/29/1998 TEMPLETON HEIGHTS SUBDIVISION PLAT BOOK G-2, PAGE 20 SADĎLEBAČK TOWNHOMES FILING NO. 4 REC. NO. 93638752 TEMPLETON DEVELOPMENT, LLC N89°53'43"E SADDLEBACK TOWNHOMES FILING NO. 5 REC NO 9905358 APALOOSA WAY (60' ROW) TEMPLETON HEIGHTS SUBDIVISION 1,393,943 SF 32.001 AC PLAT BOOK G-2, PAGE 20 S00°06'17"E **EXISTING CITY LIMITS** ANNEXATION BOUNDARY EXISTING LOT LINE EASEMENT LINE _____ 6' PUBLIC UTILITY EASEMENT BOOK G-2, PAGE 20 TEMPLETON DEVELOPMENT, LLC - ANNEXATION BOUNDARY 680.09 TEMPLETON DEVELOPMENT, LLC TEMPLETON DEVELOPMENT, LLC N87°38'10"W AUSTIN BLUFFS TEMPLETON HEIGHTS STORAGE ADDITION NO. 1 REC. NO. 201190392 ANNEXATION 12/27/2001 BOOK T-3, PAGE 71 CHECKED BY 12' EASEMENT BOOK G-2, PAGE 20 H-SCALE JOB NO. 2445-00 S89°53'43"W TEMPLETON HEIGHTS ADDITION NO. 1 ANNEXATION BOOK T-3, PAGE 71 DATE CREATED 6/9/2023 STETSON RIDGE TOWNHOMES FILING NO. 3 REC. NO. 213713410, 11/27/2013 DATE ISSUED FILE NO. ANEX-23-0021 SHEET NO 2 OF 2