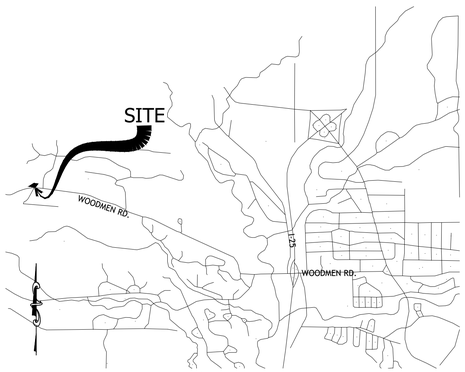
ANNEXATION PLAT

WOODMEN ROAD ADDITION NO. 3

A PORTION OF THE S E 1/4 OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

BE IT KNOWN BY THESE PRESENTS:
THAT THE CITY OF COLORADO SPRINGS, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT.

LEGAL DESCRIPTION :

A parcel of land located in southeast one-quarter of SECTION 2, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., El Paso County, Colorado in the records of El Paso County, Colorado. More particularly described as follows;

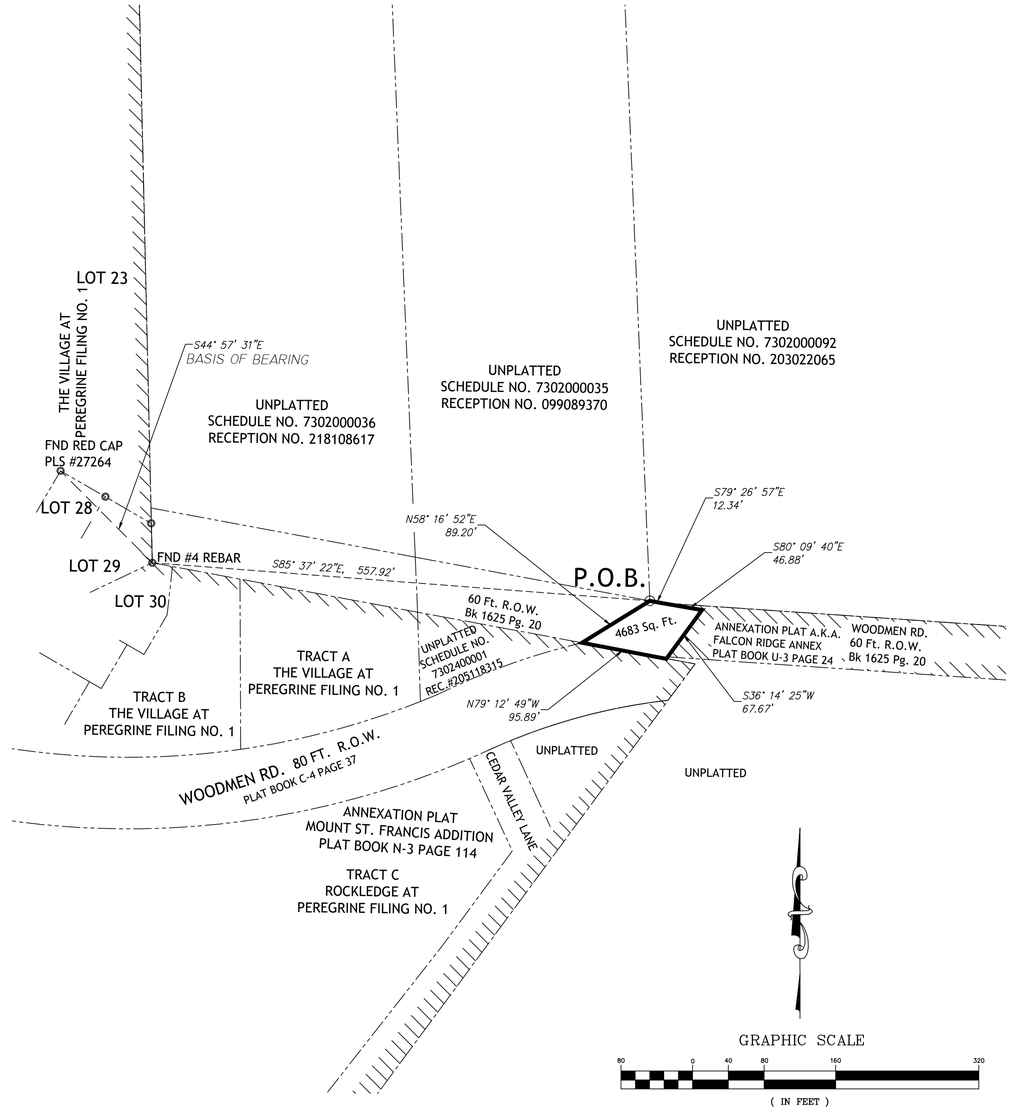
BEGINNING at the southwest corner of an unplatted tract as recorded at reception number 203022065 in the records of El Paso County, Colorado;
thence S79°26'57"E and coincident with the south line of said tract and the north boundary of the existing 60 foot road right of way as described at Book 1625 at Page 20 as recorded in the records of El Paso County, Colorado, a distance of 12.34 feet to the northwest corner of an ANNEXATION PLAT A.K.A. FALCON RIDGE ANNEX as recorded at Plat Book U-3 Page 24 in the records of El Paso County, Colorado;
thence S80°09'40"E and coincident with the boundary of said ANNEXATION PLAT a distance of 46.88 feet to an angle point;
thence S36°14'25"W and coincident with the west boundary of said ANNEXATION PLAT to a point on the north line of WOODMEN ROAD FILING NO. 1 as recorded at Plat Book C-4 Page 37 in the records of El Paso County, Colorado a distance of 67.67 feet more or less;
thence N79°12' 49" W and coincident with the north line of said WOODMEN ROAD FILING NO. 1 a distance of 95.89 more or less to the northwest corner of said WOODMEN ROAD FILING NO. 1 and the northeast corner of an unplatted tract with tax schedule number 7302400001, reception no. 205118315;
thence N58°16'52"E a distance of 89.20 feet to the point of beginning.
Said portion containing a protracted area of 4,683 Square feet.

All bearings in this description are relative to a line between the most northerly corner of Lot 28, a found red cap PLS #27234 and the most easterly corner of lot 29, a found #4 rebar all in said THE VILLAGE AT PEREGRINE FILING NO. 1 subdivision which is assumed to bear S44º57'31"E. Tie to P.O.B. from said #4 rebar bears S85º37'22"E a distance of 557.92 feet

This legal description was prepared for and on behalf of The City of Colorado Springs by
Robert A. Pisciotta, Jr., Colorado P.L.S. 38224
30 S. Nevada Ave., Suite 402
Colorado Springs, CO.
719-385-5545

The linear unit of measure used for this survey is the U.S. Survey foot.

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 311.98'
ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 52.00' (16.67%)
PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 210.44' (67.45%)



SURVEYOR'S STATEMENT:
THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING ANNEXATION PLAT WAS DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND THAT AT LEAST ONE SIXTH (1/6)OF THE PERIPHERAL BOUNDARY OF SAID TRACT IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, COLORADO, EL PASO COUNTY, COLORADO TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

THIS_____DAY OF_____,2025
Robert A. Pisciotta, Jr., Colorado P.L.S. 38224
For and on behalf of The City of Colorado Springs
30 S. Nevada Ave. Suite 402
Colorado Springs, CO., 80901
719-385-5545

Owner:

The aforementioned, City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, has executed this instrument this __ day of _____, 2025 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 ____, 2025 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

CITY OF COLORADO SPRINGS APPROVAL:
On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "Woodmen Road Addition No. 3".

_____ _____
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 it's meeting on__day of_____, 2025, A.D.

_____ _____
City Clerk Date

CLERK AND RECORDER

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 THIS DAY OF _____,2025, A.D. AND IS DULY RECORDED AT RECEPTION NUMBER_____OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER
CLERK AND RECORDER.

BY_____ .
DEPUTY

SURCHARGE;_____.
FEE: _____.

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.

ANEX-24-0014

WOODMEN ROAD ADDITION NO. 3 ANNEXATION PLAT		
DATE: 07/71/23	JOB NUMBER: 2022013	REV
SCALE: 1" = 80'	DRAWN BY: Richard Kotwica	SHEET 1 OF 1

C:\NEW JOBS\2022013\2022013.dwg