

ORDINANCE NO. 23 - 50

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS THE VILLAGES AT WATERVIEW NORTH ADDITION NO. 1 ANNEXATION CONSISTING OF 144.82 ACRES

WHEREAS, pursuant to Article II, Section 30 of the Colorado Constitution and Section 31-12-101, *et seq.*, C.R.S., known as the Municipal Annexation Act of 1965, as amended (the "Annexation Act"), persons comprising one hundred percent (100%) of the landowners and owning one hundred percent (100%) of that certain territory known as the Villages at Waterview North Addition No. 1 Annexation, more specifically described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property") filed a Petition for Annexation with the City Clerk of the City of Colorado Springs; and

WHEREAS, the City Council of the City of Colorado Springs, after proper notice as required by Section 31-12-108 C.R.S., held a hearing on September 12, 2023 pertaining to the annexation of the Property in accord with Section 31-12-109; and

WHEREAS, in accord with Section 31-12-110 of the Annexation Act, the City Council determined, by resolution, that the applicable provisions of Section 30 of Article II of the Colorado Constitution and Section 31-12-104 and 105 of the Annexation Act have been met, an election is not required under Section 31-12-107(2) of the Annexation Act, and no additional terms and conditions are to be imposed on the annexation of the Property; and

WHEREAS, the City Council has determined that said area should be annexed forthwith as part of the City of Colorado Springs.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The Property, known as the Villages at Waterview North Addition No. 1 Annexation and more specifically described on the attached Exhibit "A", is hereby annexed to the City of Colorado Springs.

Section 2. When this annexation is complete, the Property shall become a part of the City of Colorado Springs for all intents and purposes on the effective date of this ordinance, provided that the conditions of Section 31-12-113(2) C.R.S. are satisfied, with the exception of general taxation, in which respect said annexation shall not be effective

until on or after January 1 next ensuing.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by the City Charter.

Introduced, read, passed on first reading and ordered published this 12th day of September 2023.

Finally passed: September 26, 2023


Randy Helms, Council President

Mayor's Action:

- Approved on _____.
- Disapproved on _____, based on the following objections:

This ordinance was finally adopted October 2, 2023, without the Mayor's signature pursuant to City Charter Section 3-70(e).

Blessing A. Mobolade, Mayor

Council Action After Disapproval:

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of _____, on _____.
- Council action on _____ failed to override the Mayor's veto.

Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk



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.

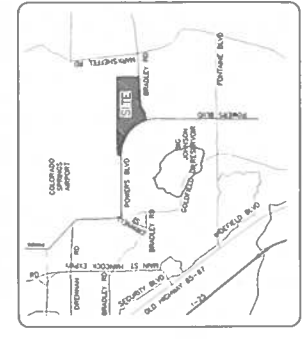


ANNEXATION PLAT

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.

IN WITNESS WHEREOF,
PH REAL ESTATE SERVICES LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS EXECUTED THIS INSTRUMENT
THIS _____ DAY OF _____, 20____ A.D.

P.A. KOSSELER, MANAGER
STATE OF _____)
COUNTY OF _____) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D.
BY: P.A. KOSSELER AS MANAGER FOR PH 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,
PH REAL ESTATE SERVICES LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS EXECUTED THIS INSTRUMENT
THIS _____ DAY OF _____, 20____ A.D.

NEW PARRANER, MANAGER
STATE OF _____)
COUNTY OF _____) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D.
BY: NEW PARRANER AS MANAGER FOR PH 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,
WHY 96 LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS EXECUTED THIS INSTRUMENT
THIS _____ DAY OF _____, 20____ A.D.

RAY O'SULIVAN, MANAGER
STATE OF _____)
COUNTY OF _____) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D.
BY: RAY O'SULIVAN AS MANAGER FOR WHY 96 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,
KYLING SOON FOLAN, AS OWNER, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____ A.D.

KYLING SOON FOLAN, OWNER
STATE OF _____)
COUNTY OF _____) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D.
BY: KYLING 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,
NEBASKA LIMITED LIABILITY COMPANY, AS OWNER, HAS EXECUTED THIS INSTRUMENT
THIS _____ DAY OF _____, 20____ A.D.

NEBASKA LIMITED LIABILITY COMPANY, OWNER
STATE OF _____)
COUNTY OF _____) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D.
BY: NEBASKA 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,
PH REAL ESTATE SERVICES LLC, A COLORADO LIMITED LIABILITY COMPANY,
VETERANS VLL OPERATING LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND
KYLING SOON FOLAN,
BEING THE HEEDERS FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WET

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 WESTERN LINE OF COLORADO CENTRE
SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE OF COLORADO CENTRE, BEING THE
SOUTHWEST CORNER OF LOT 7, COLORADO SPRINGS AIRPORT PLAT NO. 1 SUBDIVISION RECORDED AT RECEPTION
BOOK NO. 2197141312, POINT ALSO BEING ON THE WEST LINE OF ANNEXATION PLAT-COLORADO CENTRE NO. 1, RECORDED IN PLAT
BOOK 8-4, PAGE 73, 42, OF THE RECORDS OF EL PASO COUNTY.

THENCE S00°13'21" E ON THE NORTH/SOUTH 1/4 LINE AND SAID WESTERN LINE OF SAID COLORADO CENTRE FOREVER TRACT
21718 FEET;
THENCE S00°13'21" E ON THE NORTH/SOUTH 1/4 LINE AND WEST LINE OF SAID ANNEXATION PLAT-COLORADO CENTRE NO. 1, A DISTANCE OF
21718 FEET;
THENCE S00°13'21" CONTINUING ON THE NORTH/SOUTH 1/4 LINE AND SAID WESTERN LINE OF SAID COLORADO CENTRE,
FOREVER TRACT 21718 FEET TO A POINT OF CURVE TO THE RIGHT;
FROM THIS POINT AND BUSINESS ASUSING THEREON, BEING THE SOUTHWEST CORNER OF SAID SECTION 9, TOWNSHIP 15 SOUTH,
RANGE 65 WEST OF THE 6TH P.M. SAID LINE OF COLORADO CENTRE, BEING THE SOUTHWEST CORNER OF LOT 7, COLORADO SPRINGS AIRPORT PLAT NO. 1 SUBDIVISION RECORDED AT RECEPTION
BOOK NO. 2197141312, POINT ALSO BEING ON THE WEST LINE OF ANNEXATION PLAT-COLORADO CENTRE NO. 1, RECORDED IN PLAT
BOOK 8-4, PAGE 73, 42, OF THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING (6) SIX CORNERS ARE ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF BRAZLEY ROAD.
1) THENCE S89°30'50" W A DISTANCE OF 217.00 FEET TO A POINT OF CURVE TO THE LEFT;
2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 27,299.79 FEET, A DELTA ANGLE OF 13°09'41", AN ARC
LENGTH OF 7320.29 FEET, WHOSE LONG CHORD BEARS S01°55'27" W A DISTANCE OF 728.18 FEET;
3) THENCE S72°02'46" W A DISTANCE OF 502.02 FEET TO A POINT OF CURVE TO THE RIGHT;
4) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 27,299.79 FEET, A DELTA ANGLE OF 13°09'41", AN ARC
LENGTH OF 6710.03 FEET, WHOSE LONG CHORD BEARS S00°20'19" W A DISTANCE OF 671.59 FEET;
5) THENCE S87°19'30" W A DISTANCE OF 53.00 FEET TO A POINT OF CURVE TO THE LEFT;
6) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 8°14'38", AN ARC
LENGTH OF 229.90 FEET, WHOSE LONG CHORD BEARS S43°25'20" W A DISTANCE OF 208.00 FEET.

THENCE S89°30'50" W A DISTANCE OF 210.00 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF POWERS
BOULEVARD (DK 21) AS RECORDED IN BOOK 3307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY.

THE FOLLOWING (2) TWO CORNERS ARE ON SAID WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD (DK1):
1) THENCE NORTH 10°17' 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 1039.00 FEET, A DELTA ANGLE OF 8°01'41", AN ARC
LENGTH OF 2,600.26 FEET, WHOSE LONG CHORD BEARS N03°09'14" W A DISTANCE OF 2,623.74 FEET.

THENCE N03°09'14" W A DISTANCE OF 210.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION
8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE OF ANNEXATION PLAT-COLORADO CENTRE NO. 1,
RECORDED IN PLAT BOOK 8-4, PAGE 73, 42, OF THE RECORDS OF EL PASO COUNTY.

THE FOLLOWING (2) TWO CORNERS ARE ON THE SOUTHERLY LINE OF SAID LOT 7, COLORADO SPRINGS AIRPORT PLAT NO. 1,
RECORDED IN PLAT BOOK 8-4, PAGE 73, 42, OF THE RECORDS OF EL PASO COUNTY.
1) THENCE NORTH 10°17' W ON SAID NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 1,897.80 FEET
TO THE NORTHEAST CORNER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID ANNEXATION PLAT-MANAGERIAL
AIRPORT ADDITION NO. 7, POINT BEING AT THE SOUTHWEST CORNER OF SAID SECTION 8 AND THE SOUTHWEST CORNER OF SAID
ANNEXATION PLAT-MANAGERIAL AIRPORT ADDITION NO. 7, POINT BEING AT THE SOUTHWEST CORNER OF SAID SECTION 8 AND THE
SOUTHWEST CORNER OF SAID ANNEXATION PLAT-MANAGERIAL AIRPORT ADDITION NO. 7, POINT BEING AT THE SOUTHWEST CORNER OF SAID
ANNEXATION PLAT-MANAGERIAL AIRPORT ADDITION NO. 8, A DISTANCE OF 2,624.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 1,000,300 SQUARE FEET OR 144,871 ACRES, MORE OR LESS.

BASIS OF BELIEFS:
THE BASIS OF BELIEFS FOR THE ANNEXATION PLAT IS THE TRUTH IN LAW OF THE FOURTH QUARTER OF
SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE
OF ANNEXATION PLAT-COLORADO CENTRE NO. 1, RECORDED IN PLAT BOOK 8-4, PAGE 73, 42, OF THE RECORDS OF EL PASO COUNTY.
ALSO CAP 615 (37643) TO THE N. S. CORNER OF SAID SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE
OF ANNEXATION PLAT-COLORADO CENTRE NO. 1, RECORDED IN PLAT BOOK 8-4, PAGE 73, 42, OF THE RECORDS OF EL PASO COUNTY.

FLOODPLAIN STATEMENT:
THE ABOVE TRACT OF LAND IS NOT IN A FLOODPLAIN AS SHOWN ON THE FLOODPLAIN MAP FOR EL PASO COUNTY, COLORADO, DATED DECEMBER 3, 2009.
FLOODPLAIN AREA AS SHOWN ON THE FLOODPLAIN MAP FOR EL PASO COUNTY, COLORADO, DATED DECEMBER 3, 2009.

LOCAL GOVERNMENT CERTIFICATION:
I, _____, MANAGER OF THE CITY OF COLORADO SPRINGS, COLORADO, DO HEREBY CERTIFY THAT THE PLAT WAS FILED IN MY OFFICE ON THIS
DATE AND THAT THE PLAT IS IN ACCORDANCE WITH THE CITY CHARTER AND THE CITY CODE OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY ACTORS OF THE CITY COUNCIL OF THE
CITY OF COLORADO SPRINGS AT ITS MEETING ON _____ DAY OF _____, 20____ A.D.

- NOTES:**
1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY FOR A LAND SURVEY PLAT.
 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PROCEME SURVEYING LLC, TO DETERMINE OWNERSHIP OR
EXISTENCE OF RECORD FOR ALL INFORMATION REGARDING RECORDS, RIGHTS, INTERESTS, EASEMENTS, ENCUMBRANCES, OR
GUARANTEE COMPANY, DATED AUGUST 18, 2021.
 3. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
 4. LENGTH OF BOUNDARY FOR PROPOSED ANNEXATION
LENGTH OF CITY BOUNDARY CONTIGUOUS TO PROPOSED ANNEXATION
AREA TO BE ANNEXED

SUBDIVISION CERTIFICATION:
I, _____, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO,
DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT WAS DRAWN UNDER MY DIRECT
SUPERVISION AND THAT I AM AWARE OF THE CONTENTS OF THE PLAT AND THAT IT IS
A CORRECT DECLARATION OF THE ATTACHED DESCRIBED PARCELS OF LAND AND THAT AT
LEAST ONE SIXTH (1/6) OF THE OVERALL PERIPHERAL BOUNDARY OF SAID PARCELS IS
ON THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO
COUNTY, COLORADO.

JAMES F. DICE
PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, NO. 34383
PROCEME LAND SURVEYING LLC

CITY APPROVAL:
I, _____, MANAGER OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING
ANNEXATION PLAT OF _____

CITY PLANNING DIRECTOR _____ DATE _____
CITY ENGINEER _____ DATE _____
CITY CLERK _____ DATE _____

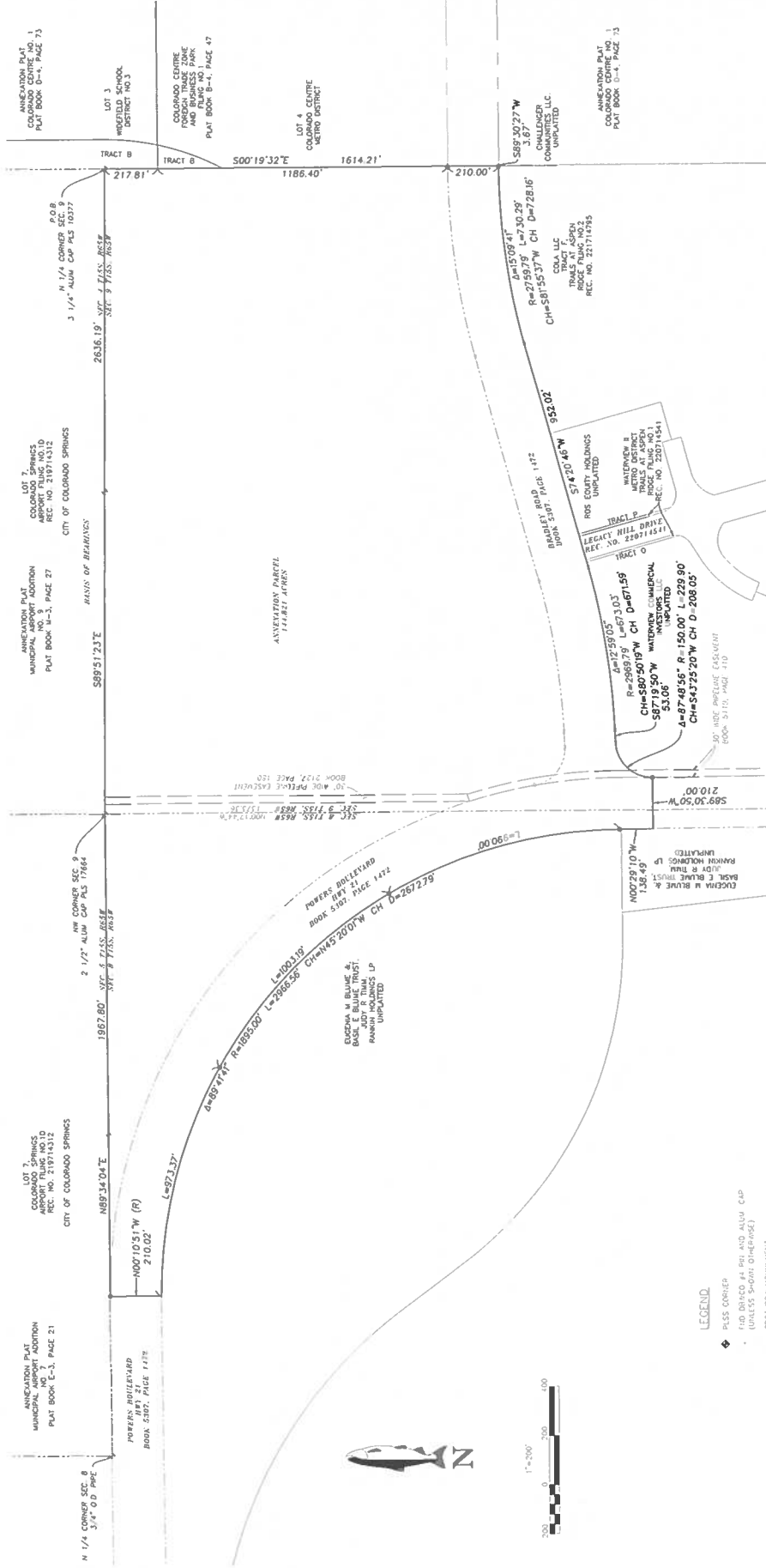
CLERK AND RETORFER CERTIFICATION:
I, _____, CLERK OF THE CITY OF COLORADO SPRINGS, COLORADO, DO HEREBY CERTIFY THAT THE PLAT WAS FILED IN MY OFFICE ON THIS
DATE AND THAT THE PLAT IS IN ACCORDANCE WITH THE CITY CHARTER AND THE CITY CODE OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY,
COLORADO, BY ACTORS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON _____ DAY OF _____, 20____ A.D.

Reginae
Land Surveying
A PROFESSIONAL CORPORATION
1000 N. W. 12TH ST. SUITE 100
DENVER, CO 80202
TEL: 724.228.2217

DATE: 4/27/2023
DRAWN BY: JFD
CHECKED BY: JFD

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



LEGEND

- ◆ PLSS CORNER
- FID. DIST. AT 10' AND ALUM. CAP (UNLESS SPEC. OTHERWISE)
- DIST. TO W. CORNER (SEE 2444)
- (P) P.B./B.C.
- DTL. LIMITS



 Robinson
 Land Surveying, Inc.
 4445 EAST 17TH AVE., SUITE 100
 COLORADO SPRINGS, CO. 80905
 TEL. 719.532.2700
 FAX. 719.532.2701
 DATE: 4/2/2023
 SHEET: 1 OF 2
 ANEX-23-0001

I HEREBY CERTIFY that the foregoing ordinance entitled **“ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS THE VILLAGES AT WATERVIEW NORTH ADDITION NO. 1 ANNEXATION CONSISTING OF 144.82 ACRES”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on September 12, 2023; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 26th day of September 2023, and that the same was published by title and in summary, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 26th day of September 2023.



Sarah B. Johnson, City Clerk

1st Publication Date: September 15, 2023

2nd Publication Date: October 4, 2023

Effective Date: October 9, 2023

Initial: 

City Clerk

