

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 12<sup>th</sup> 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:

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**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. KOSKIELSKI, MANAGER  
 STATE OF ) ) ) ) ) ) ) ) ) )  
 COUNTY OF ) ) ) ) ) ) ) ) ) )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.  
 BY: P.A. KOSKIELSKI AS MANAGER FOR PH REAL ESTATE SERVICES LLC, A COLORADO LIMITED LIABILITY COMPANY  
 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 PARKMAN, MANAGER  
 STATE OF ) ) ) ) ) ) ) ) ) )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.  
 BY: NEW PARKMAN AS MANAGER FOR PH REAL ESTATE SERVICES LLC, A COLORADO LIMITED LIABILITY COMPANY  
 MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

**IN WITNESS WHEREOF:**  
 WH REAL ESTATE SERVICES LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS EXECUTED THIS INSTRUMENT  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

RAY D'OLIVAN, MANAGER  
 STATE OF ) ) ) ) ) ) ) ) ) )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.  
 BY: RAY D'OLIVAN AS MANAGER FOR WH REAL ESTATE SERVICES LLC, A COLORADO LIMITED LIABILITY COMPANY  
 MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

**IN WITNESS WHEREOF:**  
 KYUNG SOON FOULAN, OWNER  
 STATE OF ) ) ) ) ) ) ) ) ) )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.  
 BY: KYUNG SOON FOULAN, OWNER  
 MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

**IN WITNESS WHEREOF:**  
 RYM KIMBLE, MANAGER  
 STATE OF ) ) ) ) ) ) ) ) ) )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.  
 BY: RYM KIMBLE AS MANAGER FOR VETERANS VALLEY OPERATING LLC, A NEBRASKA LIMITED LIABILITY COMPANY  
 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 VALLEY OPERATING LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND  
 KYUNG SOON FOULAN,  
 BEING THE PERSONS 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 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO) AND PROCEEDING N0. 237°14'32" POINT ALSO BEING ON THE WEST LINE OF ANNEXATION PLAT-COLORADO CENTRE NO. 1, RECORDED IN PLAT BOOK B-4, PAGE 73, 42, OF THE RECORDS OF EL PASO COUNTY;

THENCE S09°32'12" ON THE NORTH/SOUTH 1/4 LINE AND SAID WESTERN LINE OF SAID COLORADO CENTRE (SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO) CENTRE NO. 1, A DISTANCE OF 217.8 FEET;

THENCE S09°32'12" CONTINUING ON THE NORTH/SOUTH 1/4 LINE AND SAID WESTERN LINE OF SAID COLORADO CENTRE (SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO) CENTRE NO. 1, A DISTANCE OF 48.19 FEET TO POINT BEING ON THE WESTERN LINE OF SAID COLORADO CENTRE (SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO) CENTRE NO. 1, RECORDED IN PLAT BOOK B-4, PAGE 73, 42, OF THE RECORDS OF EL PASO COUNTY;

THENCE S09°32'12" CONTINUING ON THE NORTH/SOUTH 1/4 LINE AND THE WEST LINE OF SAID ANNEXATION PLAT-COLORADO CENTRE NO. 1, A DISTANCE OF 325.92 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SAID CURVE, HAVING A RADIUS OF 2,759.79 FEET, A DELTA ANGLE OF 139°41', AN ARC LENGTH OF 752.29 FEET, WHOSE LONG CHORD BEARS S05°55'37" W A DISTANCE OF 728.18 FEET;

THENCE S89°30'50" W A DISTANCE OF 50.00 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SAID CURVE, HAVING A RADIUS OF 1,500.00 FEET, A DELTA ANGLE OF 87°43'38", AN ARC LENGTH OF 239.90 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 (S8-21) AS RECORDED IN BOOK 3307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING (2) TWO CORNERS ARE ON SAID WESTERN RIGHT-OF-WAY LINE OF POWERS BOULEVARD (S8-21):

1) THENCE NORTH/10° W A DISTANCE OF 138.48 FEET TO A POINT OF CURVE TO THE LEFT;

2) THENCE SAID CURVE, HAVING A RADIUS OF 1,030.00 FEET, A DELTA ANGLE OF 89°14'17", AN ARC LENGTH OF 249.38 FEET, WHOSE LONG CHORD BEARS N10°29'19" W A DISTANCE OF 242.27 FEET;

THENCE NORTH/10° 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., EL PASO COUNTY, COLORADO; SAID POINT BEING ON THE SOUTH LINE OF ANNEXATION PLAT-MANORIAL AIRPORT ADDITION NO. 7, RECORDED IN PLAT BOOK E-2, PAGE 21, OF THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING (2) TWO CORNERS ARE ON THE SOUTHERLY LINE OF SAID LOT 2, COLORADO SPRINGS AIRPORT TRACT NO. 10,

1) THENCE NORTH/10° 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-MANORIAL AIRPORT ADDITION NO. 7, POINT BEING AT THE SOUTHWEST CORNER OF ANNEXATION PLAT-HOSPITAL AIRPORT ADDITION (SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO) RECORDED IN PLAT BOOK E-2, PAGE 21, OF THE RECORDS OF EL PASO COUNTY;

2) THENCE S89°32'12" ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9 AND THE SOUTHERLY LINE OF SAID ANNEXATION PLAT-MANORIAL AIRPORT ADDITION NO. 8, A DISTANCE OF 2,854.19 FEET TO THE POINT OF BEGINNING

THE ABOVE TRACT OF LAND CONTAINS 1,000,306 SQUARE FEET OR 144,871 ACRES, MORE OR LESS

**BASIS OF BELIEFS:**

THE SURVEY WAS MADE FROM THE CORNER OF THE WEST 1/4 SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND THE NORTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO. THE SURVEY WAS MADE FROM THE CORNER OF SAID SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND THE NORTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO. THE SURVEY WAS MADE FROM THE CORNER OF SAID SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND THE NORTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

**FLOOD HAZARD STATEMENT:**

FLOOD HAZARD AREA AS SHOWN ON FEMA MAP 0501010794C, DATED DECEMBER 3, 2018

THE SURVEYING INFORMATION CONTAINED HEREIN WAS PREPARED BY THE SURVEYOR AND HIS ASSISTANTS AND FIELD PERSONNEL AND IS NOT GUARANTEED TO BE ACCURATE TO THE DEGREE OF 1/100,000. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND THAT THE TRACT IS NOT IN A FLOOD HAZARD AREA.

**NOTES:**

- THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY FOR A LAND SURVEY PLAT.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PROCEEDING SURVEYING LLC, TO DETERMINE OWNERSHIP OR EXISTENCE OF RECORD FOR ALL INFORMATION REGARDING PROCEEDING SURVEYING LLC'S AND TITLE OF COLORADO RECORDS COMPANY, DATED APRIL 18, 2021.
- ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
- LENGTH OF BOUNDARY FOR PROPOSED ANNEXATION: 12,383.24 FEET
- LENGTH OF CITY BOUNDARY-CONTIGUOUS TO PROPOSED ANNEXATION: 3,031.86 FEET (40.52 ACRES)
- LENGTH OF CITY BOUNDARY-CONTIGUOUS TO PROPOSED ANNEXATION: 144,821 ACRES

**SUBDIVISION CERTIFICATION:**

I, JAMES F. DICE, PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION AND THAT IT IS A TRUE AND CORRECT DECLARATION OF THE ATTACHED DESCRIBED PARCELS OF LAND AND THAT AT LEAST ONE EIGHT (1/8) OF THE OVERALL PERIPHERAL BOUNDARY OF SAID PARCELS IS LOCATED WITHIN 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. 13453  
 PROCEEDING SURVEYING LLC

**CITY APPROVAL:**

CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR PLACING THE ACCOMPANYING ANNEXATION PLAT OF VILLAGES AT WATERVIEW NORTH ADDITION NO.1

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

**CLERK AND RETORFER CERTIFICATION:**

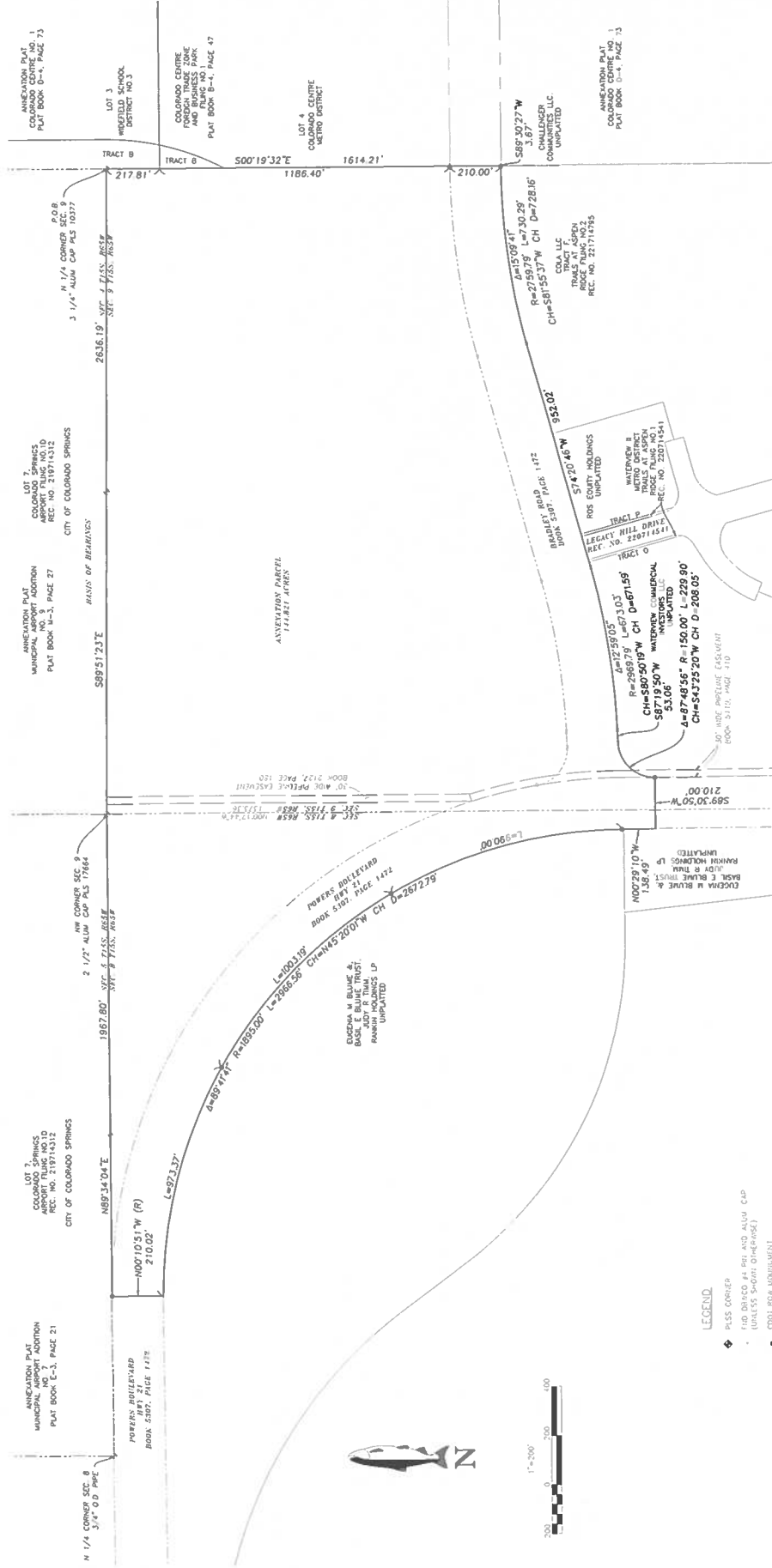
I, \_\_\_\_\_, CLERK OF THE CITY OF COLORADO SPRINGS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. (MORNING/AFTERNOON) OF SAID COUNTY, COLORADO.

STEPH BENTON, CLERK OF COLORADO SPRINGS AND RECORDER  
 CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

**Proceding Surveying**  
 LAND SURVEYING  
 COLORADO LICENSE NO. 13453  
 THE: 12/18/2018  
 DATE: 4/27/2023  
 SHEET: 1 OF 2  
 ASES-23-001

# 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)
- 10' W. ALUM. CAP (SEE 24-44)
- 10' W. ALUM. CAP (SEE 24-44)
- (P) EASEMENT
- DIT. LIMITS


  
 Robinson  
 Land Surveying, Inc.  
 4445 EAST 17TH AVENUE, SUITE 100  
 COLORADO SPRINGS, CO 80905  
 TEL: 719.532.2770  
 FAX: 719.532.2771  
 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 26<sup>th</sup> 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 26<sup>th</sup> day of September 2023.

  
\_\_\_\_\_  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: September 15, 2023

2<sup>nd</sup> Publication Date: October 4, 2023

Effective Date: October 9, 2023

Initial:   
\_\_\_\_\_  
City Clerk

