ANNEXATION PLAT

HOPE CHAPEL ADDITION NO. 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. INTO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT HOPE CHAPEL OF COLORADO SPRINGS, A COLORADO NON-PROFIT CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AT NORTHEAST CORNER OF SECTION 28 BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10956", AND AT THE NORTH QUARTER OF SECTION 28 BY A 1-1/2" BRASS CAP STAMPED "LS 2078", SAID LINE BEARS N89°12'01"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 28 S00°15'22"E A DISTANCE OF 775.31 FEET, TO A POINT ON THE CENTERLINE OF VACATED BURGESS ROAD RECORDED IN BOOK 3173 AT PAGE 561 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE CENTERLINE OF SAID VACATED BURGESS ROAD, THE FOLLOWING FOUR (4) COURSES:

1. N83°53'46"W A DISTANCE OF 87.08 FEET;
2. S71°12'16"W A DISTANCE OF 222.56 FEET;
3. S60°22'37"W A DISTANCE OF 224.95 FEET;
4. S69°45'31"W A DISTANCE OF 234.36 FEET;

THENCE S20°14'29"E A DISTANCE OF 30.21 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD RANCH ROAD AS RECORDED IN BOOK 2288 AT PAGE 416, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N06°41'56"W, HAVING A RADIUS OF 3779.80 FEET, A CENTRAL ANGLE OF 06°04'21" AND AN ARC LENGTH OF 400.60 FEET, TO A POINT OF NON-TANGENT;
2. N76°42'12"E A DISTANCE OF 291.84 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE ON SAID WEST LINE, ALSO BEING ON THE EXISTING BOUNDARY OF THE CITY OF COLORADO SPRINGS AS ANNEXED IN ORDINANCE NO. 82-138 RECORDED IN BOOK 3619 AT PAGE 807 S00°15'22"E A DISTANCE OF 81.51 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD RANCH ROAD;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. S78°42'12"W A DISTANCE OF 275.21 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N12°45'23"W, HAVING A RADIUS OF 3859.80 FEET, A CENTRAL ANGLE OF 06°31'24" AND AN ARC LENGTH OF 439.46 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY RIGHT-OF-WAY LINE OF OTERO ROAD;

THENCE N84°39'27"W A DISTANCE OF 60.18 FEET, TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD RANCH ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF OTERO ROAD AS DEDICATED IN THE HUNSINGER SUBDIVISION RECORDED UNDER RECEPTION NO. 219714405, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OLD RANCH ROAD, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N13°06'00"W, HAVING A RADIUS OF 713.23 FEET, A CENTRAL ANGLE OF 09°51'23" AND AN ARC LENGTH OF 122.69 FEET, TO A POINT OF TANGENT;
2. S86°45'22"W A DISTANCE OF 917.53 FEET, TO A POINT ON THE EXISTING BOUNDARY OF THE CITY OF COLORADO SPRINGS AS ANNEXED IN ORDINANCE NO. 98-147 RECORDED UNDER RECEPTION NO. 098182724;

THENCE ON SAID EXISTING BOUNDARY, N01°31'39"W A DISTANCE OF 83.19 FEET, TO A POINT ON THE EXISTING BOUNDARY OF THE CITY OF COLORADO SPRINGS AS ANNEXED IN ORDINANCE 82-151 RECORDED IN BOOK 3631 AT PAGE 143;

THENCE ON SAID EXISTING BOUNDARY, N86°56'12"E A DISTANCE OF 98.77 FEET; TO THE SOUTHWESTERLY CORNER OF PENDLETON SUBDIVISION RECORDED UNDER RECEPTION NO. 719174;

THENCE DEPARTING SAID EXISTING BOUNDARY, ON THE SOUTHERLY LINE OF SAID PENDLETON SUBDIVISION, N86°45'22"E A DISTANCE OF 827.53 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 1 OF SAID SAID PENDLETON SUBDIVISION;

THENCE ON THE EASTERLY LINE SAID LOT 1, N01°10'01"E A DISTANCE OF 651.86 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE EXISTING BOUNDARY OF THE CITY OF COLORADO SPRINGS AS ANNEXED IN ORDINANCE NO. _____ RECORDED UNDER RECEPTION NO. _____;

THENCE ON SAID EXISTING CITY BOUNDARY, S69°22'26"E A DISTANCE OF 922.38 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 430,405 SQUARE FEET OR 9.8807 ACRES.

OWNERS CERTIFICATE:

HOPE CHAPEL OF COLORADO SPRINGS, A COLORADO NON-PROFIT CORPORATION HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 202____, A.D.

BY: _____

TITLE: PRESIDENT OF HOPE CHAPEL OF COLORADO SPRINGS, A COLORADO NON-PROFIT CORPORATION.

STATE OF _____)
) ss.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____ BY _____ AS PRESIDENT OF HOPE CHAPEL OF COLORADO SPRINGS, A COLORADO NON-PROFIT CORPORATION.

BY: _____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

_____
ADDRESS

_____
CITY STATE ZIP CODE

SURVEYORS CERTIFICATE.

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP HEREIN IS A CORRECT DELINEATION OF THE DESCRIBED PARCEL OF LAND AND THAT IT IS CONTIGUOUS TO THE CITY OF COLORADO SPRINGS, COLORADO AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 31-12-104-(1) (a) THAT ONE-SIXTH (1/6) OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC
7200 S. ALTON WAY SUITE C400
CENTENNIAL CO, 80112

VICINITY MAP

LEGEND

- VACATED RIGHT-OF-WAY
- SECTION LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT
- ANNEXATION BOUNDARY
- EXISTING CITY LIMITS

GENERAL NOTES.

1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT.
4. PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE. (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. UNLESS OTHERWISE NOTED, ALL RECOVERED MONUMENTS ARE FLUSH WITH THE GROUND.
6. ALL CHANNEL MAINTENANCE AND OPERATIONS WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 5971.90 FEET.
- ONE-SIXTH OF TOTAL PERIMETER OF AREA = 995.32 FEET.
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1185.85 FEET.

THE TOTAL CONTIGUOUS PERIMETER IS 19.86%, WHICH EXCEEDS THE ONE-SIXTH (1/6) AREA REQUIRED.

CITY APPROVAL.

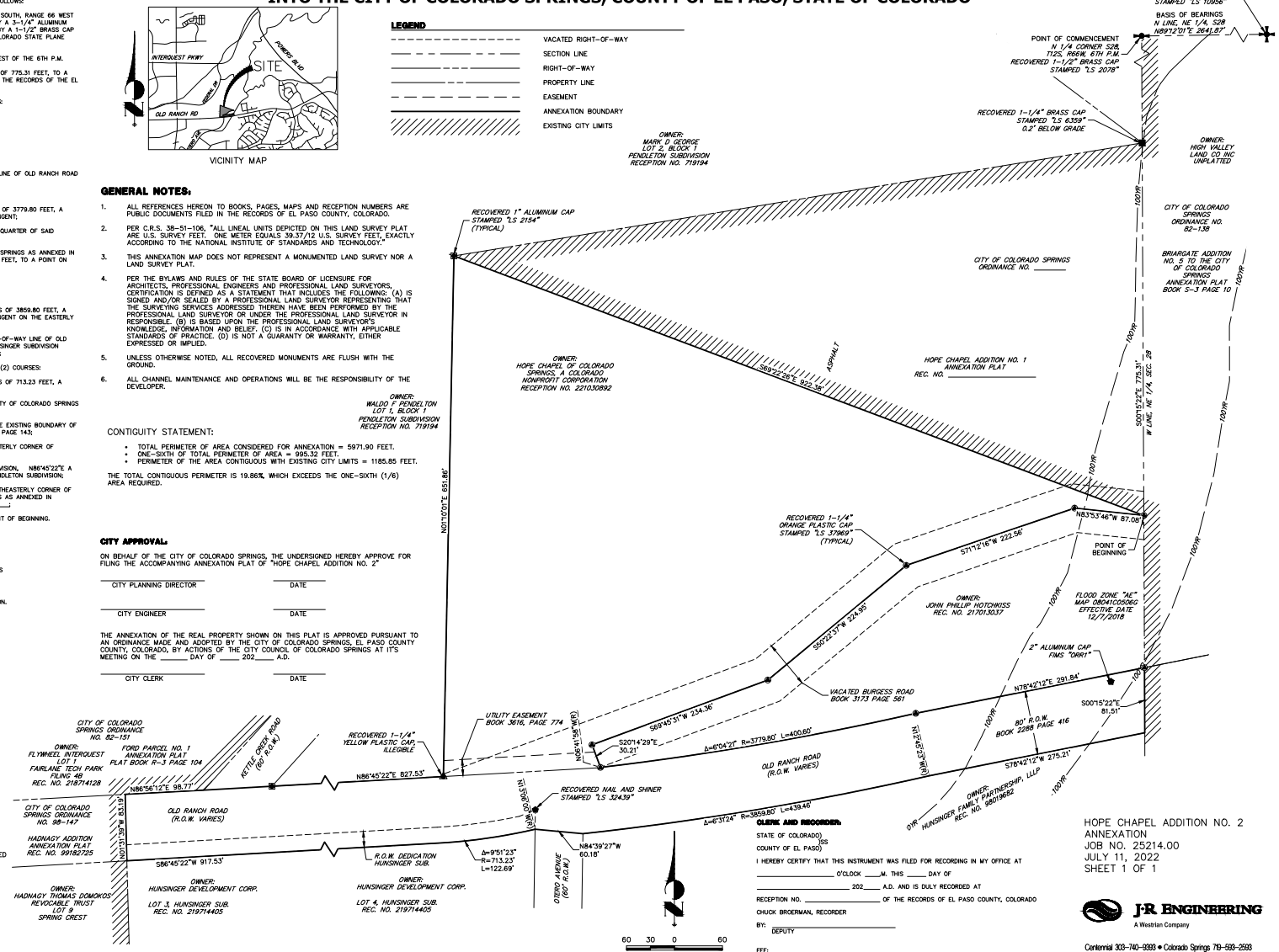
ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "HOPE CHAPEL ADDITION NO. 2"

_____ _____
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 COUNTY, COLORADO, BY ACTIONS OF THE CITY COUNCIL OF COLORADO SPRINGS AT IT'S MEETING ON THE _____ DAY OF _____ 202____ 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 RECORDING IN MY OFFICE AT _____ O'CLOCK ____M. THIS _____ DAY OF _____ 202____ A.D. AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

CITY FILE NUMBER: CPC A 21-00155

HOPE CHAPEL ADDITION NO. 2
ANNEXATION
JOB NO. 25214.00
JULY 11, 2022
SHEET 1 OF 1

J·R ENGINEERING
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