

A vicinity map showing the location of the site. The map features four roads: Cowpoke Rd. at the top, Black Forest Rd. running vertically through the center, Volmer Rd. running diagonally from the top right to the bottom right, and E. Woodman Rd. at the bottom. A line labeled "SITE" points to a small black rectangle located on Black Forest Rd. between Cowpoke Rd. and E. Woodman Rd. A north arrow is located in the bottom right corner, pointing upwards and labeled "N.T.S." (Not To Scale).

CITY APPROVAL:
ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR
FILING THE ACCOMPANYING ANNEXATION PLAT OF "BRASS-OLIVER ADDITION NO. 1"

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 ITS MEETING ON _____ DAY OF _____, 20____ A.D.

North Line of the South 1/4 of Section 6
(Basis of Bearings)

 = SUBJECT PARCEL BOUNDARY LINES
 = SECTION LINES
 = ADJOINING PARCEL BOUNDARY LINES
 = EASEMENTS
 = CITY BOUNDARY LINES

1. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST, 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, WHICH BEARS SOUTH 88°07'28" WEST BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON.
2. THE DATE OF PREPARATION IS JULY 11, 2025.
3. FLOODPLAIN STATEMENT: THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA PER FIRM PANEL 08041C05296, EFFECTIVE DATE DECEMBER 7, 2018.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OF LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS OR COMBINATIONS THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.
6. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ALTIIRA LAND CONSULTANTS, LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE AND OTHER MATTERS OF RECORD, ALTIIRA LAND CONSULTANTS RELIED ON TITLE COMMITMENT NO. SR55107997, AS PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF SEPTEMBER 21, 2022.
7. THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.
8. LINEAL UNITS USED FOR THIS SURVEY AS U.S. SURVEY FEET.
9. CONTIGUITY STATEMENT
TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 460.40'
ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 76.73' (16.67%)
PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 200.17' (43.48%)

(R) INDICATES RECORD INFORMATION PER TITLE REPORT NO. 1872419, DATED 11/7/2022

(R1) INDICATES RECORD INFORMATION PER LODGE 2 AT BLACK FOREST

(R2) INDICATES RECORD INFORMATION PER WARRANTY DEED 202094351

(M) INDICATES MEASURED BEARINGS AND DISTANCES

PORTION OF SE1/4, SECTION 6
T13S, R65W, 6TH P.M.
COUNTY OF EL PASO
COLORADO

● INDICATES FOUND MONUMENT AS NOTED

⊕ INDICATES FOUND SECTION MONUMENT AS NOTED

80 0 40 80

Scale: 1" = 80'

[illegible]

Found Orange Plastic Cap
Stamped "PLS 32439"
Flush w/Surface
(Held & Accepted)

Found #5 Rebar
Flush w/Surface
(Hold & Accepted)

Found #5 Rebar
Flush w/Surface

TRACT 1

LOT 1
LODGE 2 AT BLACK FOREST

SE1/4, SE1/4, SECTION 6
T13S, R65W, 6TH P.M.

WOODMEN HEIGHTS NO. 4
ANNEXATION
ORD. NO. 0 04-126

Westerly Right-of-Way
Black Forest Road &
Woodmen Heights No. 4
Annexation

THAT THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY, AND COLORADO MUNICIPAL CORPORATION,
BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6; WHENCE THE WEST 1/4 CORNER BEARS, S88°07'28"W, 5287.60 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, S00°21'47"W, 775.78 FEET; THENCE S87°46'58"W, 30.03 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BLACK FOREST ROAD; THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S00°21'47"W, 200.17 FEET; THENCE S87°46'47"W, 30.03 FEET; THENCE N00°21'47"E, 200.17 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF FOXGROVE LANE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, N87°46'58"E, 5287.60 FEET TO THE POINT OF BEGINNING.

ALSO BEING THAT PARCEL OF LAND AS CONVEYED TO THE CITY OF COLORADO SPRINGS AS PARCEL 114 IN RECEPTION NO. 206093480 AND DESCRIBED IN RECEPTION NO. 202094351 OF EL PASO COUNTY RECORDS.

THE AFOREMENTIONED, CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20__ A.D.

ATTEST:

STATE OF COLORADO)

STATE OF COLORADO)

)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ A.D. BY BLESSING A. MOBOLADE, MAYOR OF THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY, AND COLORADO MUNICIPAL CORPORATION.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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 ____ DAY OF _____, 2025, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____
OF THE RECORDS OF EL PASO COUNTY, COLORADO

BY: _____
DEPUTY

FEE: _____ SURCHARGE: _____

I, JESUS A. LUGO, 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-SIXTH (1/6) OF THE PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS WITH THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

PRELIMINARY

JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

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.

NO.	DATE:	REVISION DESCRIPTION:	BY:	DATE:	SEPTEMBER 8, 2023
3	8/25/25	CLIENT REVISIONS	JT	DRN BY:	JT
1	3/7/25	CLIENT REVISIONS	JT	JOB NO.	22078
2	7/11/25	REVISED BOUNDARY	JT	SHEET 1 OF 1	

ALTURA
LAND CONSULTANTS

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