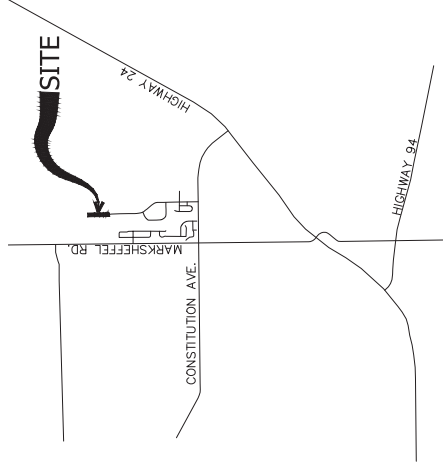


CAPITAL DRIVE ADDITION NO. 3

A PORTION OF THE NORTH WEST 1/4 OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



Be it known by these presents:

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:

LEGAL DESCRIPTION :

A TRACT OF LAND SITUATED IN THE NORTH WEST ONE-QUARTER OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING A PART OF
 A 40 foot Right of Way for Capital Drive as dedicated to El Paso County on the Plat of Marksheffel Industrial Park recorded December 30, 1985 in Plat Book Z-3 at page 125, AS RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF LOT 7, OF SAID MARKSHEFFEL INDUSTRIAL PARK :
 THENCE N89°59'24" E AND COINCIDENT WITH THE NORTH BOUNDARY OF SAID MARKSHEFFEL INDUSTRIAL PARK A DISTANCE OF 40.00 FEET TO THE NORTH EAST CORNER OF SAID MARKSHEFFEL INDUSTRIAL PARK AND THE NORTH WEST CORNER OF CAPITAL ANNEXATION NO. 1 AS RECORDED AT RECEPTION NUMBER 214713533 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO;
 THE FOLLOWING 2 COURSES ARE COINCIDENT WITH THE WEST BOUNDARY OF SAID CAPITAL ANNEXATION NO. 1 AND THE EAST BOUNDARY OF SAID MARKSHEFFEL INDUSTRIAL PARK;
 THENCE S00°04'52" W A DISTANCE OF 1080.25 FEET;
 THENCE S00°33'02" E A DISTANCE OF 20.16 FEET TO THE NORTH EAST CORNER OF THE SANDS INDUSTRIAL PARK FILING NO. 1 AS RECORDED AT RECEPTION NUMBER 220714571 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO AND THE NORTH EAST CORNER OF ANNEXATION PLAT THE SANDS ADDITION NO. 1 AS RECORDED AT RECEPTION NUMBER 218714210 IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO ;
 THENCE N89°55'08" W AND COINCIDENT WITH THE NORTH BOUNDARY OF SAID THE NORTH EAST CORNER OF THE SANDS INDUSTRIAL PARK FILING NO. 1 AND SAID ANNEXATION PLAT THE SANDS ADDITION NO. 1 AND THE SOUTH BOUNDARY OF SAID MARKSHEFFEL INDUSTRIAL PARK A DISTANCE OF 40.22 FEET TO THE SOUTH WEST CORNER OF THE PLATTED RIGHT OF WAY OF CAPITAL DRIVE;
 THENCE N00°04'52" E AND COINCIDENT WITH THE WEST BOUNDARY OF SAID CAPITAL DRIVE A DISTANCE OF 1100.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 44,017 SQUARE FEET, (1.0105 ACRES), MORE OR LESS.

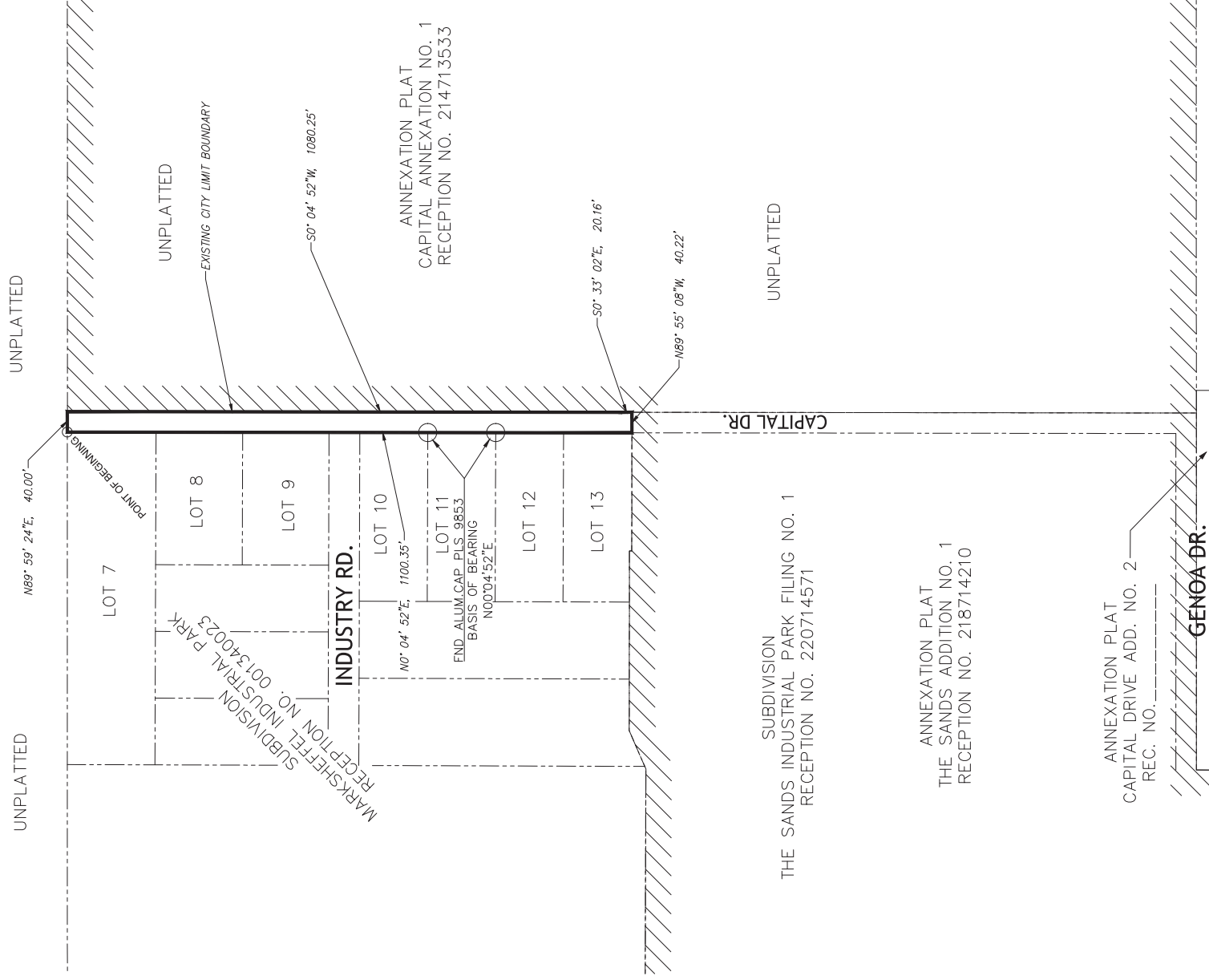
ALL BEARINGS ARE BASED ON A LINE FROM THE NORTHEAST CORNER OF LOT 11 OF SAID MARKSHEFFEL INDUSTRIAL PARK AND THE SOUTHEAST CORNER OF SAID LOT 11, BEING MONUMENTED BY FOUND ALUMINUM CAPS STAMPED PLS 9853, AND IS ASSUMED TO BEAR NORTH 00°04'52" EAST.

THE LINEAR UNIT OF MEASURE USED FOR THIS SURVEY IS THE U.S. Survey foot.

TOTAL PERIMETER OF AREA FOR ANNEXATION: 2280.98'
 ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 380.16' (16.67%)
 PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 1140.63' (50%)

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.



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 _____, 2023
 Robert A. Piscotta, 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 _____, 2023 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 _____, 2023 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 "Capital Drive 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 _____, 2023, 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 _____, 2023, 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: _____

GRAPHIC SCALE



CAPITAL DRIVE ADDITION NO. 3
 ANNEXATION PLAT

DATE: 07/17/23

JOB NUMBER: 2022011

SCALE: 1" = 150'

DRAWN BY: Richard Kohnke

ANEX-23-0003

SHEET 1 OF 1