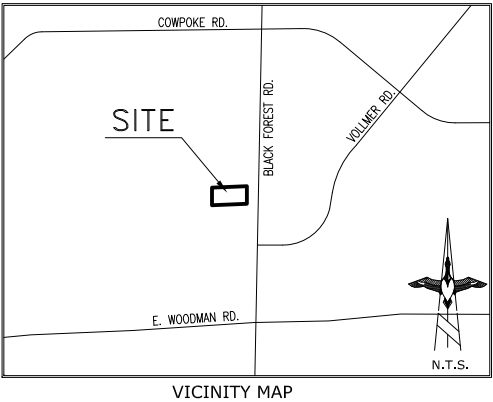


ANNEXATION PLAT
BRASS-OLIVER ADDITION NO. 2

BEING A PORTION OF THE SE 1/4 OF SECTION 6 TOWNSHIP 13 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, TO THE CITY OF COLORADO SPRINGS
COUNTY OF EL PASO, STATE OF COLORADO

SHEET 1 OF 1



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. 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,
COLORADO, BY ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS
MEETING ON _____ DAY OF _____, 20__ A.D.

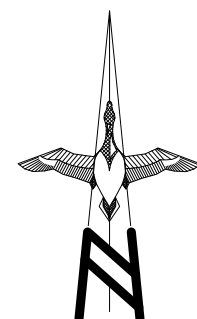
CITY CLERK _____ DATE _____

GENERAL NOTES:

- 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.
- THE DATE OF PREPARATION IS JULY 11, 2025.
- 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 08041C0529G, EFFECTIVE DATE DECEMBER 7, 2018.
- 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 18-4-506, C.R.S.
- 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.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE AND OTHER MATTERS OF RECORD, ALTURA LAND CONSULTANTS RELIED ON TITLE COMMITMENT ORDER NO. SR55107997, AS PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF SEPTEMBER 21, 2022.
- THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.
- LINEAL UNITS USED FOR THIS SURVEY AS U.S. SURVEY FEET.
- CONTIGUITY STATEMENT
TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 1193.06'
ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 198.84' (16.67%)
PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 200.00' (16.76%)

MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND SECTION MONUMENT AS NOTED



MISCELLANEOUS NOTES

- (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 QUIT CLAIM DEED 204008092
(M) INDICATES MEASURED BEARINGS AND DISTANCES

LEGEND

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

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

Fortrot Ln.
(Rec. No. 099006582)

50' Non-Exclusive Right-of-Way

Point of Beginning
396.79(M) 396.82(R2)

Address: 7830 Black Forest Rd.
79,230 Sq. Ft. ±
1.819 Acres ±
(Rec. No. 204008092)

Temporary Construction Easement
Rec. No. 221224940

UNPLATTED
(Rec. No. 205098020)

BRASS-OLIVER
ADDITION NO. 1
ANNEXATION
(Rec. No. 202094351)

Existing City of Colorado Springs City Limits
Woodmen Heights No. 4 Rec. No. 204160921

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

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

South 1/16 Corner Section 6/Section 5
Calculated Position
Per Land Survey Plat
(Rec. No. 201900195)

Southeast Corner Section 6
Calculated Position
Per Land Survey Plat
(Rec. No. 201900195)

BE IT KNOWN BY THESE PRESENTS:

THAT BENJAMEN J. OLIVER AND ALAN BRASS, BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING
DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

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, 775.95 FEET; THENCE S87°46'58"W, 60.06 FEET TO THE POINT OF BEGINNING; THENCE ALONG
THE WESTERLY RIGHT-OF-WAY OF BRASS OLIVER ADDITION NO. 1, S00°21'47"W, 200.00 FEET; THENCE S87°46'47"W,
396.27 FEET; THENCE N00°12'50"W, 200.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF FOXTROT LANE; THENCE
ALONG SAID SOUTHERLY RIGHT-OF-WAY, N87°46'58"E, 396.79 FEET TO THE POINT OF BEGINNING.

CONTAINING: 79,230 SQ. FT. OR 1.819 ACRES MORE OR LESS.

ALSO BEING THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 204008092 OF EL PASO COUNTY RECORDS.

OWNER(S):

THE AFOREMENTIONED, BENJAMEN J. OLIVER, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____
20__ A.D.

BY: _____

BENJAMEN J. OLIVER

NOTARIAL:

STATE OF COLORADO

)SS

COUNTY OF EL PASO

THE ABOVE AND AFOREMENTIONED, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20__ A.D.
BY BENJAMEN J. OLIVER

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES: _____

OWNER(S):

THE AFOREMENTIONED, ALAN BRASS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20__ A.D.

BY: _____

ALAN BRASS

NOTARIAL:

STATE OF COLORADO

)SS

COUNTY OF EL PASO

THE ABOVE AND AFOREMENTIONED, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20__ A.D.
BY ALAN BRASS

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES: _____

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

STEVE SCHLEIKER, RECORDER

BY: _____

DEPUTY

FEE: _____ SURCHARGE: _____

SURVEYING STATEMENT:

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.

CITY FILE NO. ANEX-25-0004

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
6950 S. Tucson Way, Unit C
Centennial, CO 80112
Phone: (720) 488-1303