

SINGER'S SUBDIVISION ADDITION ANNEXATION PLAT

TRACT 1, SINGER'S SUBDIVISION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

14986

NO.	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.

926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-3206

4732 Eagleridge Circle
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ANNEXATION PLAT
TRACT 1, SINGER'S SUBDIVISION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

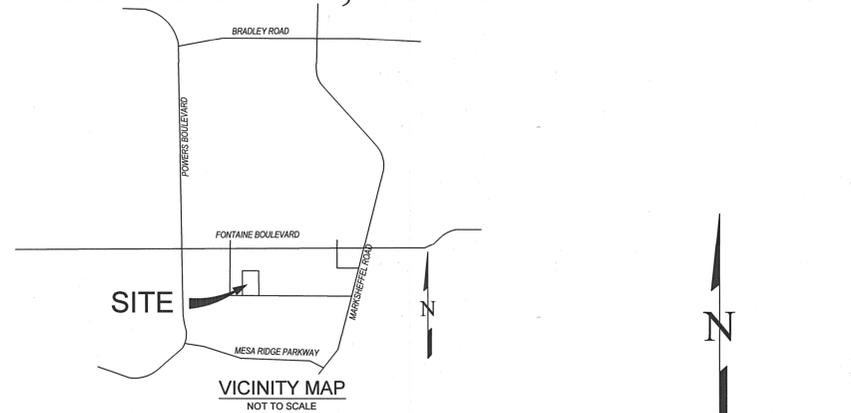
DRAWN BY	JWJ
CHECKED BY	ERF
H-SCALE	1" = 300'
JOB NO.	2166-00
DATE CREATED	9-15-2021
DATE ISSUED	5-11-2022
SHEET NO	1 OF 1

LEGAL DESCRIPTION:

TRACT 1, SINGER'S SUBDIVISION, AS RECORDED IN PLAT BOOK H-3 AT PAGE 81, RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

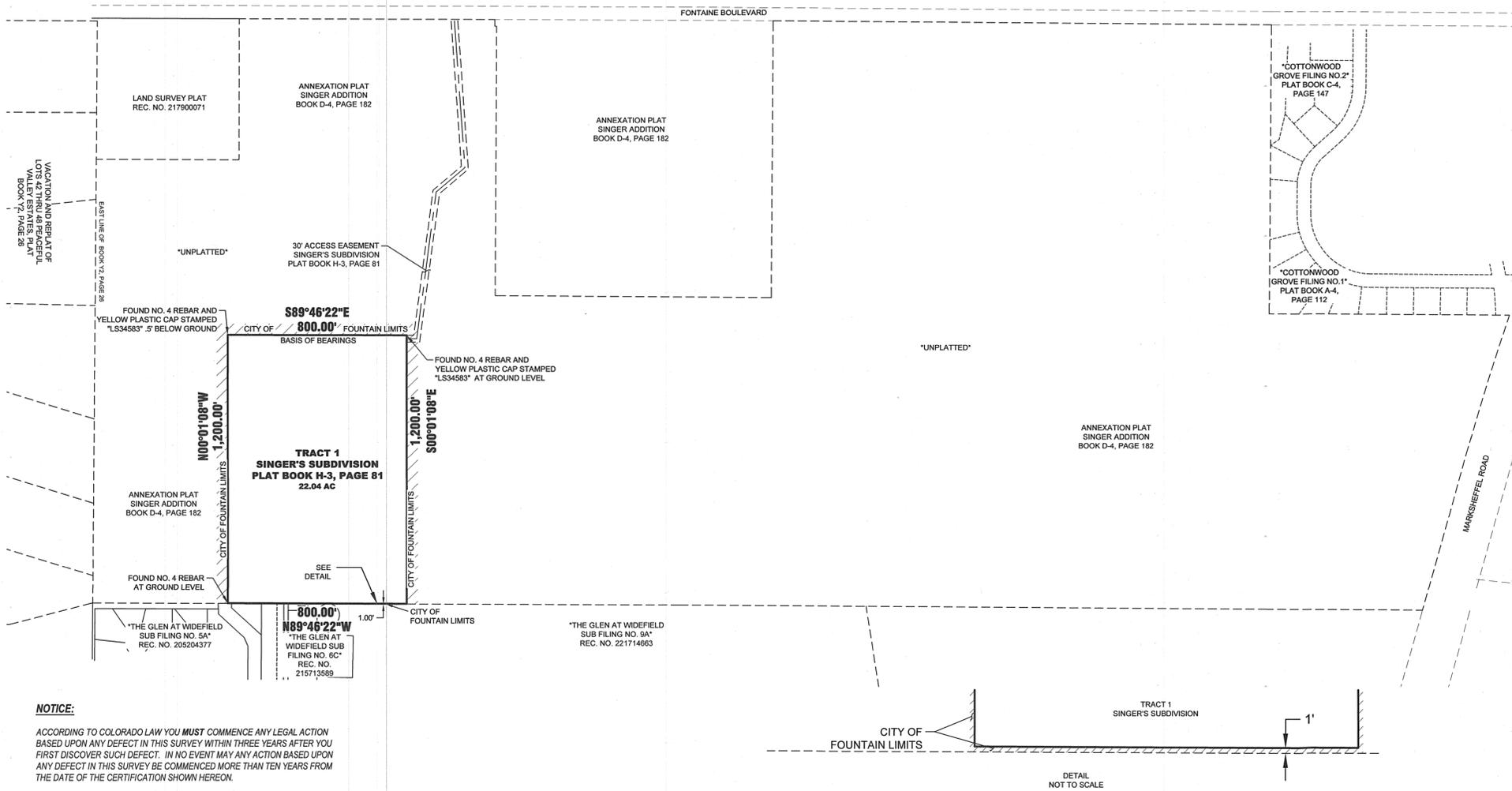
GENERAL NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. SC55094295, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF MARCH 5, 2021 AT 5:00 P.M.
3. **BASIS OF BEARINGS:** THE NORTHERLY BOUNDARY LINE OF "TRACT 1, SINGER'S SUBDIVISION, RECORDED IN PLAT BOOK H-3 AT PAGE 81 OF THE RECORDS OF SAID EL PASO COUNTY, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR AND YELLOW PLASTIC SURVEYOR'S CAP STAMPED "LS 34585" AND AT THE EASTERLY END BY A NO. 5 REBAR AND YELLOW PLASTIC SURVEYOR'S CAP STAMPED "LS 34585", ASSUMED TO BEAR S89°46'22"E A DISTANCE OF 800.00 FEET.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO GRAPHICALLY SHOW THE AREA TO BE ANNEXED TO THE CITY OF FOUNTAIN.
6. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
7. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
8. DATE OF PREPARATION IS SEPTEMBER 15, 2021.
9. THE ABOVE DESCRIBED, TRACT 1, SINGER'S SUBDIVISION, AS PLATTED IN PLAT BOOK H-3, AT PAGE 81, IS THE SAME TRACT AS EXCEPTED OUT IN THE ANNEXATION PLAT, SINGER ADDITION RECORDED IN PLAT BOOK D-4 AT PAGE 182.



CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 4,000 FEET.
 - TOTAL AREA TO BE ANNEXED = 959,991 SQUARE FEET
 - ONE-SIXTH OF THE TOTAL PERIMETER AREA = 666.67 FEET.
 - PERIMETER OF THE AREA CONTIGUOUS WITH THE EXISTING CITY LIMITS = 4,000 FEET.
- THE TOTAL CONTIGUOUS PERIMETER IS 100% WHICH EXCEEDS THE $\frac{1}{6}$ AREA REQUIRED.



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.

OWNER:

THE OWNER OF THE DESCRIBED PARCEL HEREBY REQUEST ANNEXATION TO THE CITY OF FOUNTAIN COLORADO.

BY: Edward Houle

EDWARD HOULE, HPHR PROPERTIES, LLC SECRETARY/TREASURER, TRACT 1, SINGER'S SUBDIVISION

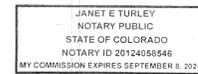
NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF May 2022 A.D., BY EDWARD HOULE, HPHR PROPERTIES, LLC SECRETARY/TREASURER, TRACT 1, SINGER'S SUBDIVISION.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 9.8.2024



Janet E. Turley
NOTARY PUBLIC

IN WITNESS THEREOF:

THE CITY OF FOUNTAIN HAS CAUSED THESE PRESENTS TO BE EXECUTED AND THIS PLAT APPROVED THIS 28th DAY OF June, 2022 A.D., PURSUANT TO THE ORDINANCES OF THE CITY OF FOUNTAIN, COLORADO ANNEXING SAID REAL PROPERTY.

CITY OF FOUNTAIN, EL PASO COUNTY, STATE OF COLORADO BY THE ACTION OF THE CITY COUNCIL OF THE CITY OF FOUNTAIN AT ITS MEETING ON THE 26th DAY OF April, 2022

BY: Sharon Tompa
MAYOR OF FOUNTAIN

BY: Michael J. Homan
DEPUTY CITY CLERK



SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT IN _____ OF 2022, A ANNEXATION MAY WAS MADE UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARD OF CARE FOR THE STATE OF COLORADO, AND THAT THIS ANNEXATION MAP AND ALL NOTES SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ENCROACHMENTS, EASEMENTS, RIGHTS OF WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY, AND THE INFORMATION SHOWN HEREON ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF FOUNTAIN AND MEETS THE REQUIREMENTS SET FORTH IN THE COLORADO REVISED STATUTES 1973, 31-12-104-(1)(A) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.



JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THIS 15 DAY OF July, 2022 A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 202 714 986 RECORDS OF EL PASO COUNTY, COLORADO.

FEE: 40.00
SURCHARGE: 83.00

CHUCK BROEMAN, RECORDER
BY: Kathryn Connelly
DEPUTY

FILE NO. _____