

ANNEXATION PLAT
SPACE VILLAGE ANNEXATION FILING NO. 1

A PORTION OF REC. NO. 2200012262, REC. NO. 216093093 AND REC. NO. 221125289, MARKSHEFFEL ROAD AND SPACE VILLAGE AVENUE ALL BEING A PORTION OF THE SE1/4 OF SECTION 8 AND THE NE1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That PIKES PEAK INVESTMENTS LLC., WORLDWIDE TOWERS ENTERPRISES LLC., and The City of Colorado Springs, being the owner of the following described tract of land to wit:

[illegible]

1. $N71^{\circ}12'45''W$, a distance of 535.10 feet;
2. along non-tangent curve to the left, with an arc length of 618.91 feet, a radius of 1,860.00 feet, a delta angle of $19^{\circ}03'54''$, a radius of $S18^{\circ}46'04''W$;
3. $S89^{\circ}40'43''W$, a distance of 933.55 feet;

thence leaving said south right-of-way line, N00°19'44"W, a distance of 99.73 feet, to a point on the north right-of-way line of Space Village Avenue; thence along said north right-of-way line, N89°40'16"E, a distance of 80.00 feet; thence continuing along said north right-of-way line, N89°40'52"E, a distance of 581.06 feet, to the southwest corner of the land described in that Special Warranty Deed recorded June 29, 2021 under Reception No. 221125289 in said Records; thence along the west line of said the following three (3) courses:

1. N0°26'33"W, a distance of 449.74 feet;
2. N89°04'53"E, a distance of 33.11 feet;
3. N07°19'58"W, a distance of 139.41 feet,

to the northwest corner of said land; thence along the southeast line of said land, a distance of 100.00 feet, to the intersection of the southeast line of said land with the line of the Official Public Records to the north of the southeast line of said land, a distance of 545.07 feet, a radius of 903.68 feet, a deflection angle of 90°00'00", to the POINT OF BEGINNING.

IN WITNESS WHEREOF:

The aforementioned, **WORLDWIDE TOWERS ENTERPRISES LLC**, hereby requests annexation to the City of Colorado Springs, Colorado

IN WITNESS WHEREOF:

The aforementioned, PIKES PEAK INVESTMENTS LLC, hereby requests annexation to the City of Colorado Springs, Colorado

IN WITNESS WHEREOF

The aforementioned, The City of Colorado Springs, hereby requests annexation to the City of Colorado Springs, Colorado

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO }
SS: }

The above and aforementioned was acknowledged before me this _____ day of _____, 2021, by _____.

Witness my hand and seal _____

Address

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of SPACE VILLAGE ANNEXATION FILING NO. 1.

City Engineer	Date	Manager of City Planning	Date
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City Clerk Date

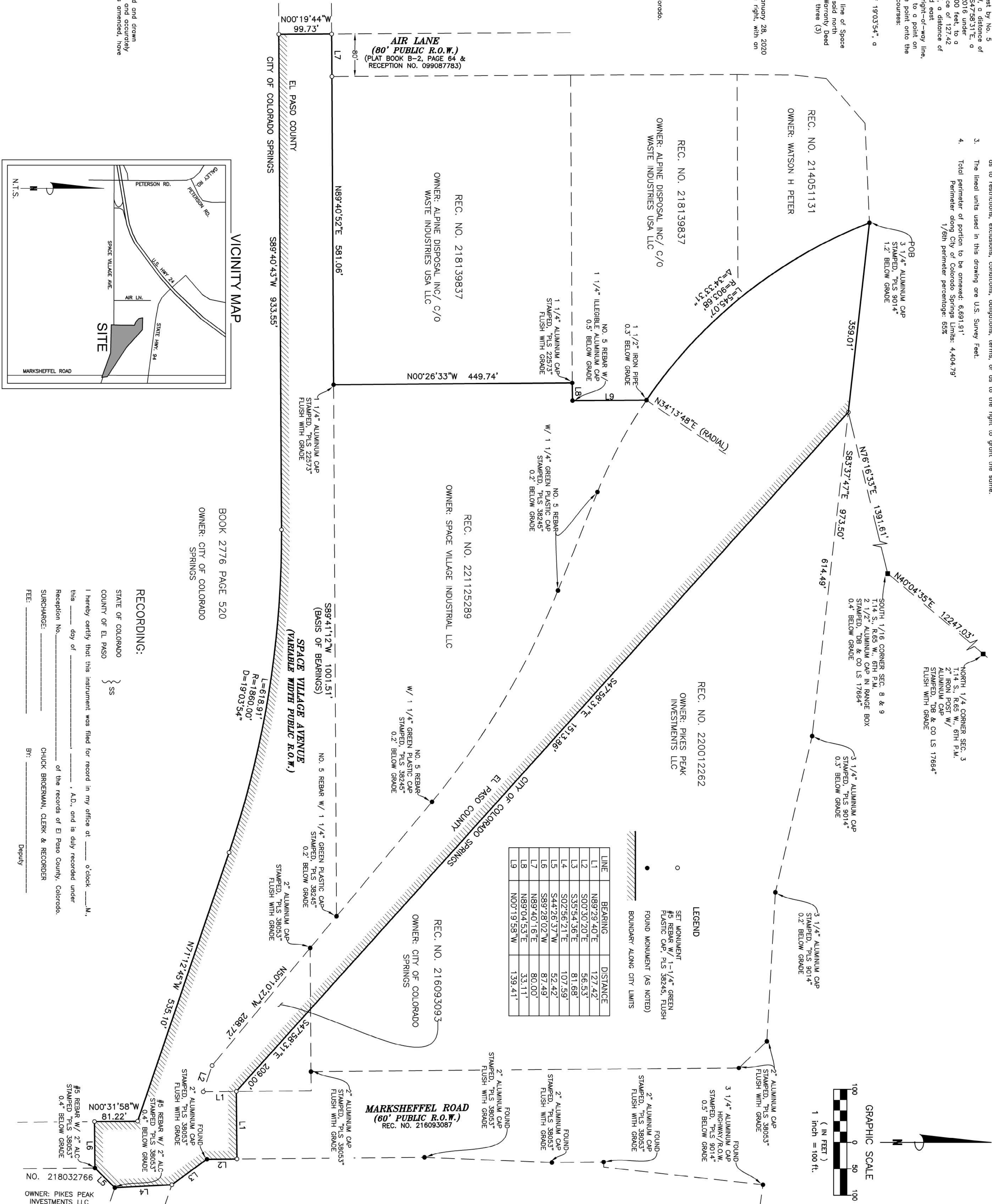
SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a warranty nor guarantee, either expressed or implied.

NOTES:

1. Bats of bearings the south line of the land described in that Quitclaim Deed recorded November 23, 2016 under Placeron No. 21615646 in the Official Records of El Paso County, Colorado, monumented on the east by No. 5 retrier with a green plastic cap, grade, as shown and measured to bear S89°41'12"W, a distance of 1001.51 feet.
2. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to recording, conditions, obligations, terms, or as to the right to grant the same.
3. The lineal units used in this drawing are U.S. Survey Feet.
4. Total perimeter of portion to be annexed: 6,691.81'
5. Perimeter along City of Colorado Springs Limits: 4,404.79'
6. 1/8th Perimeter percentage: 65%



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TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

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.

Revisions			
No.	Description	By	Date
2	Addressed client comments	SCG	8/24/2021
1	Added set monuments	SCG	5/18/2021



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Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
for and on behalf of Clark Land Surveying, Inc.