

# ANNEXATION PLAT

## SPACE VILLAGE ANNEXATION FILING NO. 1

A PORTION OF REC. NO. 220012262, 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:

1. N71°24'51"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 1560.00 feet, a deflection angle of 19°03'54", a radius of S18°46'04"W;
  3. S89°40'43"W, a distance of 933.55 feet;
- hence 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, 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; hence along the west line of said the following three (3) courses:

1. N00°26'33"W, a distance of 449.74 feet;
2. N89°04'53"E, a distance of 33.11 feet;
3. N00°19'58"W, a distance of 139.41 feet;

to the northeast corner of said land; hence along the south line of the land described in that Warranty Deed recorded January 28, 2020 in Reception No. 220012262 in the Official Public Records of El Paso County, Colorado, a distance of 902.68 feet, to a non-tangent curve to the right, with an arc length of 545.07 feet, a radius of 902.68 feet, a deflection angle of 34°33'31", a radius of N34°13'48"E;

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.

By: \_\_\_\_\_

NOTARIAL:  
STATE OF COLORADO  
COUNTY OF EL PASO

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

Witness my hand and seal \_\_\_\_\_  
Address \_\_\_\_\_

My Commission expires \_\_\_\_\_

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 \_\_\_\_\_

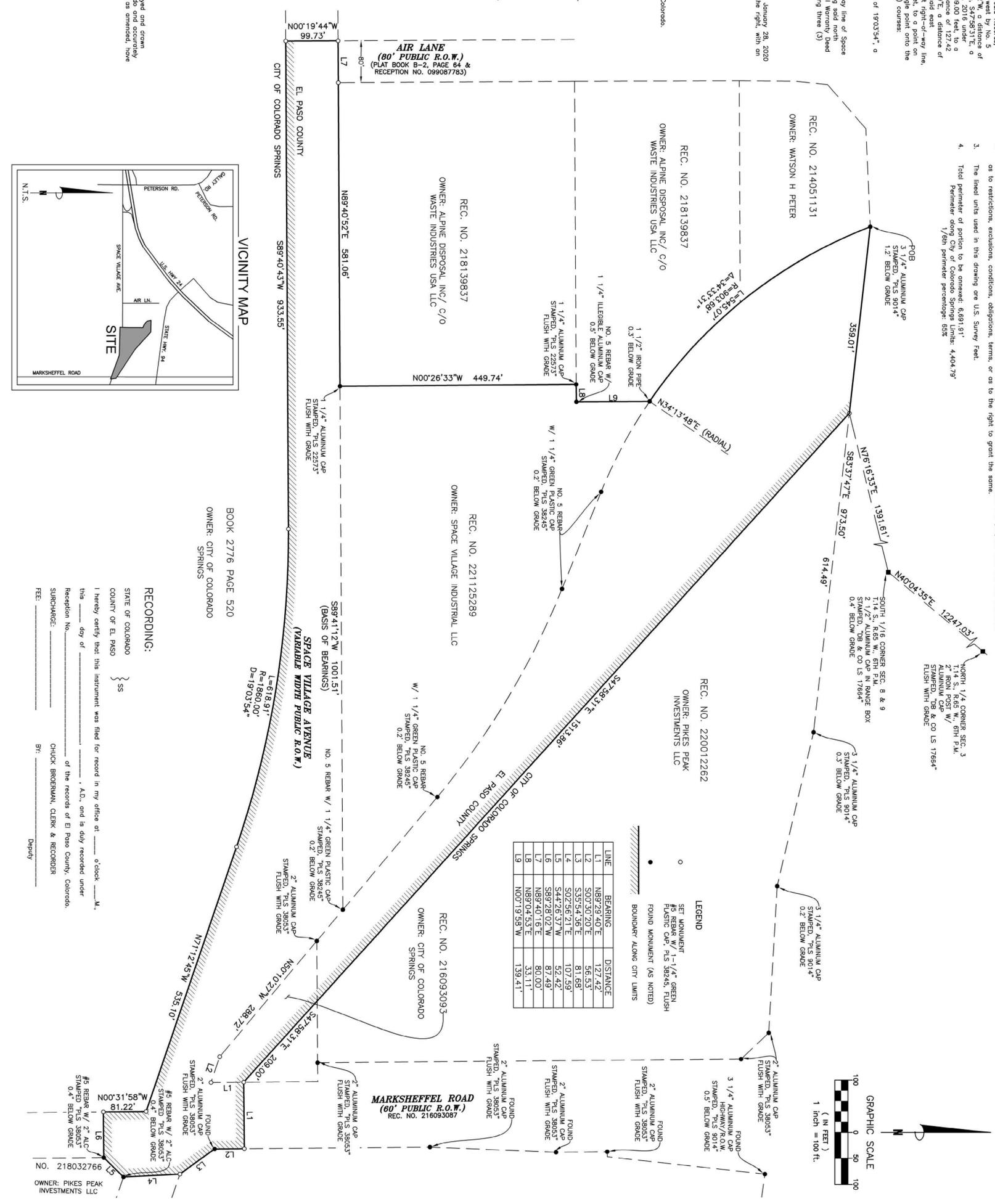
CITY CLIENT \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**  
The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn in accordance with the requirements of the Colorado Revised Statutes, 1973, as amended, and that the same are true and correct to the best of his professional knowledge, belief and opinion.  
This statement is neither a warranty nor guarantee, either expressed or implied.

Shawn L. Meese, Jr.  
Colorado Professional Land Surveyor No. 38245  
For and on behalf of Clark Land Surveying, Inc.

NOTES:

1. Basis of bearings is the south line of the land described in that Quitclaim Deed recorded November 23, 2016 under Reception No. 216136646 in the Official Records of El Paso County, Colorado, monumented on the east by No. 5 rebar with a green plastic cap, stamped "PLS 38245", flush with grade and on the west by No. 3 rebar with a green plastic cap, stamped "PLS 22973", flush with grade, as shown and measured to bear S89°41'12"W, a distance of 100.151 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 restrictions, exclusions, 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: 6,691.91'  
Perimeter along City of Colorado Springs: 4,404.79'  
1/80 perimeter presetting: 585'



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

**Clark Land Surveying, Inc.**  
177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270  
www.clarksls.com

**ANNEXATION PLAT**  
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, EL PASO COUNTY, COLORADO

Project No. <b>210287</b>	Drawn By: SCG	Date: 5/11/2021
	Checked By: SLM	Sheet 1 of 1

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.