

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. BEGINNING at the northeast corner 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, thence along the north line of said land S83°37'47"E (Basis of bearings is the south line of the land described in that Quitclaim Deed recorded November 23, 2016 under Reception No. 216135646 in said Records, as monumented on the east by No. 5 rebar with a green plastic cap, stamped "T.S. 38245", flush with grade and on the west by No. 5 rebar with a 1-1/4" Aluminum cap, stamped "PLUS 22973", flush with grade and measured to bear S89°41'12"W, a distance of 359.01 feet, to a point on the City Limits line of Colorado Springs, thence along said line, S00°52'31"E, a distance of 100.00 feet, to a point on the east right-of-way line of Marksheffel Road, thence along said east right-of-way line, N89°29'40"E, a distance of 127.42 feet, to a point on the east right-of-way line of Marksheffel Road, thence along said east right-of-way line, S00°30'20"E, a distance of 56.53 feet, thence continuing along said east right-of-way line, S33°54'35"E, a distance of 61.88 feet, thence leaving said east right-of-way line, S44°26'37"W, a distance of 52.42 feet, thence leaving said east right-of-way line, S89°28'02"W, a distance of 87.49 feet, to a point on said west right-of-way line, thence along said west right-of-way line, N00°31'58"W, a distance of 81.22 feet, to an angle point onto the south right-of-way line of Space Village Avenue, thence along said south right-of-way line along the following three (3) courses:
 1. N71°24'5"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 distance of S18°45'04"W;
 3. S89°40'43"W, a distance of 933.55 feet;

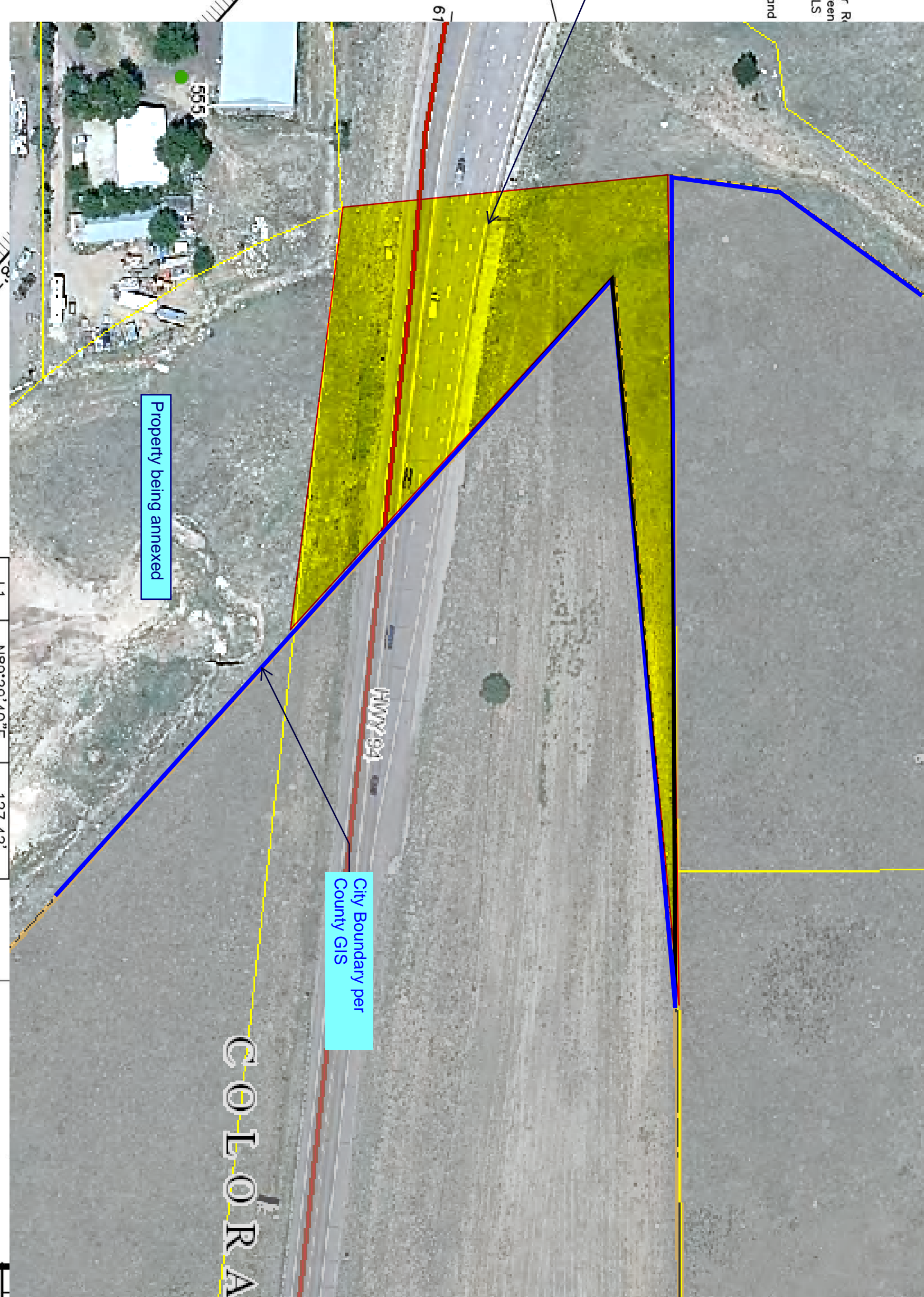
1. N00°26'33"W, a distance of 449.74 feet;
2. N89°04'53"E, a distance of 53.11 feet;
3. N00°19'44"W, a distance of 139.41 feet;

to the southeast corner of said land, thence 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, along a non-tangent curve to the right, with an arc length of 545.07 feet, a radius of 903.68 feet, a deflection angle of 34°33'31", a deflection of N34°13'48"E, to a point on the east right-of-way line of Space Village Avenue, thence along said east right-of-way line, S89°40'52"E, a distance of 581.06 feet, to the southwest corner of the land described in the following three (3) courses:

NOTES:

1. Basis of bearings is the south line of the land described in that Quitclaim Deed recorded November 23, 2016 under Reception No. 216135646 in the Official Records of El Paso County, Colorado, monumented on the east by No. 5 rebar with a green stamped "PLUS 38245", flush with grade and on the west by No. 3 rebar with a 1-1/4" Aluminum cap, stamped "T.S. 38245", on station and measured to bear S89°41'12"W, a distance of 100.00 feet.
2. Easements and other record documents shown or noted on this survey were examined as to location and purpose and 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: 558'; 1/80 perimeter percentages: 55%

Add the area highlighted in yellow in the annexation.



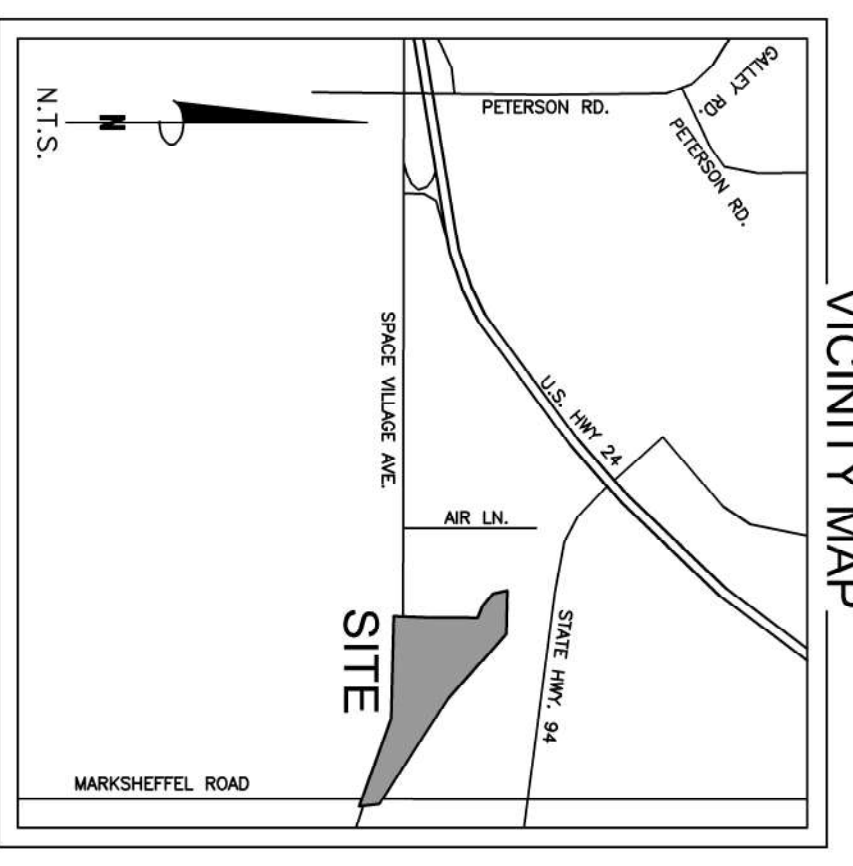
No.	Description	By	Date
2	Addressed client comments	SCG	8/24/2021
1	Added set monuments	SCG	5/18/2021

By _____
 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 _____
 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 Clerk _____ 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 Surveying and Mapping Act of 1973, as amended, and that the requirements of the Act 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.



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

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. **210287**
 Drawn By: SCG
 Checked By: SLM
 Date: 5/11/2021
 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.

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