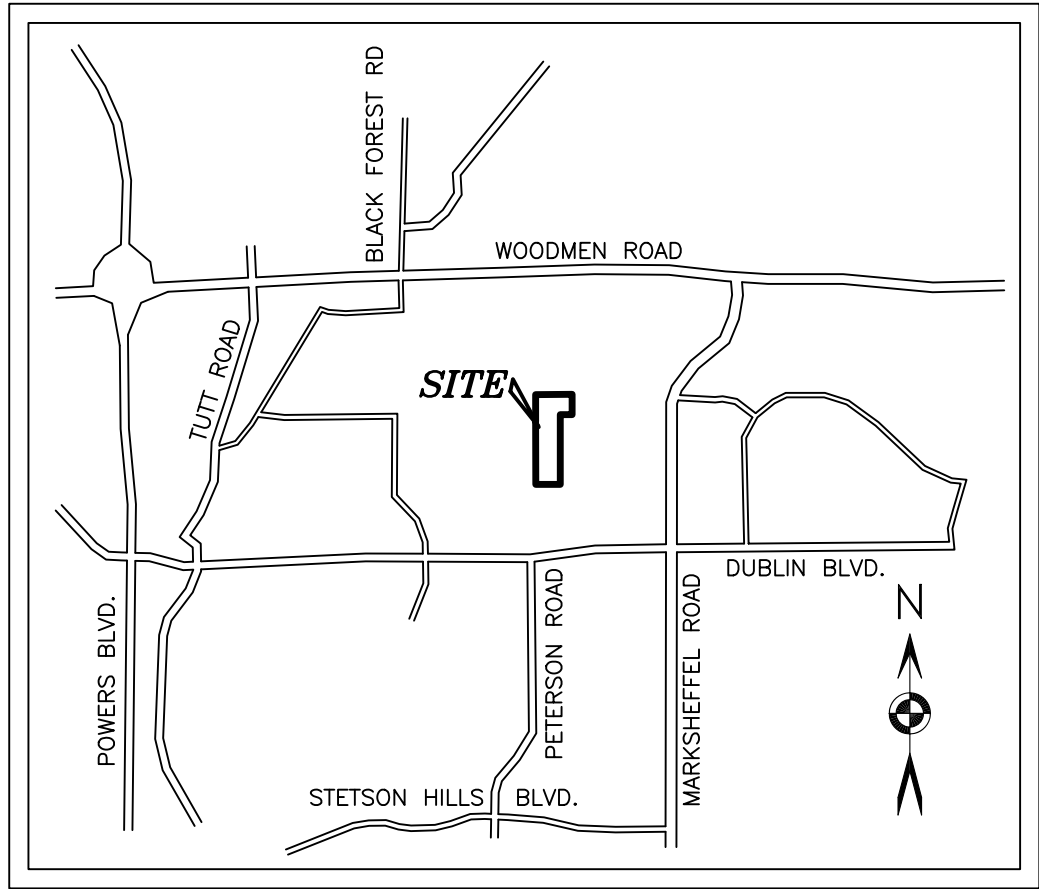


WYOMING LANE ADDITION No. 1  
ANNEXATION PLAT  
AN ANNEXATION OF A PORTION OF THE EAST HALF OF  
SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP  
(NOT TO SCALE)

BE IT KNOWN BY ALL:

That Onea Jewel Miller and Michelle Marie Miller, being the petitioners for the annexation of the following described tract of land to wit:

That portion of the East half of Section 8, Township 13 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

BASIS OF BEARINGS: Bearings are based upon the West line of the Southeast Quarter of Section 8, Township 13 South, Range 65 West of the 6th P.M., monumented at the North end with a #5 rebar & 1.5" aluminum cap stamped "MSM/SP GROUP 6169" and monumented at the South end with a #6 rebar & 3.25" aluminum cap stamped "WATTS PLS 9853", and is assumed to bear S 00°06'23" W, a field measured distance of 1,329.76 feet.

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 8; thence S 00°06'23" W along the West line of the Southeast Quarter of said Section 8, a distance of 1329.76 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 8; thence N 89°06'33" E along the South line of the Northwest Quarter of the Southeast Quarter of said Section 8, a distance of 500.15 feet to intersect the Southerly extension of the West line of the Ruth K. Adams Tract as recorded under Book 2088 at Page 738 of the records of the El Paso County Clerk and Recorders Office; thence N 00°01'15" W along said Southerly extension, of said West line, and the Northerly extension of said West line, a distance of 1329.31 feet to a point on the North line of the Southeast Quarter of said Section 8; thence continuing along said Northerly extension of said West line, N 00°01'15" W, a distance of 24.00 feet; thence parallel to said North line of the Southeast Quarter of said Section 8, N 89°09'21" E, a distance of 200.08 feet; thence N 00°07'44" E, a distance of 350.95 feet to a point on the South line of the Lois Slocum Tract as recorded under Book 1537 at Page 546 of said El Paso records; thence S 89°49'06" W along said South line of Lois Slocum Tract, a distance of 697.38 feet to the Southwest corner of said Lois Slocum Tract also being a point on the West line of the Northeast Quarter of said Section 8; thence S 00°05'23" W along said West line of the Northeast Quarter of said Section 8, a distance of 383.02 feet to the Point of Beginning.

Containing a calculated area of 922,355 square feet (21.17 acres) of land, more or less.

IN WITNESS WHEREOF:

The aforementioned, Onea Jewel Miller and Michelle Marie Miller, has executed this

instrument this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Onea Jewel Miller, Owner

\_\_\_\_\_  
Michelle Marie Miller, Owner

NOTARIAL:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this \_\_\_\_ day of

\_\_\_\_\_, 2021 by Onea Jewel Miller and Michelle Marie Miller, owners.

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

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

SURVEYOR'S NOTES

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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. As required by ALTA standards, a reasonable effort was made by the survey to research, locate, and map all utilities on or servicing the subject parcels, the location and/or existence of hidden, unmarked, and/or undocumented utilities cannot be guaranteed by the surveyor.
5. Any underground or above ground utilities shown hereon have been located from field survey information. Barron Land, LLC does not guaranty said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Barron Land, LLC did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
6. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment Order Number SC55093665, with an effective date of February 19, 2021 as provided by Old Republic National Title Insurance Company and Land Title Guarantee Company.
7. This survey was performed in the field on May 7, 2021.
8. The overall subject parcel to annexed hereon contains a calculated area of 922,355 square feet (21.17 acres) of land, more or less.
9. BASIS OF BEARINGS: Bearings are based upon the West line of the Southeast Quarter of Section 8, Township13 South, Range 65 West of the 6th P.M., monumented at the North end with a #5 rebar & 1.5" aluminum cap stamped "MSM/SP GROUP 6169" and monumented at the South end with a #6 rebar & 3.25" aluminum cap stamped "WATTS PLS 9853", and is assumed to bear S 00°06'23" W, a field measured distance of 1,329.76 feet.
10. Unless noted otherwise, the found and set survey monuments shown hereon are flush with the existing grade.

CONTIGUITY CALCULATION

Overall perimeter of the subject parcel to be annexed: 4,815 feet  
Perimeter of subject parcel contiguous with the City of Colorado Springs: 2,213 feet  
Contiguity Percentage: 2,213/4,815 = 46%

NOTE: By State Statute, the street and boulevard right-of-ways are not included in the perimeter contiguity calculation of the property to be annexed.

SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his/her responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his/her knowledge and belief.

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

Spencer J. Barron  
Colorado Professional Land Surveyor No. 38141  
For and on behalf of Barron Land, LLC

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "WYOMING LANE ANNEXATION PLAT".

\_\_\_\_\_  
CITY PLANNING DIRECTOR

\_\_\_\_\_  
CITY ENGINEER

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 the action of the City Council of the City of Colorado Springs at its meeting on the \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
CITY CLERK

RECORDING:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at \_ o'clock \_\_M.,

this \_\_\_\_ day of \_\_\_\_\_, 2021, A.D., and is duly recorded under


Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

SURCHARGE: \_\_\_\_\_ CHUCK BROERMAN, RECORDER

FEE: \_\_\_\_\_ BY: \_\_\_\_\_  
Deputy

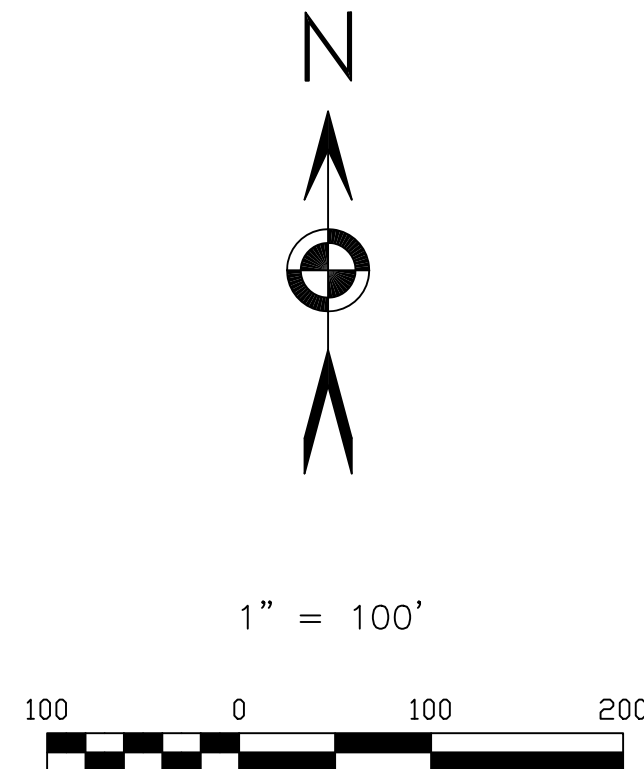
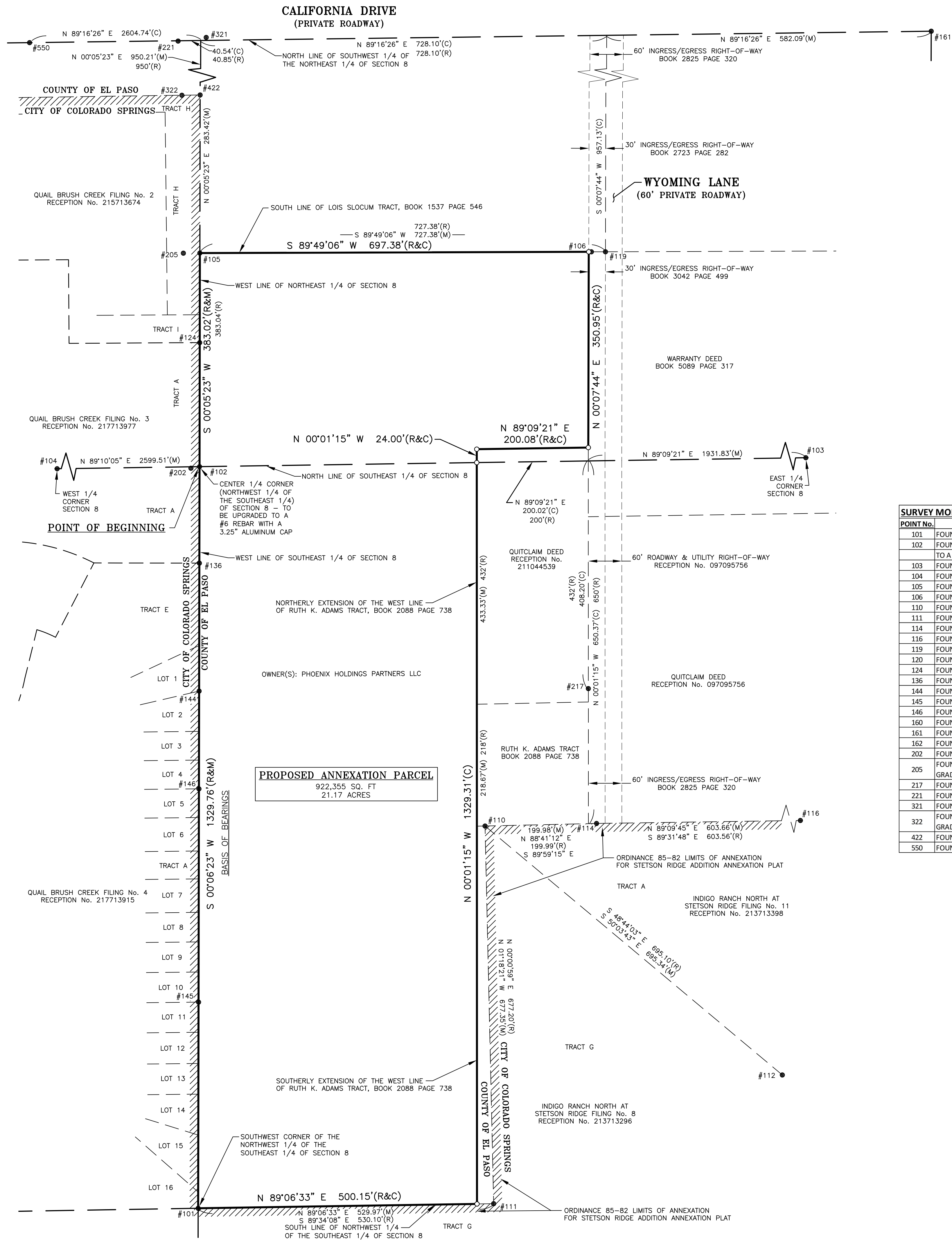
SEE SHEET 2 FOR SITE DETAILS

CITY No. AR FP 21-\_\_\_\_\_

DATE: 07/09/2021 REVISIONS				<div><b>BARRON</b>  <b>LAND</b></div> <div>BOUNDARY &amp; MAPPING &amp; SURVEYING &amp; CONSTRUCTION 2790 N. Academy Blvd., Suite 311 P: 719.360.6827 Colorado Springs, CO 80917 F: 719.466.6527 www.BARRONLAND.com</div> <div>PROJECT No.: 20-020 SHEET 1 OF 2</div>
No.	Remarks	Date	By	
1	Planner comments.	8/27/21	SB	



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SURVEY MONUMENT TABLE		
POINT No.	REMARKS	DECISION
101	FOUND #6 REBAR & 3.25" ALUMINUM CAP STAMPED "WATTS PLS 9853", FLUSH w/ GRADE	USED
102	FOUND #5 REBAR & 1.5" ALUMINUM CAP STAMPED "MSM/SP GROUP 6169", FLUSH w/ GRADE, TO BE UPGRADED TO A #6 REBAR WITH A 3.25" ALUMINUM CAP, STAMPED AS "C 1/4 SECTION 8 - PLS 38141"	USED
103	FOUND 3.25" ALUMINUM CAP IN RANGE BOX STAMPED "1/4 S8-S9 2015 PLS 38256"	USED
104	FOUND #6 REBAR WITH 3.25" ALUMINUM CAP STAMPED "1/4 7-8 1999 PLS 30107"	USED
105	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 29749", FLUSH w/ GRADE	USED
106	FOUND #5 REBAR, FLUSH w/ GRADE	USED
110	FOUND #5 REBAR & ILLEGIBLE YELLOW PLASTIC CAP, FLUSH w/ GRADE	USED
111	FOUND #5 REBAR & 1.5" ALUMINUM CAP STAMPED "CCES PLS 30118", FLUSH w/ GRADE	USED
114	FOUND #5 REBAR & BROKEN ILLEGIBLE YELLOW PLASTIC CAP, FLUSH w/ GRADE	USED
116	FOUND #5 REBAR & 1.5" ALUMINUM CAP STAMPED "CCES PLS 30118", FLUSH w/ GRADE	USED
119	FOUND #5 REBAR (BENT), 1.3' BELOW GRADE	USED
120	FOUND 1" PIPE, 0.3' BELOW GRADE (SHOWN FOR POTENTIAL CONTROL LINE)	USED
124	FOUND #4 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 38141", FLUSH w/ GRADE	USED
136	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 25966", FLUSH w/ GRADE (SHOWN FOR REFERENCE ONLY)	USED
144	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 25966", FLUSH w/ GRADE (SHOWN FOR REFERENCE ONLY)	USED
145	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 25966", FLUSH w/ GRADE (SHOWN FOR REFERENCE ONLY)	USED
146	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 25966", FLUSH w/ GRADE (SHOWN FOR REFERENCE ONLY)	USED
160	FOUND #4 REBAR (BENT), 0.2' BELOW GRADE (SHOWN FOR POTENTIAL CONTROL LINE)	USED
161	FOUND #6 REBAR & 3.25" ALUMINUM CAP STAMPED "PLS 38141", FLUSH w/ GRADE	USED
162	FOUND 3/4" PIPE N 36°04'12" W, 14.89' FROM USED CORNER, 0.3' BELOW GRADE (SHOWN FOR POTENTIAL CONTROL LINE)	USED
202	FOUND 7/8" PIPE (BENT) S 79°42'32" W, 15.70', FROM USED CORNER, FLUSH w/ GRADE	NOT USED
205	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 29749" S 89°34'50" W, 29.59' FROM USED CORNER, FLUSH w/ GRADE	NOT USED
217	FOUND 1.5" PIPE AT FENCE LINES, FLUSH w/ GRADE	USED
221	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 29749", FLUSH w/ GRADE	USED
321	FOUND 1" PIPE N 61°06'28" E, 11.26' FROM CALCULATED LOCATION, 0.4' BELOW GRADE	NOT USED
322	FOUND #4 REBAR & YELLOW PLASTIC CAP STAMPED "UPE 11624" S 89°10'22" W, 32.70' FROM USED CORNER, FLUSH w/ GRADE	NOT USED
422	FOUND #5 REBAR & ORANGE PLASTIC CAP STAMPED "PLS 29749", FLUSH w/ GRADE	USED
550	FOUND #6 REBAR & 3.25" ALUMINUM CAP STAMPED "NOLTE PLS 38038", FLUSH w/ GRADE	USED

LEGEND

- FOUND MONUMENT AS DESCRIBED  
FLUSH WITH GRADE UNLESS NOTED
- SET No. 5 REBAR AND ORANGE PLASTIC CAP  
STAMPED "PLS 38141", FLUSH WITH GRADE
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- SUBJECT PARCEL LINE
- - - ADJACENT PARCEL LINE
- - - EASEMENT LINE
- SECTION LINE

CITY No. AR FP 21-\_\_\_\_\_

DATE: 07/09/2021		REVISIONS	
No.	Remarks	Date	By
1	Planner comments.	8/27/21	SB
PROJECT No.: 20-020		SHEET 2 OF 2	

**BARRON & LAND**  
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