

VICINITY MAP

**BE IT KNOWN BY THESE PRESENTS.**

THAT HOPE CHAPEL OF COLORADO SPRINGS, A COLORADO NON-PROFIT CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY:  
 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AT NORTHEAST CORNER OF SECTION 28 BY A 3-1/4" ALUMINUM CAP STAMPED "LS 109656", AND AT THE NORTH QUARTER CORNER OF SECTION 28 BY A 1-1/2" BRASS CAP STAMPED "LS 2078", SAID LINE BEING 872.71 FEET AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 28 S00°15'22"E A DISTANCE OF 308.91 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, PENDING SUBDIVISION RECORDED UNDER RECEPTION NO. 719194, IN THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER;  
 THENCE CONTINUING ON SAID WEST LINE, N69°22'26"W A DISTANCE OF 922.38 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1;  
 THENCE DEPARTING SAID WEST LINE, N69°22'26"W A DISTANCE OF 922.38 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1;  
 THENCE ON THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 1, N80°40'16"E A DISTANCE OF 872.71 FEET TO THE POINT OF BEGINNING.  
 CONTAINING A CALCULATED AREA OF 200.969 SQUARE FEET OR 4.6136 ACRES.

**OWNERS CERTIFICATE:**

HOPE CHAPEL OF COLORADO SPRINGS, A COLORADO NON-PROFIT CORPORATION HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

BY: \_\_\_\_\_  
 TITLE: PRESIDENT OF HOPE CHAPEL OF COLORADO SPRINGS, A COLORADO NON-PROFIT CORPORATION.  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, BY \_\_\_\_\_ AS PRESIDENT OF HOPE CHAPEL OF COLORADO SPRINGS, A COLORADO NON-PROFIT CORPORATION.

BY: \_\_\_\_\_ NOTARY PUBLIC  
 WITNESS MY HAND AND SEAL  
 MY COMMISSION EXPIRES \_\_\_\_\_

ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

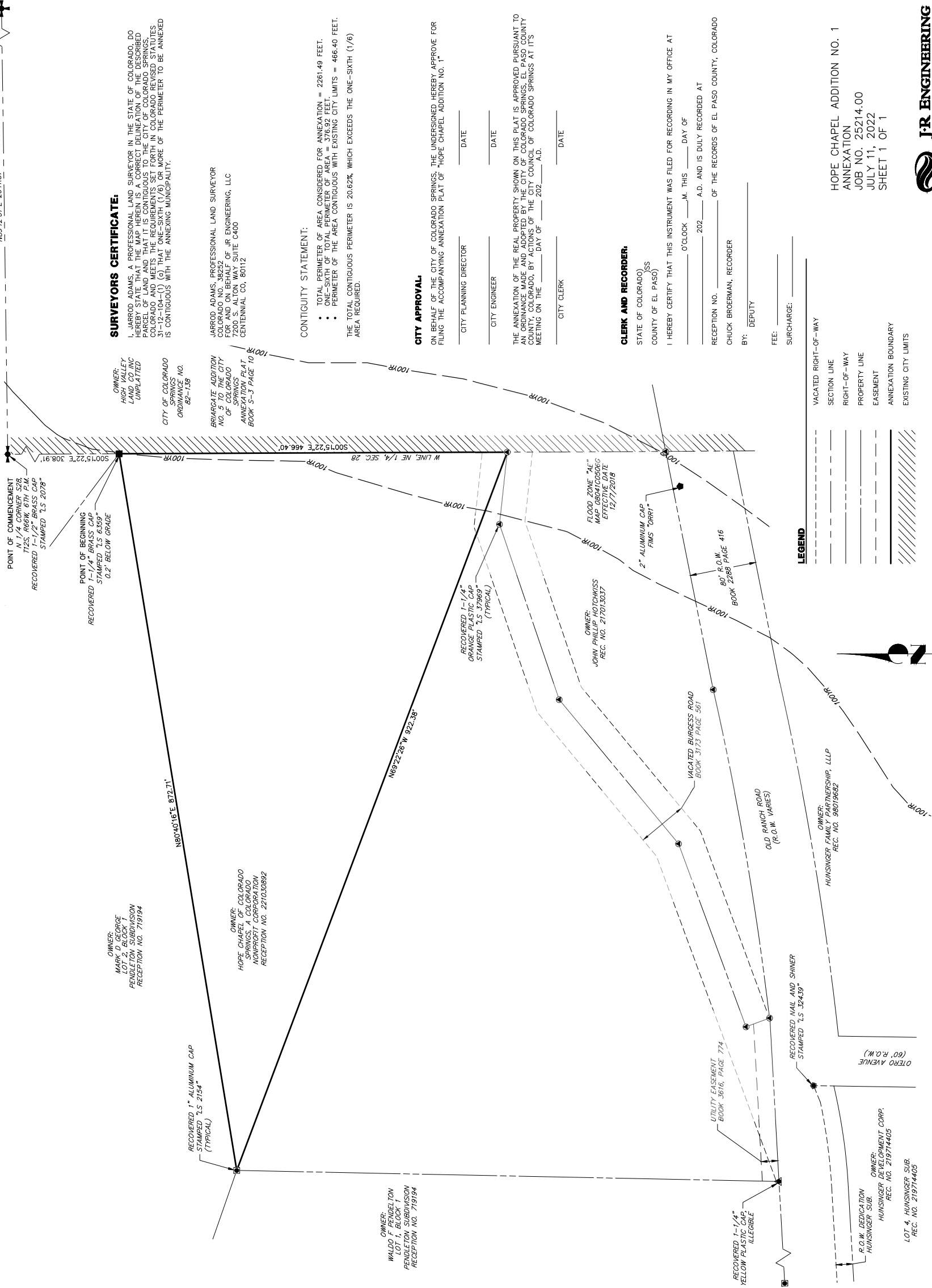
**GENERAL NOTES:**

- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT.
- PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, THIS ANNEXATION MAP IS A PROFESSIONAL LAND SURVEY. THIS ANNEXATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AND BELIEF; (B) IS IN ACCORDANCE WITH APPLICABLE KNOWLEDGE, INFORMATION AND BELIEF; (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; (D) IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- UNLESS OTHERWISE NOTED, ALL RECOVERED MONUMENTS ARE FLUSH WITH THE GROUND.
- ALL CHAIN, MAINTENANCE AND OPERATIONS WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

# ANNEXATION PLAT

## HOPE CHAPEL ADDITION NO. 1

### LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



**SURVEYORS CERTIFICATE:**

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP HEREIN IS A CORRECT DELINEATION OF THE DESCRIBED REAL PROPERTY AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 31-12-104-(1) (G) THAT ONE-SIXTH (1/6) OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
 COLORADO NO. 38292  
 7200 S. ALTON WAY SUITE C-400  
 CENTENNIAL CO. 80112

**CONTIGUITY STATEMENT:**

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 2261.49 FEET.
  - PERCENTAGE OF TOTAL PERIMETER OF AREA = 23.92 FEET.
  - PERCENTAGE OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 466.40 FEET.
- THE TOTAL CONTIGUOUS PERIMETER IS 20.62%, WHICH EXCEEDS THE ONE-SIXTH (1/6) AREA REQUIRED.

**CITY APPROVAL:**

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "HOPE CHAPEL ADDITION NO. 1"

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER:**

STATE OF COLORADO) )  
 COUNTY OF EL PASO) )  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D. AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO  
 CHUCK BROERMAN, RECORDER  
 BY: DEPUTY \_\_\_\_\_  
 FEE: \_\_\_\_\_  
 SURCHARGE: \_\_\_\_\_

**LEGEND:**

- VACATED RIGHT-OF-WAY
- SECTION LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT
- ANNEXATION BOUNDARY
- EXISTING CITY LIMITS



60 30 0 60  
 ORIGINAL SCALE: 1" = 60'



**JR ENGINEERING**  
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HOPE CHAPEL ADDITION NO. 1  
 ANNEXATION  
 JOB NO. 25214.00  
 JULY 11, 2022  
 SHEET 1 OF 1