

CORRAL BLUFFS ANNEXATION FILING NO. 1

LOCATED IN SECTIONS 5, 6 AND 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, A MUNICIPAL CORPORATION BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

(5) PARCELS OF LAND LOCATED IN SECTIONS 5, 6 AND 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTHWEST QUARTER AND THE WEST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER, THE WEST ONE HALF OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, ALL IN TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

WHICH IS ALSO DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOT 4 IN SECTION 5, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., AND LOTS 1 AND 2 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; AND THE WEST HALF OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ALL IN EL PASO COUNTY, COLORADO.

PARCEL 2:

CORRAL BLUFFS OPEN SPACE -ANDERSON PARCEL

THAT PORTION OF LOT 3, AND ALL OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6 P.M., EL PASO COUNTY, COLORADO, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 280.00 FEET; THENCE ANGLE LEFT 90° SOUTHERLY ON THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF THE TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 097051243 OF THE RECORDS OF EL PASO COUNTY, 530.00 FEET TO THE SOUTHEAST CORNER THEREOF; THE FOLLOWING THREE (3) COURSES ARE ON THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID PARCEL: (1) THENCE ANGLE RIGHT 90° WESTERLY, 500.00 FEET; (2) THENCE ANGLE RIGHT 90° NORTHERLY, 500.00 FEET; (3) THENCE ANGLE RIGHT 90° EASTERLY, 500.00 FEET; THENCE ANGLE LEFT 90° NORTHERLY, 30.00 FEET; THENCE WESTERLY ON THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 1040.00 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 3 AND ON THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 2897.26 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE EASTERLY ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 1320.00 FEET MORE OR LESS TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ON THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND ON THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 2675.31 FEET TO THE POINT OF BEGINNING, AND CONTAINING 75.66 ACRES, MORE OR LESS.

PARCEL 3:

LOTS THREE AND FOUR IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 4:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

THE NORTHEAST QUARTER, EXCEPT THAT PORTION CONVEYED BY DEED RECORDED JANUARY 3, 1975 IN BOOK 2726 AT PAGE 286, EL PASO COUNTY RECORDS AND THE SOUTHEAST QUARTER, EXCEPT A 3 ACRE TRACT ALONG THE EASTERLY SECTION LINE AND EXCEPTING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND EXCEPTING THAT PORTION CONVEYED BY DEED RECORDED JANUARY 2, 1976 IN BOOK 2801 AT PAGE 128, EL PASO COUNTY RECORDS, AND EXCEPTING THAT PORTION CONVEYED BY DEED RECORDED IN BOOK 2726 AT PAGE 286 OF SAID RECORDS, AND EXCEPTING THOSE PORTIONS CONVEYED BY DEEDS RECORDED JULY 1, 1981 IN BOOK 3451 AT PAGE 174, DEED RECORDED AUGUST 15, 1983 IN BOOK 3768 AT PAGE 164 AND DEED RECORDED APRIL 14, 1997 UNDER RECEPTION NO. 97041472 AND DEED RECORDED OCTOBER 17, 2003 UNDER RECEPTION NO. 203245345 OF SAID RECORDS, ALL IN SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL C:

A PORTION OF THE EAST HALF OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 7, WHICH IS 251.88 FEET SOUTHERLY OF THE NORTHWEST CORNER OF THE SOUTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SAID SECTION 7; THENCE (1) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ON SAID NORTH-SOUTH CENTERLINE, 1333.93 FEET; (2) SOUTH 89 DEGREES 54 MINUTES 47 SECONDS EAST, 318.24 FEET; (3) NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1333.93 FEET; (4) NORTH 89 DEGREES 54 MINUTES 47 SECONDS WEST, 318.24 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 5:

NORTHWEST QUARTER OF THE NORTHEAST QUARTER, EXCEPT ANY PORTION THEREOF CONVEYED IN WARRANTY DEED RECORDED JANUARY 3, 1975 IN BOOK 2726 AT PAGE 286, SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

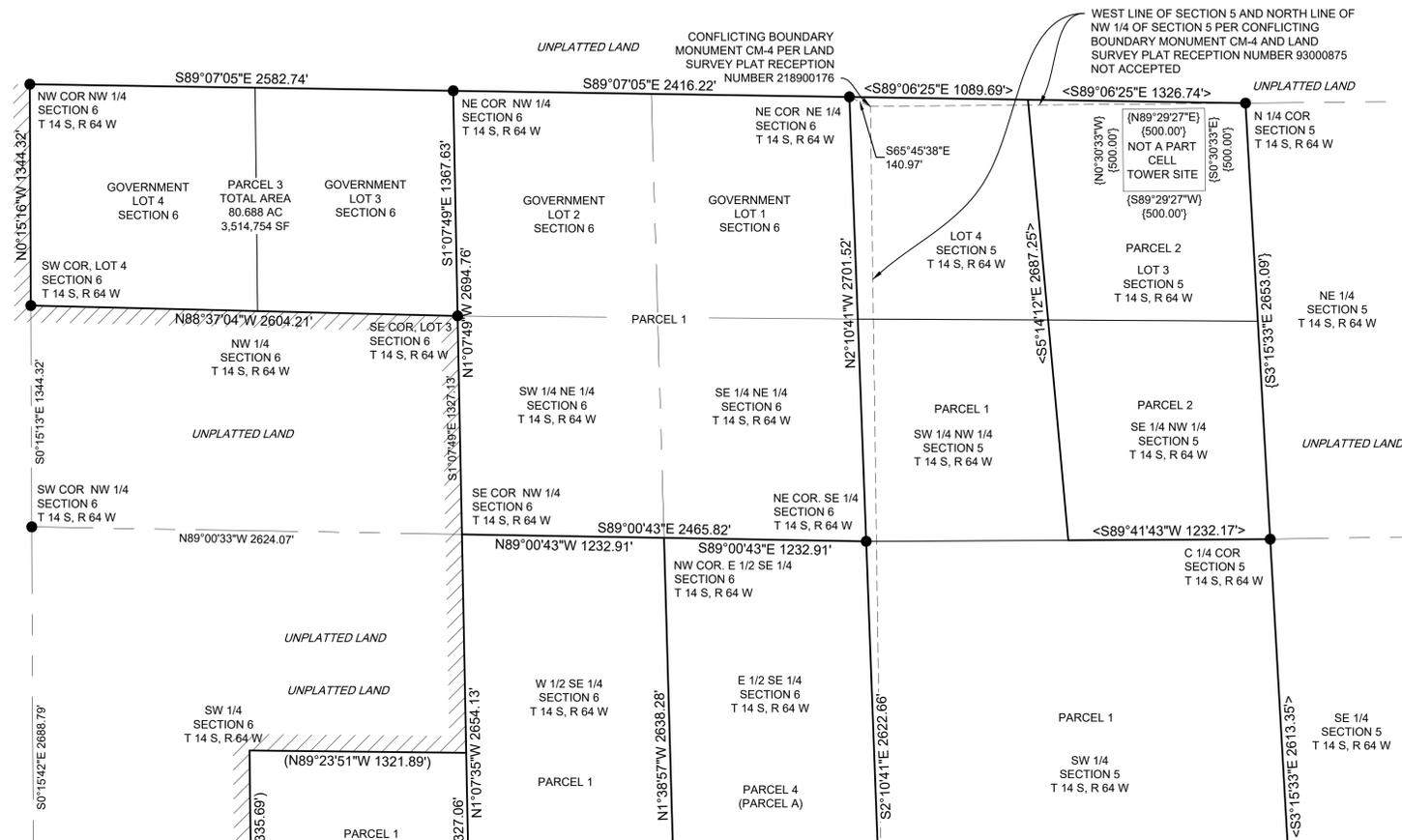
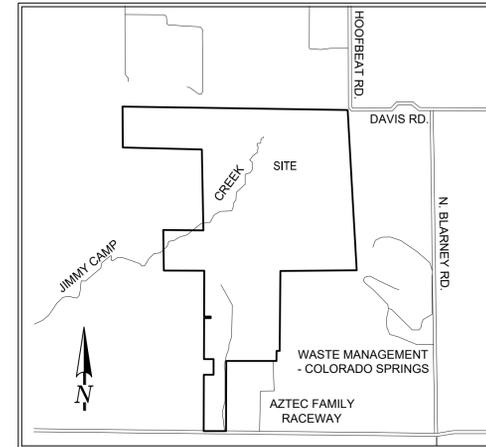
OWNER:

THE OWNERS OF THE ABOVE DESCRIBED PARCEL HEREBY REQUEST ANNEXATION TO THE CITY OF COLORADO SPRINGS, COLORADO.

BY: _____ MAYOR

THAT CITY OF COLORADO SPRINGS, A MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2021, A.D.

CITY CLERK



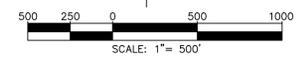
SURVEYOR'S STATEMENT

I, ROBERT L. MEADOWS JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO AND LEGALLY DOING BUSINESS FOR AND ON BEHALF OF MATRIX DESIGN GROUP INC., IN EL PASO COUNTY, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCELS OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIMETER OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.



ROBERT L. MEADOWS, JR., PLS
REGISTRATION NO. 34977, STATE OF COLORADO

INDICATES CITY LIMITS



GENERAL NOTES:

1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT. ALL BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM MAPS AND DOCUMENTS OF RECORD. MAPS CONSIDERED:
 - LAND SURVEY PLAT RECORDED MAY 27, 1993 UNDER RECEPTION NUMBER 93000875.
 - LAND SURVEY PLAT RECORDED JANUARY 20, 1995 UNDER RECEPTION NUMBER 95801359.
 - LAND SURVEY PLAT RECORDED JANUARY 13, 1997 UNDER RECEPTION NUMBER 97902067.
 - LAND SURVEY PLAT RECORDED NOVEMBER 16, 1998 UNDER RECEPTION NUMBER 98900233.
 - LAND SURVEY PLAT RECORDED SEPTEMBER 19, 2017 UNDER RECEPTION NUMBER 2179000171.
 - LAND SURVEY PLAT RECORDED OCTOBER 11, 2018 UNDER RECEPTION NUMBER 218900176.
 - LAND SURVEY PLAT RECORDED DECEMBER 4, 2018 UNDER RECEPTION NUMBER 218900209.

2. DATE OF PREPARATION: JUNE 17, 2021
3. TOTAL PERIMETER: 39,868.30 FEET
4. 1/6TH PERIMETER: 6,644.72 FEET
5. PERIMETER CONTIGUOUS TO CITY LIMITS: 12,109.40 FEET
6. AREA = 920.4 ACRES

- INDICATES AN ALIQUOT CORNER FOUND ON PREVIOUS SURVEYS
- S00°28'58"W 2622.05' INDICATES BEARING AND DISTANCE FROM LAND SURVEY PLATS BY DREXEL BARRELL & CO. RECEPTION NUMBERS 2179000171, 218900176 AND 218900209.
- (S00°41'29"E 1335.69') INDICATES A CALCULATED BEARING AND DISTANCE FROM LAND SURVEY PLATS BY DREXEL BARRELL & CO. RECEPTION NUMBERS 2179000171, 218900176 AND 218900209.
- [S03°15'33"E 2613.35'] INDICATES BEARING AND DISTANCE FROM LAND SURVEY PLAT LDC INC. RECEPTION NUMBER 93000875 ROTATED TO DREXEL BARRELL & CO. BASIS OF BEARINGS.
- {S00°06'00"E 500.00'} INDICATES BEARING AND DISTANCE FROM LAND SURVEY PLAT CM MOORE RECEPTION NUMBER 97902067 ROTATED TO DREXEL BARRELL & CO. BASIS OF BEARINGS.
- <S89° 06' 25"E 1326.74"> INDICATES A CALCULATED BEARING AND DISTANCE FROM LAND SURVEY PLATS DREXEL BARRELL & CO. RECEPTION NUMBER 218900176 TOGETHER WITH CM MOORE RECEPTION NUMBER 97902067 AND LDC INC. RECEPTION NUMBER 93000875 ROTATED TO DREXEL BARRELL & CO. BASIS OF BEARINGS.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF CORRAL BLUFFS ANNEXATION FILING NO. 1.

(PLANNING AND DEVELOPMENT DIRECTOR)	DATE
CITY ENGINEER	DATE
PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO ON THIS _____ DAY OF _____ 2021.	
CITY CLERK	DATE
PRESIDENT OF CITY COUNCIL	DATE

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)
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 NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____
BY: _____ EL PASO COUNTY CLERK AND RECORDER

PREPARED BY: **Matrix** Excellence by Design

CORRAL BLUFFS ANNEXATION FILING NO. 1
LOCATED SECTIONS 5, 6 AND 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

CHECKED BY: _____ SCALE: 1"=500' DATE ISSUED: JUNE 17, 2021
SHEET 1 OF 2

