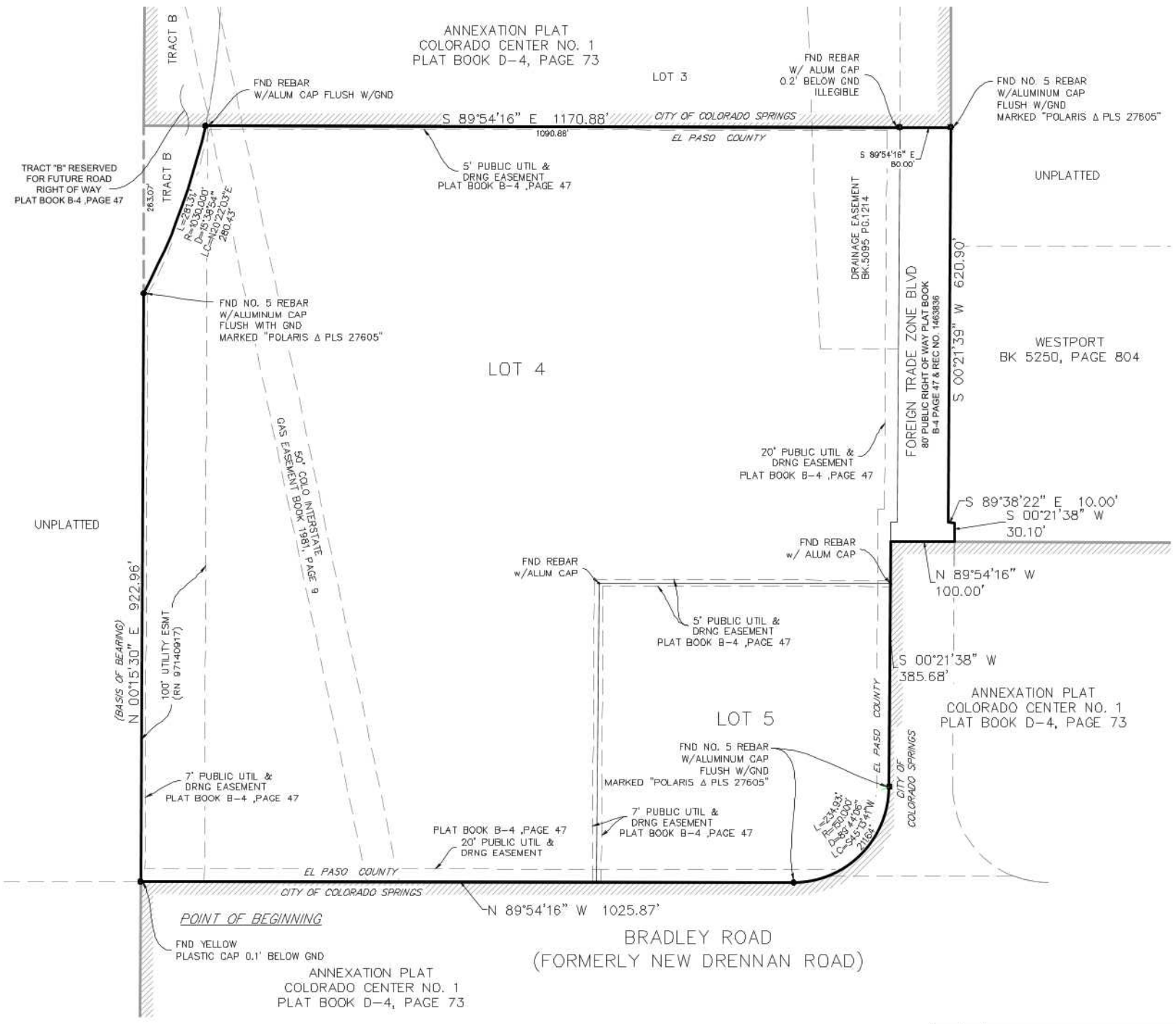
ANNEXATION PLAT
COLORADO CENTRE ADDITION NO. 3

LOTS 4 AND LOT 5, COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1 AND A PORTION OF FOREIGN TRADE ZONE BOULEVARD, ALL BEING A PORTION OF THE NE¼ OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



BE IT KNOWN BY THESE PRESENTS:

That COPO 9560 Real Estate LLC, being the owner and petitioner of the following described tract of land to wit:

Lot 4, and Lot 5, together with a portion of Foreign Trade Zone Boulevard, all of Colorado Centre Foreign Trade Zone and Business Park Filing No.1, a subdivision recorded under Reception No. 1463836 of the records of El Paso County, Colorado, described as follows:

(BASIS OF BEARING STATEMENT PER POLICIES CONCERNING THE PRACTICE OF LAND SURVEYING, SECTION 60.1.2.4 - THE WEST LINE OF LOT 4, COLORADO CENTER FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO. 1, AS BEARING N00°15'30"E, MONUMENTED AS SHOWN)

BEGINNING at the Southwest Corner of said Lot 4, thence N00°15'30"E, 922.96 feet along a West line of said Lot 4 to an angle point (point on curve) thereof;

Thence Northerly, a distance of 281.31 feet along a West line of said Lot 4 to the North line thereof and the arc of a curve concave to the West, said arc having a radius of 1,030.00 feet, a central angle of 15°38'54" and being subtended by a chord that bears N20°22'03"E, 280.43 feet;

Thence along a line non-tangent to said curve, S89°54'16"E, 1,170.88 feet along a line being on a part of "Annexation Plat-Colorado Center No.1", and along the North line of said Lot 4 and across a portion of said Foreign Trade Zone Boulevard to a point on the East Right-of-Way line thereof;

Thence S00°21'39"W, 620.90 feet along an East line of said Foreign Trade Zone Boulevard;

Thence S89°38'22"E, 10.00 feet along an East line of said Foreign Trade Zone Boulevard;

Thence S00°21'38"W, 30.10 feet along an East line of said Foreign Trade Zone Boulevard;

Thence N89°54'16"W, 100.00 feet along a line being on a part of "Annexation Plat-Colorado Center No.1" and across a portion of said Foreign Trade Zone Boulevard;

Thence S00°21'38"W, 385.68 feet along a line being on a part of "Annexation Plat-Colorado Center No.1", an east line of said Lot 4 and the East line of said Lot 5 to a point of curve to the right;

Thence Southwesterly, 234.93 feet along the arc of said curve to a point tangent, along a line being on a part of "Annexation Plat-Colorado Center No.1", and along the southeasterly line of said Lot 5, said arc having a radius of 150.00 feet, a central angle of 89°44'06" and being subtended by a chord that bears S45°13'41"W, 211.64 feet;

Thence N89°54'16"W, 1,025.87 feet along a line being on a part of "Annexation Plat-Colorado Center No.1", along the South line of said Lot 5 and the South line of said Lot 4 to the Southwest Corner thereof and the TRUE POINT OF BEGINNING.

Area = 1,434,684 square feet, 32.94 acres, more or less.

IN WITNESS WHEREOF:

The aforementioned, COPO 8560 Real Estate LLC, has executed this instrument this ___ day of _____, 2024 A.D.

By: _____, As: _____

NOTARIAL:

STATE OF COLORADO }
} SS
COUNTY OF EL PASO }

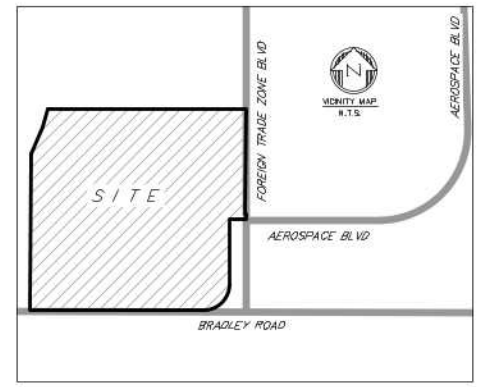
The above and aforementioned was acknowledged before me this ____ day of _____, 2024, by _____, as _____ of COPO 8560 Real Estate LLC

Witness my hand and seal _____

Address _____

_____

My Commission expires _____



NOTES

1. Total perimeter of portion to be annexed: 4782.63'
   Perimeter along City Colorado Springs Limits: 2917.36' (61.00%)
   1/6th perimeter percentage: 797.11' (16.67%)
2. Basis of bearing statement per policies concerning the practice of land surveying, section 60.1.2.1 - the West line of Lot 4, Colorado Centre Foreign Trade Zone and Business Park Filing No. 1 as bearing N0°15'30"E, monuments described on plat.
3. 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.
4. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C0768G, with effective date of December 7, 2018, indicates this parcel is located in Zone X (Area of minimal flood hazard).
5. Lineal units used for this survey are U.S. Survey Feet
6. All easements that are electric dedicated hereon for public utility purposes related to gas and shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

SURVEYOR'S CERTIFICATION:

I, Randall D Hency, a registered professional land surveyor in the state of Colorado, do hereby state that the annexation plat hereon shown is a correct delineation of the above described parcel of land and that at least one-sixth (⅙) of the perimeter boundary of said parcel is contiguous with the present boundary of the City of Colorado Springs, El Paso County, Colorado.

RANDALL D. HENCY
Colorado Professional Land Surveyor No. 27605
For and on behalf of Polaris Surveying Inc.

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "COLORADO CENTRE ADDITION NO. 3"

_____ _____ _____ _____
City Planning Director Date City Engineer Date

The annexation 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 actions of the City Council of the City of Colorado Springs at its meeting on the _____ day of _____, 2024, A.D.

_____ _____
City Clerk Date

CITY FILE NO. ANEX-22-0014

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

ANNEXATION PLAT
COLORADO CENTRE ADDITION NO. 3

SCALE 1" = 100'

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED
	4	CITY COMMENTS	02-28-24	
	1	REVISE BOUNDARY	04-26-23	
	2	CITY COMMENTS	05-25-23	
	3	CITY COMMENTS	09-26-23	
	4	CITY COMMENTS	01-03-24	

DRAWN BY: ROH | DATE: 12/15/22
CHECKED BY: TJW | DRAWING NO: N/A
JOB NO: 221207 | SHEET: 1 of 1

POLARIS SURVEYING, INC.
1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

Annexation Plat

For:
Kimley Horn