

ANNEXATION PLAT

7770 BLACK FOREST ROAD ADDITION NO. 2

BEING A PORTION OF THE SE 1/4 OF SECTION 6 TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 1 OF 1



VICINITY MAP

CLERK AND RECORDER:

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 _____ 2023, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO
 STEVE SCHLEKER, RECORDER
 BY: DEPUTY _____
 FEE: _____ SURCHARGE: _____

- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST, 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, WHICH BEARS SOUTH 87°42'55" WEST BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON.
 - THE DATE OF PREPARATION IS JANUARY 24, 2023.
 - FLOODPLAIN STATEMENT: THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA FIRM PANEL 0804100529C, EFFECTIVE DATE DECEMBER 7, 2018.
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEATS ANY PUBLIC LAND SURVEY MONUMENT OF LAND OR MONUMENT OR ACCESSORY, COMMISSIONS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
 - NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS FROM THE SPRINGS SUBDIVISION BONDS OR COMPENSATIONS FUND ADMINISTERED BY THE CITY OF COLORADO SPRINGS, OR OTHER LETTERS FROM THE CITY OF COLORADO SPRINGS, HAVE BEEN RECEIVED AND APPROVED BY THE CITY ENGINEER AND THE CITY OF COLORADO SPRINGS.
 - THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ALTRIA LAND CONSULTANTS, LLC. TO DETERMINE THE STATUS OF EASEMENTS, RECORDS, TITLE ALIENATIONS, ENCUMBRANCES, RIGHTS-OF-WAY, ETC., AND OTHER MATTERS OF RECORD. ALTRIA LAND CONSULTANTS RELIED ON TITLE COMMITMENT ORDER NO. 1872419, AS PREPARED BY UNITED TITLE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 7, 2022.
 - THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.
 - LINEAL UNITS USED FOR THIS SURVEY AS U.S. SURVEY FEET.
 - CONTIGUITY STATEMENT
 - TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 2301.02'
 - ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 383.50' (16.62%)
 - PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 1010.52' (43.92%)

CITY APPROVAL:
 ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF 7770 BLACK FOREST ROAD ANNEXATION NO. 2.

CITY PLANNING DIRECTOR	DATE
_____	_____
CITY ENGINEER	DATE
_____	_____
CITY CLERK	DATE
_____	_____

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 ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON _____ DAY OF _____ 20__ A.D.

BE IT KNOWN BY THESE PRESENTS:
 THAT CUD MANAGEMENT COMPANY, BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

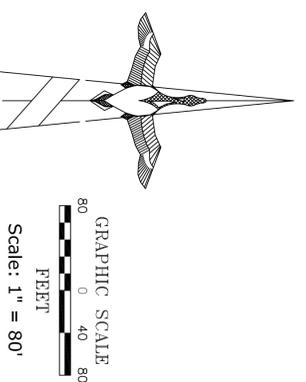
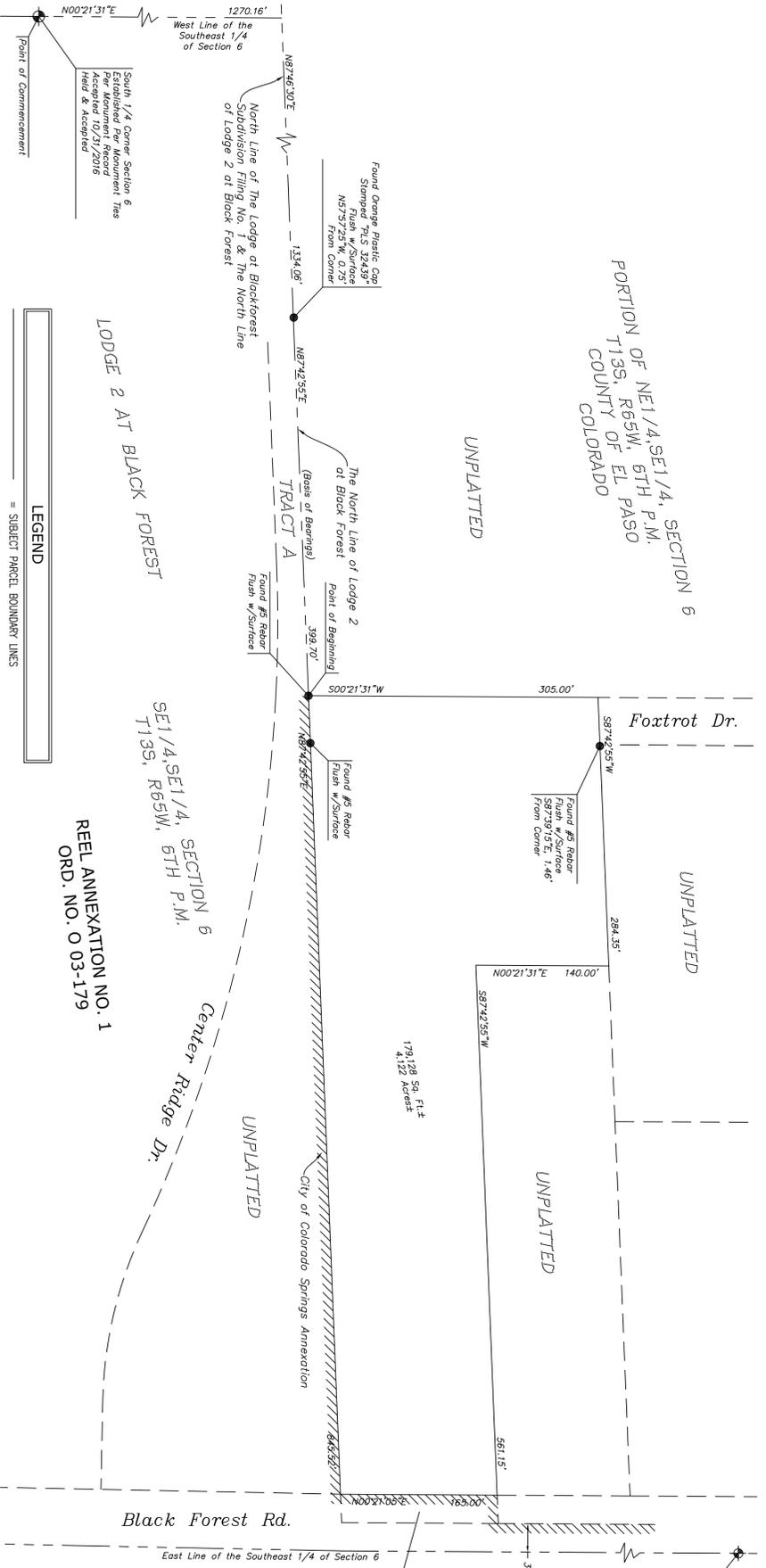
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AS DESCRIBED AS PARCELS A, B & C IN RECEPTION NO. 218142023 OF EL PASO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 6, THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, N00°21'31"E, 1270.16 FEET TO A POINT ON THE NORTH LINE OF THE LODGE AT BLACKFOREST SUBDIVISION FILING NO. 1 AND THE NORTH LINE OF LODGE 2 AT BLACK FOREST; THENCE ALONG SAID NORTH LINE, N87°46'30"E, 1334.06 FEET; THENCE CONTINUING ALONG THE NORTH LINE OF LODGE 2 AT BLACK FOREST, N87°42'55"E, 399.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N87°42'55"E, 845.52 FEET TO THE WESTERLY RIGHT-OF-WAY OF BLACK FOREST ROAD; THENCE ALONG SAID LINE, N00°21'05"E, 165.00 FEET; THENCE DEPARTING SAID LINE, S87°42'55"W, 561.13 FEET; THENCE ALONG N00°21'31"E, 140.00 FEET; THENCE S87°42'55"W, 284.35 FEET; THENCE S00°21'31"W, 305.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING: 179,128 SQ. FT. OR 4,122 ACRES MORE OR LESS.

OWNER(S):
 THE ABOVE-MENTIONED CUD MANAGEMENT COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ___ DAY OF _____ 20__ A.D.

BY: _____
 TITLE: _____
 NOTARIAL:
 STATE OF COLORADO)
 COUNTY OF EL PASO) SS
 THE ABOVE AND ABOVE-MENTIONED WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__ BY _____ AS _____ OF THE CUD, MANAGEMENT COMPANY, A COLORADO COMPANY;
 WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES: _____

SURVEYING STATEMENT:

I, JESUS A. LUJO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWS A CORRECT DELINEATION OF THE ABOVE-DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS WITH THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.
 JESUS A. LUJO, PLS 38881
 REGISTERED PROFESSIONAL LAND SURVEYOR
 179,128 SQ. FT. OR 4,122 ACRES
 FOR AND ON BEHALF OF ALTRIA LAND CONSULTANTS, LLC
 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.



LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- - - - - = ADJOINING PARCEL BOUNDARY LINES
- ||||| = CITY BOUNDARY LINES

MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED

CITY FILE NO.

NO.	DATE	REVISION DESCRIPTION	BY	DATE
0	9/8/23	1ST SUBMITTAL	JT	SEPTEMBER 8, 2023
			JT	22078

