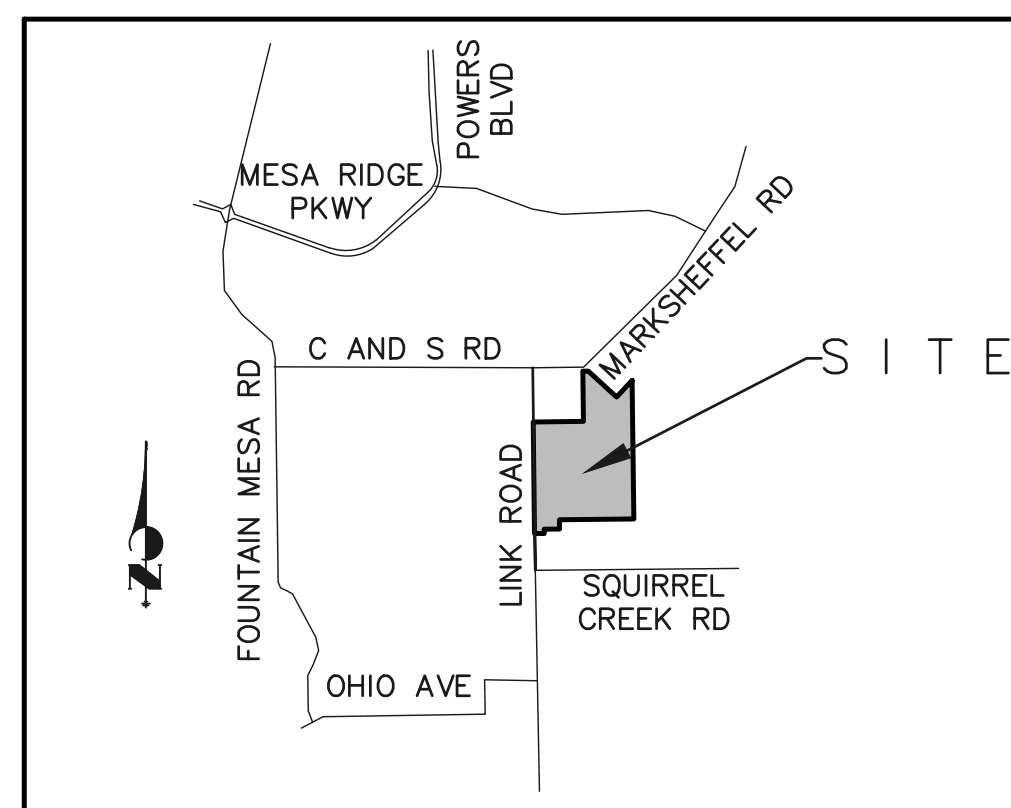


**ANNEXATION PLAT**  
**THE RANCH ADDITION NO. 1**  
 TO THE CITY OF FOUNTAIN, COLORADO  
 THE EAST HALF OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST  
 OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



**VICINITY MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH-SOUTH CENTERLINE OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS WITH A 3-1/2" ALUMINUM SURVEYORS CAP IN A RANGE BOX WITH APPROPRIATE MARKINGS, ASSUMED TO BEAR N00°42'51"W, A DISTANCE OF 5274.63 FEET.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N00°42'51"W, ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 33, A DISTANCE OF 953.96 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800, RECORDS OF EL PASO COUNTY, COLORADO TO THE POINT OF BEGINNING;

THENCE S89°17'09"W, A DISTANCE OF 30.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LINK ROAD; THENCE N00°42'51"W, ON SAID WESTERLY RIGHT OF WAY LINE OF LINK ROAD, ON A LINE 30.00 WESTERLY OF AND PARALLEL TO SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 3001.96 FEET; THENCE N89°15'10"E, A DISTANCE OF 30.00 FEET TO THE EASTERLY BOUNDARY OF HIBBARD-VALLI GROUP ADDITION NO. 2 RECORDED IN PLAT BOOK F5 AT PAGE 67 SAID POINT BEING ALSO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33;

THENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33 THE FOLLOWING TWO (2) COURSES:

1. N89°15'10"E, A DISTANCE OF 1322.24 FEET;
2. N00°43'51"W, A DISTANCE OF 1350.05 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 216045010 SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF MARKSHEFFEL ROAD;

THENCE N89°11'37"E, ON SAID SOUTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 216045010 SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MARKSHEFFEL ROAD, A DISTANCE OF 149.88 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF FOOTHILLS SUBDIVISION AS RECORDED IN PLAT BOOK S-2 AT PAGE 33;

THENCE ON THE SOUTHWESTERLY AND SOUTHEASTERLY BOUNDARY OF SAID FOOTHILLS SUBDIVISION THE FOLLOWING TWO (2) COURSES:

1. S47°20'45"E, A DISTANCE OF 1033.75 FEET;
2. N42°39'39"E, A DISTANCE OF 612.51 FEET;

THENCE S00°44'52"E, A DISTANCE OF 3727.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34 SAID POINT BEING ALSO THE SOUTHEAST CORNER OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33;

THENCE S89°22'35"W, ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2001.34 FEET TO THE NORTHWESTERLY CORNER OF FOUNTAIN VALLEY LAND & IRRIGATION CO.'S SUBDIVISION NO. 1 RECORDED IN PLAT BOOK L AT PAGE 42;

THENCE S00°22'03"E, ON THE WESTERLY LINE OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO.'S SUBDIVISION NO. 1, A DISTANCE OF 248.98 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800, THE FOLLOWING (3) THREE COURSES:

1. S89°24'06"W, A DISTANCE OF 413.19 FEET;
2. S00°42'51"E, A DISTANCE OF 116.00 FEET;
3. S89°24'06"W, A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 196.828 ACRES.

**DETERMINATION OF CONTIGUOUS BOUNDARY**

PERIMETER TO ANNEX: 14,267.78 FEET  
 PERIMETER CONTIGUOUS TO CITY LIMITS: 2,787.08 FEET  
 PERCENTAGE OF CONTIGUITY: 19.53%  
 NET AREA TO BE ANNEXED: 196.828 ACRES

**SURVEYOR'S STATEMENT:**

I, DOUGLAS P. REINELT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS 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 TO THE PRESENT BOUNDARY OF THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO.

DOUGLAS P. REINELT \_\_\_\_\_ DATE \_\_\_\_\_  
 COLORADO P.L.S. NO. 30118  
 FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC  
 DREINELT@CLASSICCONSULTING.NET

**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.

**IN WITNESS WHEREOF:**

THE CITY OF FOUNTAIN HAS CAUSED THESE PRESENTS TO BE EXECUTED AND THIS PLAT APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ PURSUANT TO THE ORDINANCES OF THE CITY OF FOUNTAIN, COLORADO, ANNEXING SAID REAL PROPERTY.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 CHAIRMAN, PLANNING COMMISSION CITY CLERK

**CITY APPROVAL:**

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF FOUNTAIN, COUNTY OF EL PASO STATE OF COLORADO, BY THE ACTION OF THE CITY COUNCIL OF THE CITY OF FOUNTAIN AT ITS MEETING ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D..

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 MAYOR OF FOUNTAIN CITY CLERK

**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 \_\_\_\_\_, 20\_\_\_\_, A.D., AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

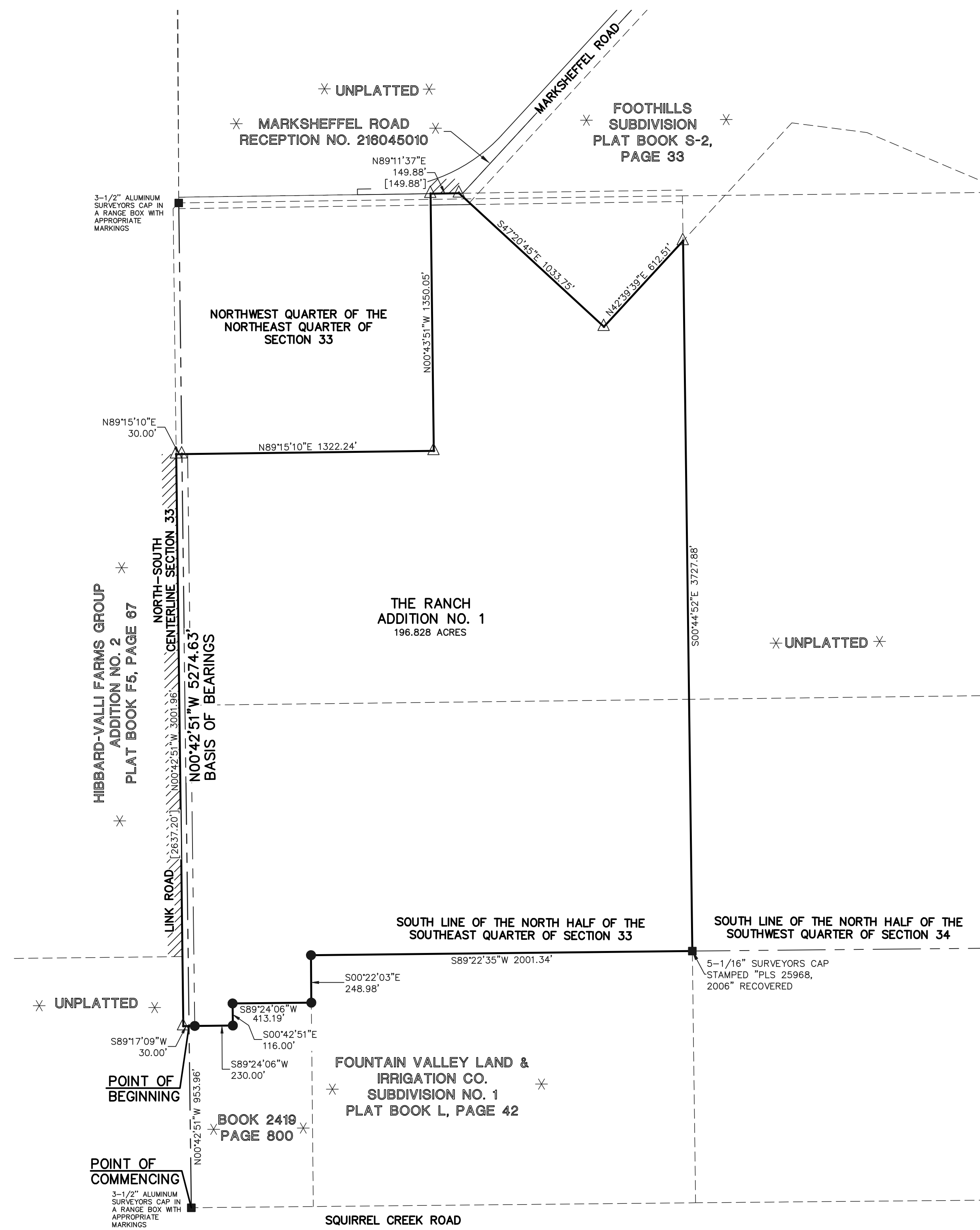
BY: \_\_\_\_\_  
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PRELIMINARY  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

ANNEXATION PLAT  
 THE RANCH ADDITION NO. 1  
 JOB NO. 2550.00  
 OCTOBER 28,, 2020  
 SHEET 1 OF 2



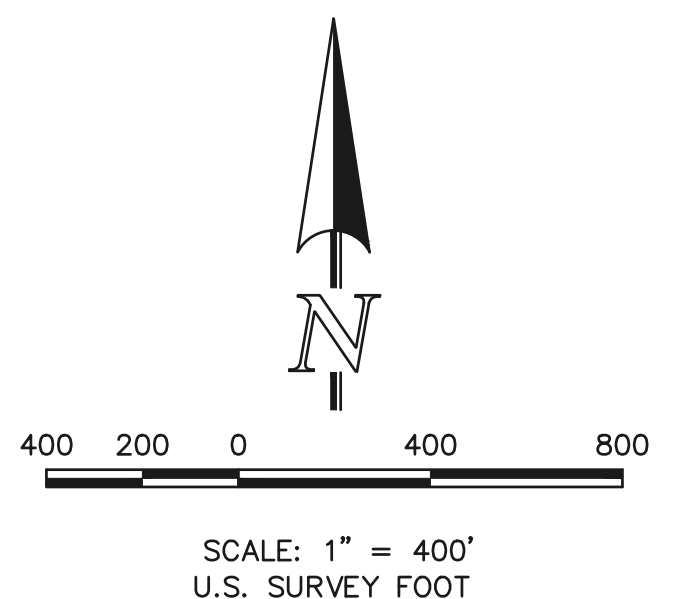
# ANNEXATION PLAT - THE RANCH ADDITION NO. 1



### LEGEND

- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO SET FLUSH WITH GROUND
- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" SET FLUSH WITH GROUND
- AS NOTED
- NOT PART OF THIS PLAT

CITY OF FOUNTAIN LIMITS  
 CONTIGUOUS LENGTH  
 [100.00']

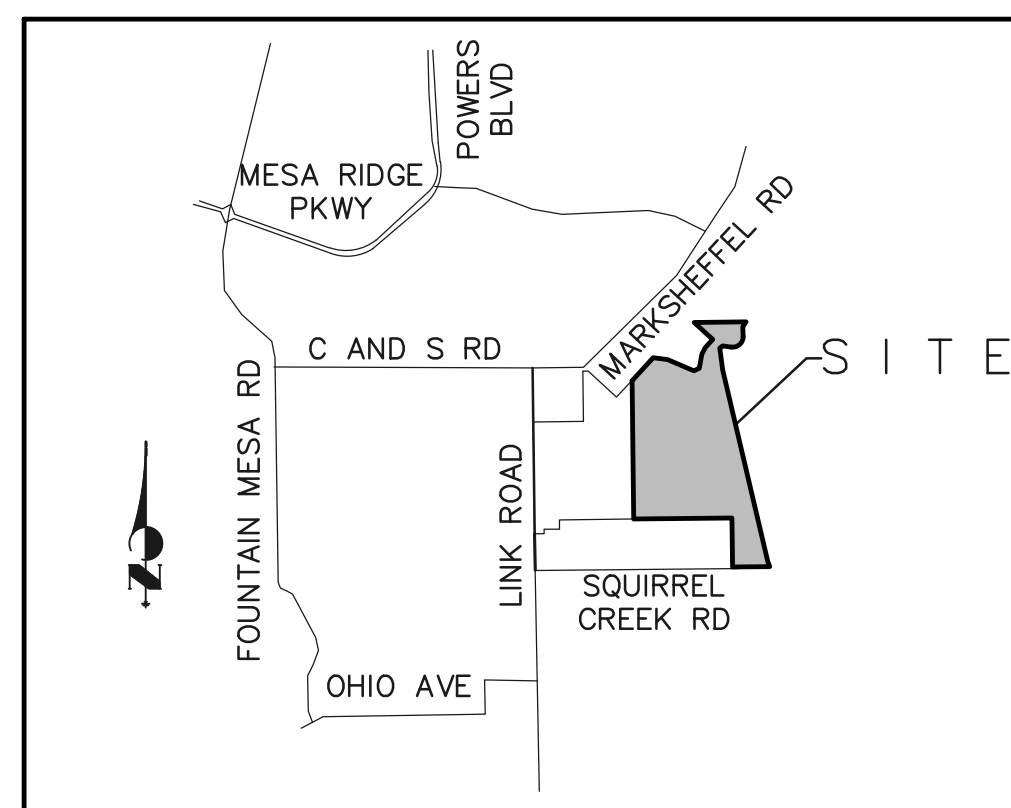


**PRELIMINARY**  
 THIS DOCUMENT HAS NOT BEEN  
 PLAT CHECKED

ANNEXATION PLAT  
 THE RANCH ADDITION NO. 1  
 JOB NO. 2550.00  
 OCTOBER 28, 2020  
 SHEET 2 OF 2



**ANNEXATION PLAT**  
**THE RANCH ADDITION NO. 2**  
 TO THE CITY OF FOUNTAIN, COLORADO  
 A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 15 SOUTH,  
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



**VICINITY MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH-SOUTH CENTERLINE OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS WITH A 3-1/2" ALUMINUM SURVEYORS CAP IN A RANGE BOX WITH APPROPRIATE MARKINGS, ASSUMED TO BEAR N00°42'51"W, A DISTANCE OF 5274.63 FEET.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N00°42'51"W, ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 33, A DISTANCE OF 953.96 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800, THE FOLLOWING (3) THREE COURSES:

1. N89°24'06"E, A DISTANCE OF 230.00 FEET;
2. N00°42'51"W, A DISTANCE OF 116.00 FEET;
3. N89°24'06"E, A DISTANCE OF 413.19 FEET TO A POINT ON THE WESTERLY BOUNDARY OF FOUNTAIN VALLEY LAND & IRRIGATION CO.'S SUBDIVISION NO. 1 RECORDED IN PLAT BOOK L AT PAGE 42;

THENCE N00°22'03"W ON THE WESTERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1, A DISTANCE OF 248.98 FEET TO THE NORTHWEST CORNER OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 SAID POINT BEING ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33;

THENCE N89°22'35"E, ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33 SAID POINT BEING ALSO ON THE NORTHERLY LINE OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1, A DISTANCE OF 2001.34 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33 SAID POINT BEING ALSO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34 SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°44'52"W, A DISTANCE OF 3727.88 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF FOOTHILLS SUBDIVISION RECORDED IN PLAT BOOK S-2 AT PAGE 33;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID FOOTHILLS SUBDIVISION THE FOLLOWING EIGHT (8) COURSES:

1. N42°39'39"E, A DISTANCE OF 842.19 FEET;
2. S82°32'27"E, A DISTANCE OF 397.85 FEET;
3. S67°09'07"E, A DISTANCE OF 760.76 FEET;
4. N65°50'46"E, A DISTANCE OF 163.60 FEET;
5. N10°36'25"E, A DISTANCE OF 385.00 FEET;
6. N26°36'25"E, A DISTANCE OF 200.00 FEET;
7. N42°36'25"E, A DISTANCE OF 300.00 FEET;
8. N47°23'32"W, A DISTANCE OF 676.22 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF ALMAGRE SUBDIVISION PHASE 1 - FILING 1 RECORDED UNDER RECEPTION NO. 208712906;

THENCE N89°22'42"E, ON THE SOUTHERLY BOUNDARY OF SAID ALMAGRE SUBDIVISION PHASE 1 - FILING 1 A DISTANCE OF 1395.14 FEET;

THENCE S34°45'00"W, A DISTANCE OF 157.22 FEET;

THENCE S02°15'00"E, A DISTANCE OF 266.50 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA 101°15'00", A RADIUS OF 280.00 FEET AND A DISTANCE OF 494.80 FEET TO A POINT OF TANGENT;

THENCE N81°00'00"W, A DISTANCE OF 231.00 FEET;

THENCE S50°00'00"W, A DISTANCE OF 102.45 FEET;

THENCE S07°43'46"E, A DISTANCE OF 590.74 FEET;

THENCE S13°14'49"E, A DISTANCE OF 5309.30 FEET;

THENCE S18°39'32"E, A DISTANCE OF 147.48 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF KANE RANCH ADDITION NO. 2 RECORDED UNDER RECEPTION NO. 208712879;

THENCE S89°28'23"W, ON THE NORTHERLY LINE OF SAID KANE RANCH ADDITION NO. 2, AND KANE RANCH ADDITION NO. 1 RECORDED UNDER RECEPTION NO. 208712878 A DISTANCE OF 994.60 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 RECORDED IN PLAT BOOK L AT PAGE 42 BEING ALSO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE N00°52'56"W, ON THE EASTERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1, AND THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 A DISTANCE OF 1322.78 FEET TO THE NORTHEAST CORNER OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 SAID POINT BEING CENTER-SOUTH 1/16 CORNER OF SAID SECTION 34;

THENCE S89°27'03"W, ON THE NORTHERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 BEING ALSO ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 2646.85 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTION 34 SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 319.510 ACRES.

**DETERMINATION OF CONTIGUOUS BOUNDARY**

PERIMETER TO ANNEX: 21,112.36 FEET  
 PERIMETER CONTIGUOUS TO CITY LIMITS: 6,117.62 FEET  
 PERCENTAGE OF CONTIGUITY: 28.98%  
 NET AREA TO BE ANNEXED: 319.510 ACRES

**SURVEYOR'S STATEMENT:**

I, DOUGLAS P. REINELT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS 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 TO THE PRESENT BOUNDARY OF THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO.

DOUGLAS P. REINELT \_\_\_\_\_ DATE \_\_\_\_\_  
 COLORADO P.L.S. NO. 30118  
 FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC  
 DREINELT@CLASSICCONSULTING.NET

**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.

**IN WITNESS WHEREOF:**

THE CITY OF FOUNTAIN HAS CAUSED THESE PRESENTS TO BE EXECUTED AND THIS PLAT APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ PURSUANT TO THE ORDINANCES OF THE CITY OF FOUNTAIN, COLORADO, ANNEXING SAID REAL PROPERTY.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 CHAIRMAN, PLANNING COMMISSION CITY CLERK

**CITY APPROVAL:**

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF FOUNTAIN, COUNTY OF EL PASO STATE OF COLORADO, BY THE ACTION OF THE CITY COUNCIL OF THE CITY OF FOUNTAIN AT ITS MEETING ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D..

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 MAYOR OF FOUNTAIN CITY CLERK

**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 \_\_\_\_\_, 20\_\_\_\_, A.D., AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_  
 DEPUTY

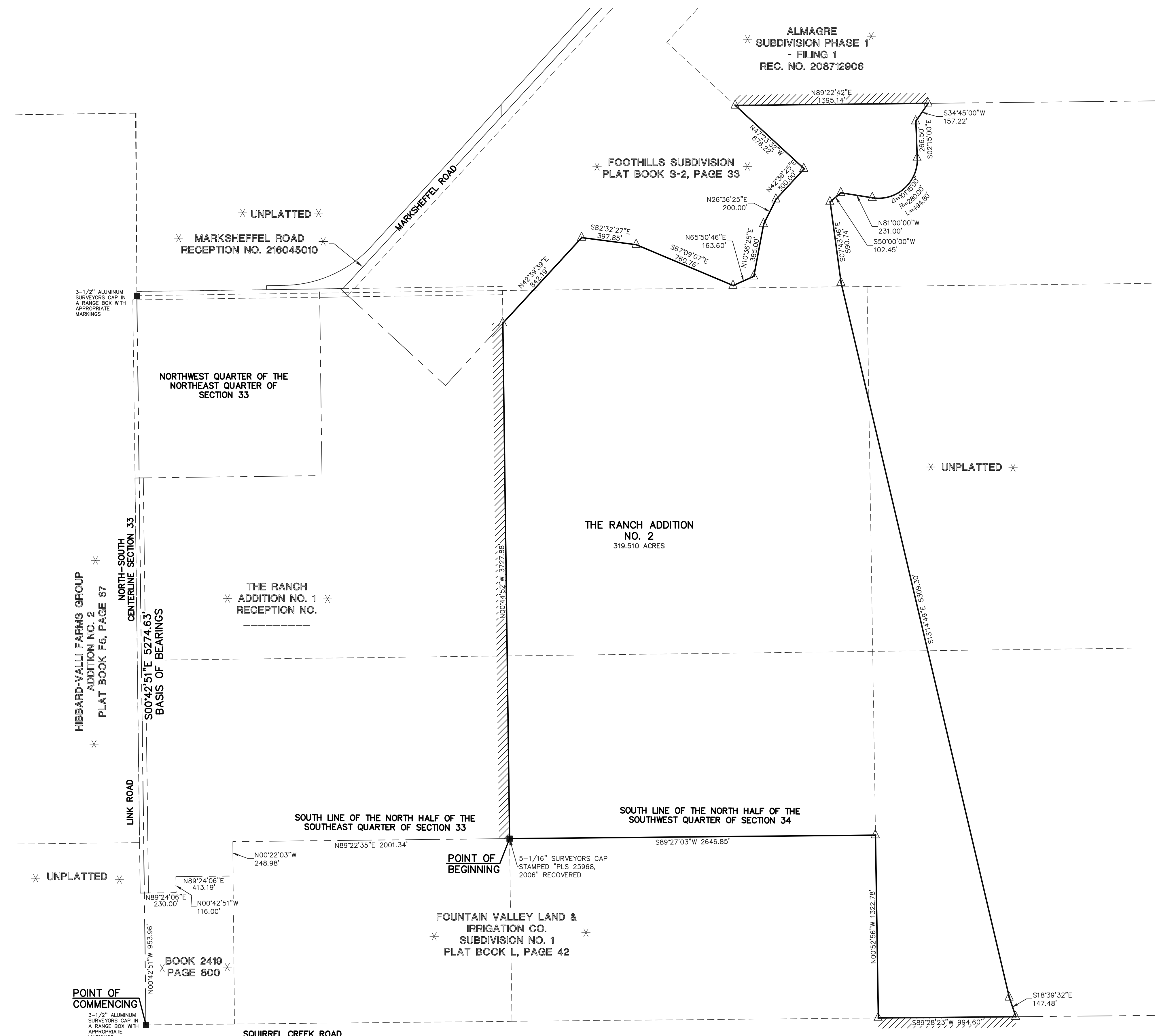
**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

ANNEXATION PLAT  
 THE RANCH ADDITION NO. 2  
 JOB NO. 2550.00  
 OCTOBER 28, 2020  
 SHEET 1 OF 2

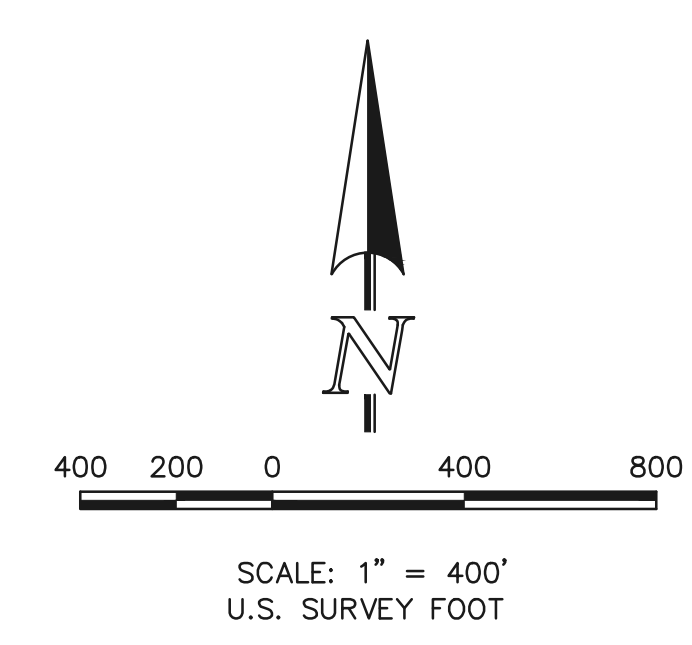


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# ANNEXATION PLAT - THE RANCH ADDITION NO. 2



- LEGEND**
- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO SET FLUSH WITH GROUND
  - AS NOTED
  - NOT PART OF THIS PLAT
  - CITY OF FOUNTAIN LIMITS



ANNEXATION PLAT  
THE RANCH ADDITION NO. 2  
JOB NO. 2550.00  
OCTOBER 28, 2020  
SHEET 2 OF 2



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0799 (Fax)

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

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