

# BLACK CANYON QUARRY ANNEXATION FILING NO. 1

LOCATED IN THE EAST ONE-HALF AND THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 32,  
TOWNSHIP 13 SOUTH, RANGE 67 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:

A TRACT OF LAND BEING THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, S01°20'13"E A DISTANCE OF 2682.17 FEET. THE LINE WAS FOUND TO BE MONUMENTED BY A 1-1/2" DIA. ALUMINUM CAP PLS 2692 ON THE NORTH AND A 2-1/2" DIA. ALUMINUM CAP PLS 28658 ON THE SOUTH. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT ON FILE AT THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, UNDER RECEPTION NO. 217900020.

BEGINNING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32, SAID POINT BEING MONUMENTED BY A 1-1/2" DIA. ALUMINUM CAP PLS 2692 ON A 5/8" DIA. REBAR, THENCE S01°20'13"E ON THE EAST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER A DISTANCE OF 2682.17 FEET, TO THE SOUTHEAST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER, SAID POINT BEING MONUMENTED BY A 2-1/2" DIA. ALUMINUM CAP PLS 28658 ON A 3/4" DIA. REBAR; THENCE N89°37'14"W ON THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER A DISTANCE OF 1089.26 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING MONUMENTED 100.00 FEET TO THE EAST BY A 2-1/2" DIA. ALUMINUM CAP PLS 28658 ON A 3/4" DIA. REBAR MARKED "100' W.C."; THENCE N02°02'05"E ON THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER A DISTANCE OF 1324.22 FEET TO THE SOUTHEAST CORNER OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE 89°25'36"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1010.98 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N05°28'51"E ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1312.06 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING MONUMENTED BY A 3-1/4" DIA. BRASS CAP BUR. OF LAND MANAGEMENT ON A 2-1/2" DIA. IRON POST; THENCE N88°18'52"E ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1866.06 FEET TO THE POINT BEGINNING.

THE ABOVE DESCRIBED PROPERTY YIELDS A CALCULATED AREA OF 3,969,079 SQUARE FEET OR 91.11752 ACRES OF LAND. MORE OR LESS.

## OWNER:

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

BY: \_\_\_\_\_  
MAYOR

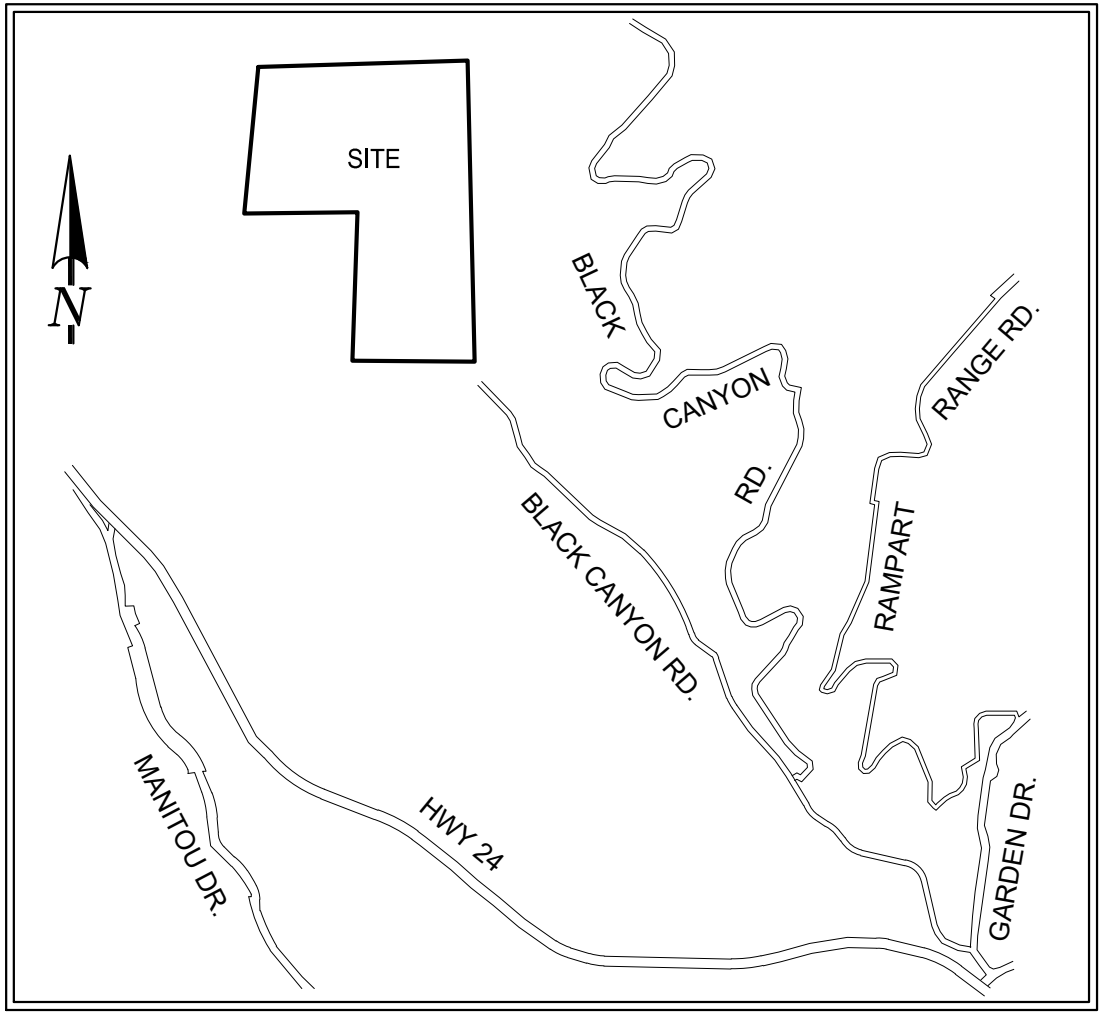
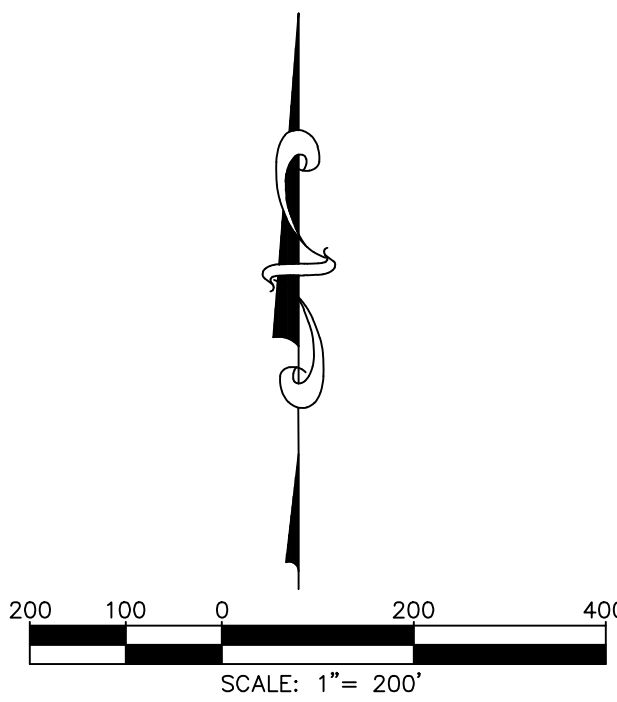
THAT CITY OF COLORADO SPRINGS, A MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D.

\_\_\_\_\_  
CITY CLERK

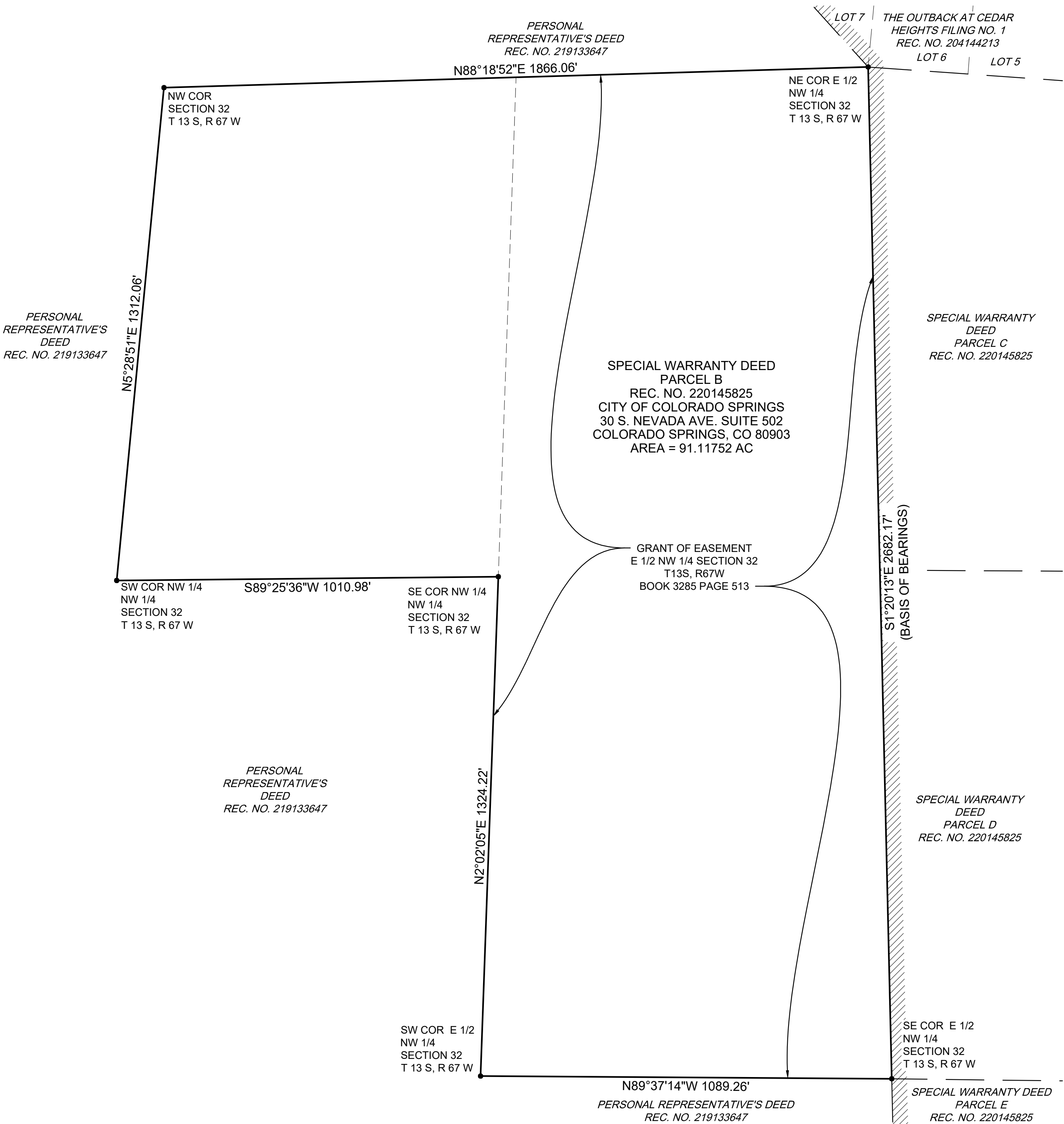
## GENERAL NOTES:

- 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.
- DATE OF PREPARATION: JUNE 6, 2021
- TOTAL PERIMETER: 9,284.75 FEET
- 1/6TH PERIMETER: 1,547.46 FEET
- PERIMETER CONTIGUOUS TO CITY LIMITS: 2682.17 FEET
- AREA OF SITE: 91.11752 ACRES

INDICATES CITY LIMITS



VICINITY MAP:  
N.T.S.



## 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

## CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF BLACK CANYON QUARRY 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 )  
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:  <b>Matrix</b> Excellence by Design		BLACK CANYON QUARRY ANNEXATION FILING NO. 1 THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.	
CHECKED BY: RLM	SCALE: 1"=200'	DATE ISSUED: JUNE 9, 2021	SHEET 1 OF 1