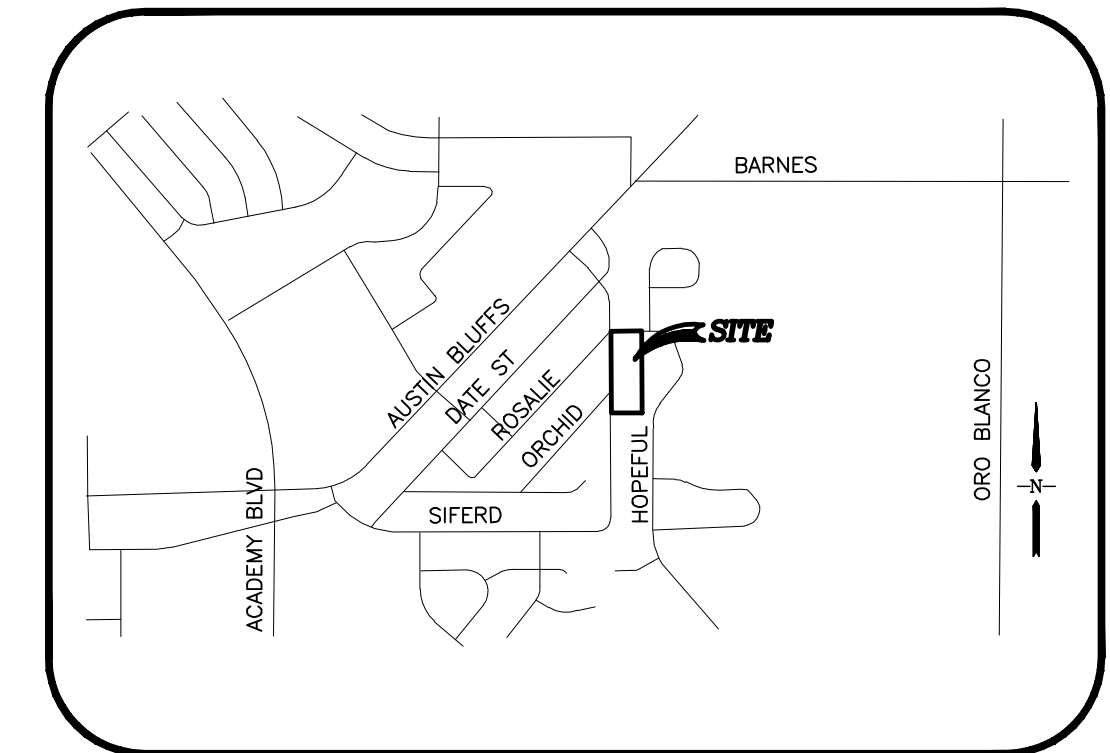


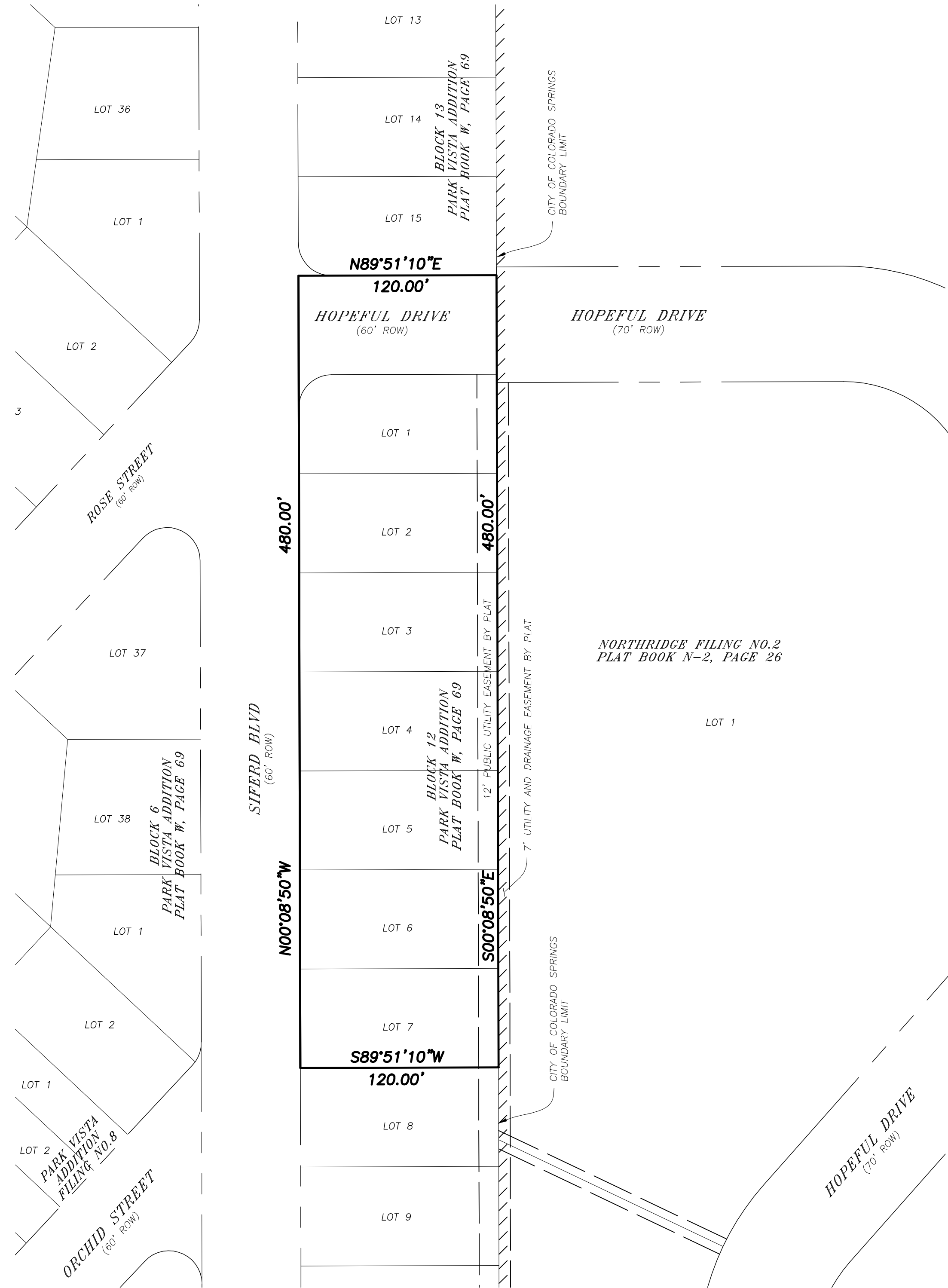
ANNEXATION PLAT

PARK VISTA ADDITION NO.9 ANNEXATION PLAT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO
SHEET 1 OF 1



VICINITY MAP
N.T.S.



BE IT KNOWN BY THESE PRESENTS:

THAT LIGHTHOUSE BAPTIST CHURCH OF COLORADO SPRINGS, A COLORADO NONPROFIT CORPORATION, BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, AND 7, BLOCK 12, PARK VISTA ADDITION, TOGETHER WITH THAT PORTION OF HOPEFUL DRIVE LYING 60 FEET NORTH OF LOT 1, RECORDED IN PLAT BOOK W, PAGE 69, OF THE RECORDS OF EL PASO COUNTY, COLORADO.

TRACT CONTAINS 57,600 SQ. FT. OR 1.322 ACRES OF LAND MORE OR LESS.

IN WITNESS WHEREOF:

THE AFOREMENTIONED, LIGHTHOUSE BAPTIST CHURCH OF COLORADO SPRINGS, A COLORADO NONPROFIT CORPORATION HAS EXECUTED THIS INSTRUMENT BY NATHAN SCHOLZ AS PASTOR FOR LIGHTHOUSE BAPTIST CHURCH OF COLORADO SPRINGS, A COLORADO NONPROFIT CORPORATION

THIS _____ DAY OF _____, 20____, A.D. BY _____

NATHAN SCHOLZ, PASTOR

NOTARY:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D.,

BY: NATHAN SCHOLZ AS PASTOR FOR LIGHTHOUSE BAPTIST CHURCH OF COLORADO SPRINGS, A COLORADO NONPROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

NOTES:

1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENT LAND SURVEY NOR A LAND SURVEY PLAT.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE SURVEYING LLC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE SURVEYING LLC RELIED UPON A OWNERS COMMITMENT FOR TITLE INSURANCE NO. SC55081781 BY LAND TITLE GUARANTEE COMPANY, DATED: JANUARY 14, 2020
3. ALL DIMENSION SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
4. LENGTH OF BOUNDARY FOR PROPOSED ANNEXATION: 1,200.0 FEET
LENGTH OF CITY BOUNDARY CONTIGUOUS TO PROPOSED ANNEXATION: 480 FEET (40%)

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, COLORADO, 2001, AS AMENDED.

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 OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

FLOOD PLAIN LOCATION:

THE TRACT DESCRIBED HEREIN IS IN ZONE X AND DOES NOT FALL WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA MAP 08041C0519G, DATED DECEMBER 7, 2018.



SURVEYOR'S CERTIFICATION:

I, JAMES F. LENZ A PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT WAS DRAWN UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION AND HEREBY STATE THAT THE MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ATTACHED DESCRIBED PARCELS OF LAND AND THAT AT LEAST ONE SIXTH (1/6) OF THE OVERALL PERIPHERAL BOUNDARY OF SAID PARCELS IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, NO 34583
FOR AND ON BEHALF OF
RIDGELINE LAND SURVEYING LLC.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, COLORADO, THE UNDERSIGNED HEREBY APPROVES FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "PARK VISTA ADDITION FILING NO.9.", INTO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

CITY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER _____ 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 _____, 2020 A.D.

CITY CLERK _____ DATE _____

RECORDING:

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 UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER CHUCK BROERMAN

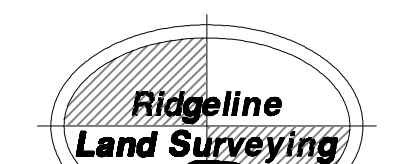
BY: _____
DEPUTY

FEE: _____
SURCHARGE: _____

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.

FEES:

DRAINAGE FEES: _____
BRIDGE FEES: _____
SCHOOL FEES: _____
PARK FEES: _____



31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

DATE: 6/15/2020
SHEET 1 OF 1
AR N19-213