

**COMMISSIONERS:**  
**HOLLY WILLIAMS, DISTRICT 1**  
**CARRIE GEITNER, DISTRICT 2**

**STAN VANDERWERF, DISTRICT 3**  
**LONGINOS GONZALEZ, JR., DISTRICT 4**  
**CAMI BREMER, DISTRICT 5**

**PLANNING & COMMUNITY DEVELOPMENT**

**TO: El Paso County Board of County Commissioners**  
**Carrie Geitner, Chair**

**FROM: Ashlyn Mathy, Planner**  
**Charlene Durham, PE, Principal Engineer**  
**Meggan Herington, AICP, Executive Director**

**RE: Project File Number: ANX242**  
**Project Name: Summit View Addition No. 1**  
**Parcel Numbers: 6313000010, 6313001001, 6313001015, 6313001016**  
**6313001019, and 6313001054**

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
Templeton Gap Development, LLC Nathan Steele nathan.steele@roipropertygroup.com 949-609-9492	Vertex Consulting Services Nina Ruiz nina.ruiz@vertexc.com 719-733-8605

**Commissioner District: 2**

<b>Planning Commission Hearing Date:</b>	<b>N/A</b>
<b>Board of County Commissioners Hearing Date:</b>	<b>11/14/2024</b>

**EXECUTIVE SUMMARY**

Acknowledgment of an Annexation Impact Report for the Summit View Addition No. 1 Annexation. Pursuant to State Statute, the Board of County Commissioners does not approve or deny an Annexation Impact Report. The report provided by the City of Colorado Springs notifies the County of the annexation request and describes potential impacts in very general terms. The property consists of 32.001 acres and is zoned A-5 (Agricultural). The property is located northeast of Templeton Gap Road and Stetson Hill Boulevard. The annexation request was reviewed by the City Planning Council on October 9th and

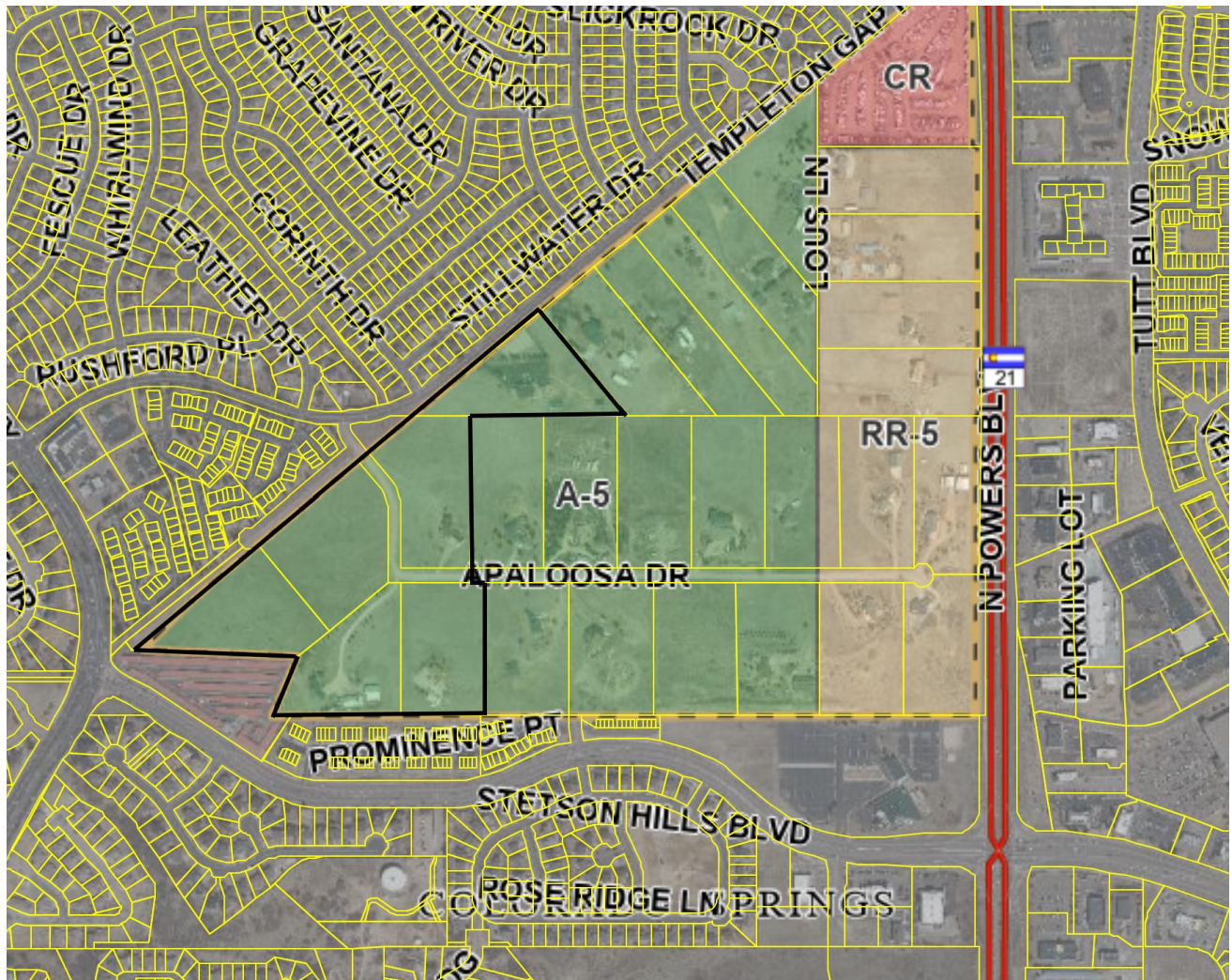
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recommended to City Council for approval of the annexation and zone change as presented. However, the Land Use Plan had a failed motion which was to recommend approval with the addition of the traffic study being updated to include traffic analysis during the school season. This will go to City Council at a date uncertain as the applicant is working to update the traffic study, completion of the annexation agreement, and updating the land use plan per comments by City Planning Council. (Parcel Nos. 631300010, 6313001001, 6313001015, 6313001016, 6313001019, and 6313001054) (Commissioner District No. 2).

Zoning Context Map:



### A. BACKGROUND

On October 10, 2024, the City of Colorado Springs sent the El Paso County Clerk to the Board an Annexation Impact Report to annex approximately 32.001 acres (PCD file no.

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ANX242). The Land Use Plan provided by the City of Colorado Springs indicates the future use will include multifamily residential, single family residential, and zoned to R-Flex Medium AP-O.

## **B. APPROVAL CRITERIA**

Pursuant to Colorado State Statutes, the County does not approve or deny an Annexation Impact Report. The Annexation Impact Report provided by the City of Colorado Springs notifies the County and describes potential impacts of the proposed annexation. This request complies with Chapter 10 (Annexation and Disconnection) of the Land Development Code and with Colorado State Statutes. Section 10.1.7 of the Land Development Code provides standards for review of Annexation Impact Reports. The Code sections are included below. Following each bullet point, staff has provided an analysis of the report requirements and the review criteria as it pertains to this request.

### ***10.1.7. Standards for Review of Annexation Impact Reports***

*The Board of County Commissioners shall evaluate the annexation impact report for the following:*

- *Has the municipality made adequate provisions for the requisite level of utility services to the area?*

If the annexation is approved by the City Council, all municipal services (utilities, fire, police, streets, etc.) will be provided by the City of Colorado Springs.

- *Has the municipality made adequate provisions for the requisite level of police and fire protection?*

Per the Annexation Impact Report, the service municipalities will be provided by the City of Colorado Springs. The police department would be provided with the City of Colorado Springs.

- *Will the proposed annexation encourage growth patterns which are inconsistent with the Master Plan either in terms of the type of land use or the timing of such growth?*

The placetype found in this area is Urban Residential which supports single family residential and multifamily residential. Based on the Annexation Impact Report, the future use will include multifamily residential and would be consistent with the El Paso County Master Plan.

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- *Will the proposed annexation create unreasonable roadway maintenance/drainage problems?*

Our Right-of-Way would be severed which leaves the County with a disconnected segment. The County would not have contiguity in the event the citizens or the County would want to improve the road.

- *Will the proposed annexation have unreasonable detrimental impacts upon land adjoining the area proposed to be annexed in terms of land use compatibility, timing of growth or other development related concerns?*

Staff is not aware that the proposed annexation will have unreasonable detrimental impacts upon land adjoining the area proposed to be annexed.

- *Will the annexation create County enclaves within the municipality which have little or no possibility of future annexation by the municipality?*

The proposed project has County zoned property to the East; however, this has the option and opportunity to be annexed into the City of Colorado Springs.

- *Will the annexation remove land from an existing special district to the extent that the provision of service by the special district to the balance of the special district is no longer financially feasible?*

Staff is not aware of any special district issues associated with this request. The request is not in any special district.

The Board of County Commissioners may choose to forward written comments to the annexing municipality, time permitting, or designate an authorized representative to present the Board's comments at the annexation hearing.

### **C. ATTACHMENTS**

Map Series

Annexation Impact Report

Annexation Plat

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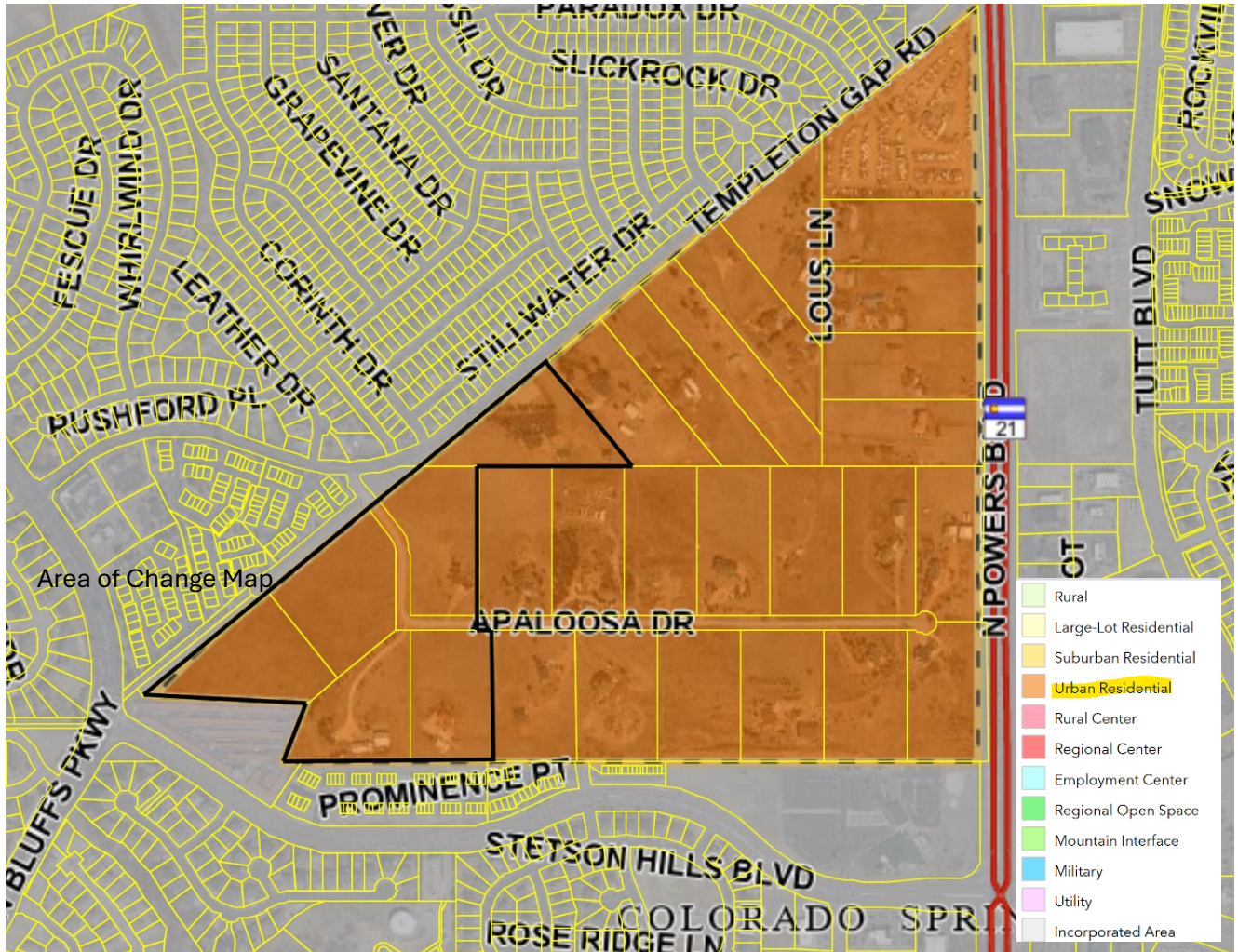
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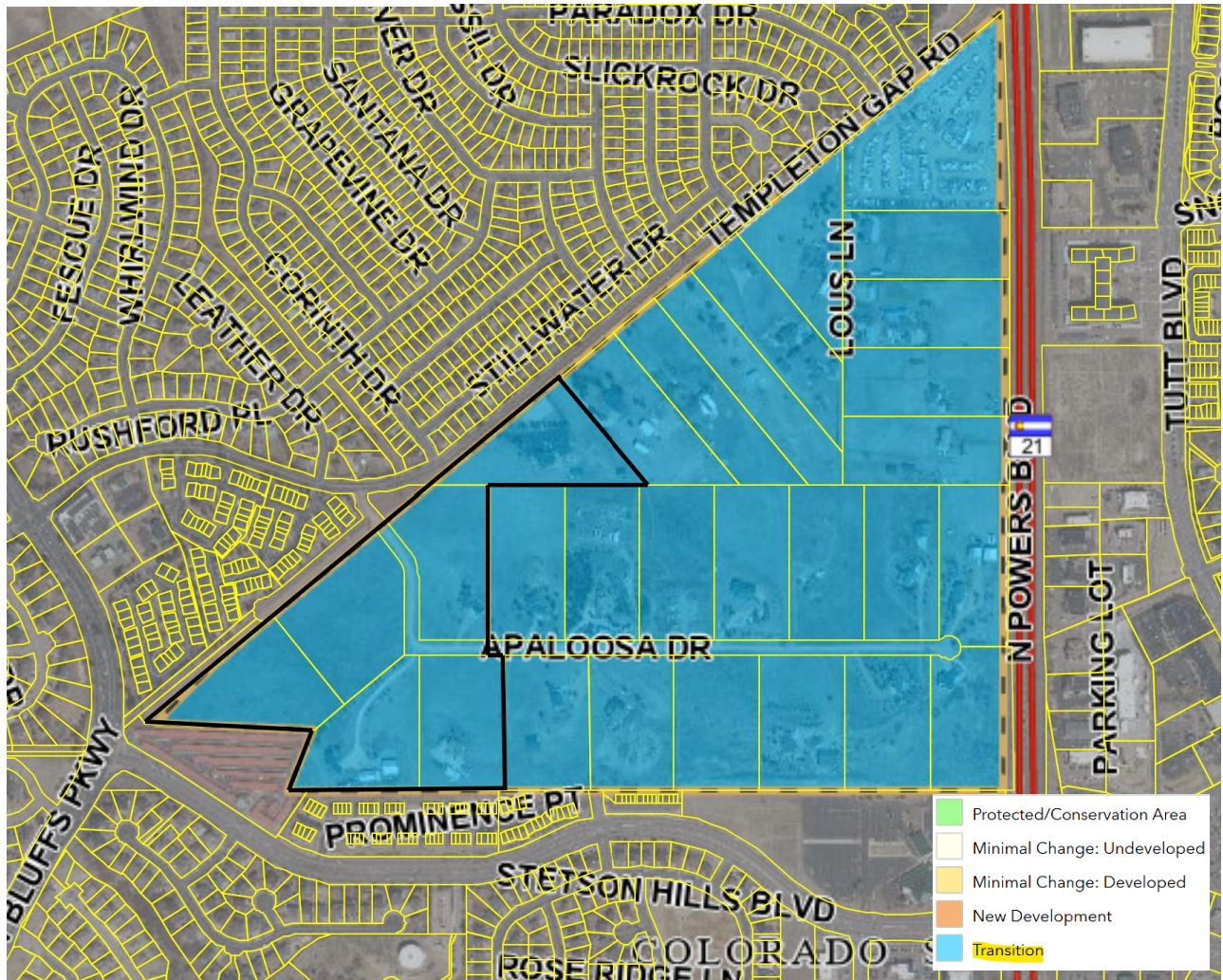
Map Series

ANX242

Placetype Map

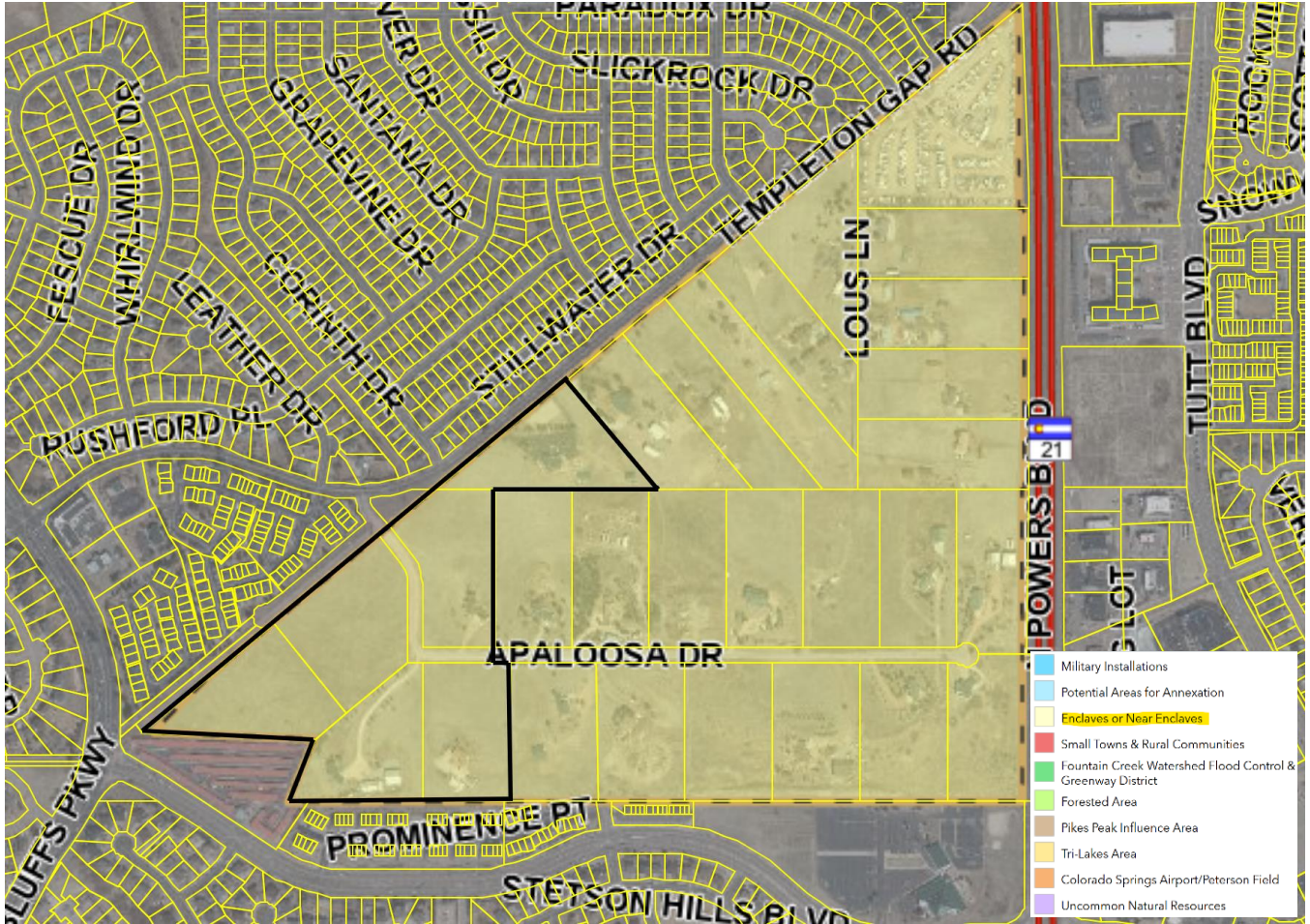








Key Area Map



**SUMMIT VIEW ADDITION NO. 1  
ANNEXATION IMPACT REPORT**

**10/09/2024**

The Annexor and property owner, Templeton Gap Development, LLC and Rocky Mountain Baptist Temple, have submitted an annexation application request to the City of Colorado Springs consisting of 32.001 acres located northeast of Templeton Gap Road and Stetson Hill Boulevard. The State of Colorado requires that an Annexation Impact Report (A.I.R.) be prepared and submitted to the Board of County Commissioners of El Paso County prior to being heard by the City Council of Colorado Springs. The required elements of the A.I.R. are as follows:

**31-12-108.5. Annexation Impact Report**

The municipality shall prepare an impact report concerning the proposed annexation at least twenty-five days before the date of the hearing (November 26, 2024 City Council Regular meeting) established pursuant to section [31-12-108](#) and shall file one copy with the board of county commissioners governing the area proposed to be annexed within five days thereafter. Such report shall not be required for annexations of ten acres or less in total area or when the municipality and the board of county commissioners governing the area proposed to be annexed agree that the report may be waived.

Such report shall include, as a minimum:

- a) A map or maps of the municipality and adjacent territory to show the following information:
  - (I) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;
  - (II) The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and
  - (III) The existing and proposed land use pattern in the areas to be annexed;
- b) A copy of any draft or final pre-annexation agreement, if available;
- c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;
- d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;
- e) A statement identifying existing districts within the area to be annexed; and
- f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

The applicant has prepared the Sands Master Plan, which is attached and which provides most of the requested information. The remainder of this report will answer the specifically listed A.I.R. checklist information.

- a) **A map or maps of the municipality and adjacent territory to show the following information:**
  - (I) **The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;**  
The attached Land Use Plan and Annexation Plat are contextual maps of the proposed annexation, which shows the site, City and County boundaries, and current zoning in both jurisdictions.
  - (II) **The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and**  
The attached Concept Plan shows the location of major existing and proposed streets, City utility, public improvements and drainage infrastructure and facilities.
  - (III) **The existing and proposed land use pattern in the area to be annexed;**  
The attached Concept Plan shows the proposed land use pattern for the area being annexed. Currently there are three single-family residences, and a religious institution located within the area. If approved, the proposed 253 single-family detached/attached residential lots will be allowed.
- b) **A copy of any draft or final pre-annexation agreement, if available;**



Attached find the most recent draft of the Summit View Addition No. 1 Annexation Agreement.

**c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;**

If the annexation is approved by the City Council, all municipal services (utilities, fire, police, streets, etc.) will be provided by the City of Colorado Springs.

**d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;**

This property will be subject to standard annexation agreement provisions regarding extension of public facilities and utilities. Generally, the owner/developer is responsible for extending these services into the annexed land.

**e) A statement identifying existing districts within the area to be annexed; and**

According to El Paso County Assessor records, the subject property is in the following districts:

- El Paso County
- EPC Road & Bridge (Unshared)
- Colorado Springs School District #11
- Pikes Peak Library District
- El Paso County Conservation District

**f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.**

Student generation from an additional 253 homes will be minimal compared to the overall adjacent neighborhoods. There is no capital construction required to educate such students. School fees in lieu of land dedication will be paid with all subsequent final subdivision plats.

# ANNEXATION PLAT SUMMIT VIEW ADDITION NO. 1 LOCATED IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 13 SOUTH RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

**BE IT KNOWN BY THESE PRESENTS:**

THAT TEMPLETON GAP DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND ROCKY MOUNTAIN BAPTIST TEMPLE BEING THE PETITIONERS OF THE ANNEXATION OF THE FOLLOWING TRACTS OF LAND TO WIT:

**LEGAL DESCRIPTION (INDIVIDUAL PARCELS)**

- TEMPLETON GAP DEVELOPMENT, LLC.:
- PARCEL A:  
LOT 2, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO
- PARCEL B:  
LOT 3, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO
- PARCEL C:  
LOT 4, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO
- PARCEL D:  
LOT 19, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO
- PARCEL E:  
LOT 18, TEMPLETON HEIGHTS SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

ROCKY MOUNTAIN BAPTIST TEMPLE:

PARCEL F:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT TRACT DESCRIBED BY DEED RECORDED IN BOOK G-2, PAGE 20, COUNTY OF EL PASO, STATE OF COLORADO, BEING THE SOUTHWESTERLY CORNER OF APALOOOSA DRIVE AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER WITH THAT TRACT OF LAND DESCRIBED BY DEED RECORDED IN BOOK 1980 AT PAGE 385 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION THE SOUTH HALF OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION (OVERALL)**

A TRACT OF LAND BEING A PORTION OF LOT 2, ALL OF LOT 3, LOT 4, LOT 19, AND A PORTION OF APALOOOSA DRIVE AS PLATTED IN TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, COUNTY OF EL PASO, STATE OF COLORADO TOGETHER WITH THAT TRACT OF LAND DESCRIBED BY DEED RECORDED IN BOOK 1980 AT PAGE 385 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION THE SOUTH HALF OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTHWESTERLY BOUNDARY LINE OF LOT 1, TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, BEING MONUMENTED AT EACH END BY A 3/4" IRON PIPE, AT GROUND LEVEL, ASSUMED TO BEAR N50°22'10"E.

COMMENCING AT THE NORTHWEST CORNER OF TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY OF SAID PARCEL DESCRIBED IN THE DEED RECORDED IN BOOK 1980 AT PAGE 385, THE FOLLOWING THREE (3) COURSES:

- 1. N50°22'10"E A DISTANCE OF 726.61 FEET;
- 2. S39°37'50"E A DISTANCE OF 599.52 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TEMPLETON HEIGHTS SUBDIVISION;
- 3. S89°53'43"W ON SAID NORTHERLY LINE A DISTANCE OF 693.07 FEET TO THE NORTHEAST CORNER OF LOT 4, AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION;

THENCE S00°06'17"E ON SAID LOT 4, A DISTANCE OF 670.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF APALOOOSA WAY AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE N89°53'43" ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 63.80 FEET; THENCE S00°06'17"E A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID APALOOOSA DRIVE, SAID POINT BEING THE NORTHEAST CORNER OF LOT OF LOT 18, AS PLATTED IN SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE CONTINUING S00°06'17"E ON SAID EAST BOUNDARY LINE OF SAID LOT 18 A DISTANCE OF 590.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE S89°53'43"W THE SOUTHERLY BOUNDARY LINE OF SAID TEMPLETON HEIGHTS SUBDIVISION ALSO BEING ON THE NORTHERLY LINE OF TEMPLETON HEIGHTS ADDITION NO. 1 ANNEXATION, A DISTANCE OF 934.87 FEET TO THE SOUTHWEST CORNER OF LOT 19 OF SAID TEMPLETON HEIGHTS SUBDIVISION; THENCE CONTINUING ON THE NORTHERLY BOUNDARY LINE OF SAID TEMPLETON HEIGHTS ADDITION NO. 1 ANNEXATION THE FOLLOWING TWO (2) COURSES:

- 1. N22°46'24"E A DISTANCE OF 287.67 FEET;
- 2. N87°38'10"W A DISTANCE OF 680.09 FEET TO A POINT ON CURVE SAID POINT BEING ON THE EASTERLY BOUNDARY LINE OF PRING RANCH ADDITION NO. 6 ANNEXATION A RECORDED IN PLAT BOOK C-3 AT PAGE 76;

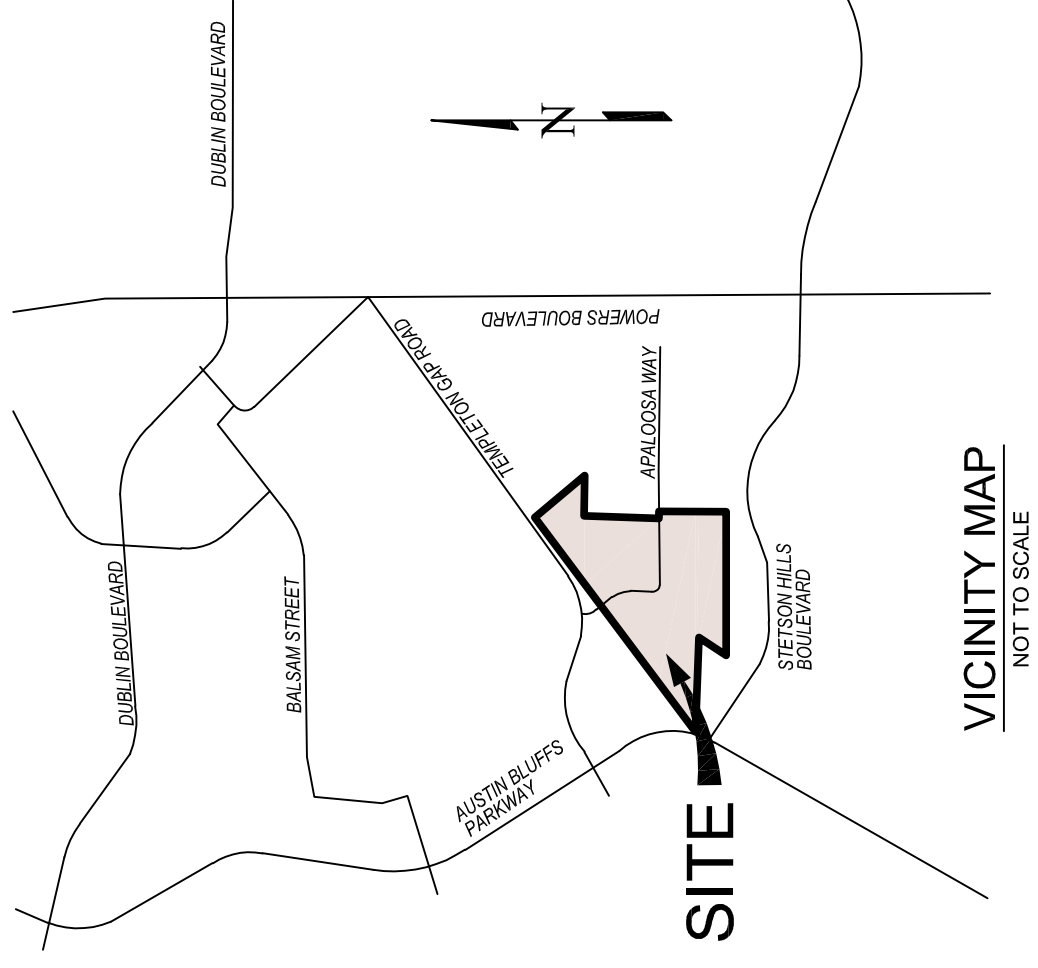
THENCE ON SAID EASTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

- 1. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 739.40", A RADIUS OF 9,779.77 FEET, A DISTANCE OF 595.40 FEET, WHOSE CHORD BEARS N46°30'55"E A DISTANCE OF 505.02 FEET TO A POINT ON CURVE;
- 2. N50°22'10"E A DISTANCE OF 1,066.58 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,393,943 SQUARE FEET OR 32.001 ACRES MORE OR LESS.

**NOTICE:**

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU HAVE BEEN ADVISED OF THE DEFECT OR KNOWLEDGE OF ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



**IN WITNESS WHEREOF:**

THE AFOREMENTIONED TEMPLETON GAP DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, ROB FULLER, CHIEF EXECUTIVE OFFICER HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

BY: ROB FULLER, CHIEF EXECUTIVE OFFICER, TEMPLETON GAP DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

**NOTARIAL:**

STATE OF COLORADO )  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D., BY ROB FULLER, CHIEF EXECUTIVE OFFICER, TEMPLETON GAP DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**IN WITNESS WHEREOF:**

ROCKY MOUNTAIN BAPTIST TEMPLE \_\_\_\_\_ AS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D. EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, HAS

BY: \_\_\_\_\_, ROCKY MOUNTAIN BAPTIST TEMPLE

NAME: \_\_\_\_\_, TITLE \_\_\_\_\_

**NOTARIAL:**

STATE OF COLORADO )  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D., BY \_\_\_\_\_, TITLE \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**CONTIGUITY STATEMENT:**

- TOTAL PERIMETER OF THE AREA FOR ANNEXATION = 6,877.61 FEET.
- ONE-QUARTER (1/4TH) OF THE TOTAL PERIMETER AREA = 1,719.40 FEET (25.00%)
- PERIMETER OF THE AREA CONTIGUOUS WITH THE EXISTING CITY LIMITS = 4,201.22 FEET (61.09%)
- TOTAL AREA TO BE ANNEXED = 1,393,943 SQUARE FEET

THE TOTAL CONTIGUOUS PERIMETER IS 61.09% WHICH EXCEEDS THE 1/4 AREA REQUIRED.

**GENERAL NOTES:**

- 1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
- 2. THIS ANNEXATION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE RECORD, CONTACT THE COUNTY CLERK'S OFFICE, COUNTY OF EL PASO, NO. 506-HS0820215-116, PREPARED BY COMMUNWEALTH LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 8, 2023 AT 8:00 A.M.
- 3. **BASIS OF BEARINGS:** THE NORTHWESTERLY BOUNDARY LINE OF LOT 1, TEMPLETON HEIGHTS SUBDIVISION, RECORDED IN PLAT BOOK G-2, PAGE 20, BEING MONUMENTED AT EACH END BY A 3/4" IRON PIPE, AT GROUND LEVEL, ASSUMED TO BEAR N50°22'10"E.
- 4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 5. THIS MAP IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO GRAPHICALLY SHOW THE AREA TO BE ANNEXED TO THE CITY OF COLORADO SPRINGS AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
- 6. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- 7. DATE OF PREPARATION IS JUNE 21, 2023.

THIS SURVEY IS BASED UPON THE ANNEXATION PLATS AND PLANS AS SHOWN BELOW:

- ANNEXATION PLAT - SPRING RANCH ADDITION NO. 6
- ANNEXATION PLAT - TEMPLETON HEIGHTS ADDITION #1

**CITY APPROVAL:**

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT "SUMMIT VIEW ADDITION NO. 1"

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO THE ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY THE ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

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

**SURVEYOR'S STATEMENT:**

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREOF SHOWS A CORRECT DELINEATION OF THE ABOVE-DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-QUARTER (1/4) OF THE PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS WITH THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 33196  
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

**RECORDING:**

STATE OF COLORADO )  
COUNTY OF EL PASO )

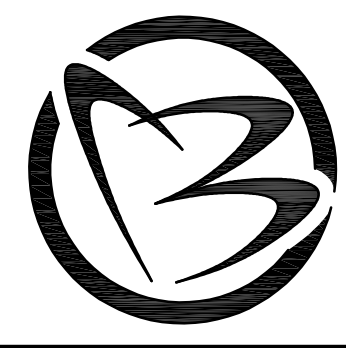
I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, RECORDS OF EL PASO COUNTY, COLORADO.

REC'D BY: \_\_\_\_\_ STEVE SCHLEIKER, RECORDER

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

NO. _____
REVISIONS _____
DESCRIPTION _____
DATE _____

**EDWARD-JAMES SURVEYING, INC.**  
 4732 Eaglebridge Circle  
 Pueblo, CO 81008  
 Office: (719) 576-1216  
 Fax: (719) 576-6240



**ANNEXATION PLAT  
SUMMIT VIEW ADDITION NO. 1**  
 LOCATED IN THE SOUTH HALF OF SECTION 13, TWP 13S R66W  
 OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY: JMT
CHECKED BY: ERF
H-SCALE: N/A
JOB NO.: 2445-00
DATE CREATED: 6/9/2023
DATE ISSUED: DRAFT
SHEET NO. 1 OF 2



# ANNEXATION PLAT SUMMIT VIEW ADDITION NO. 1 LOCATED IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 13 SOUTH RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

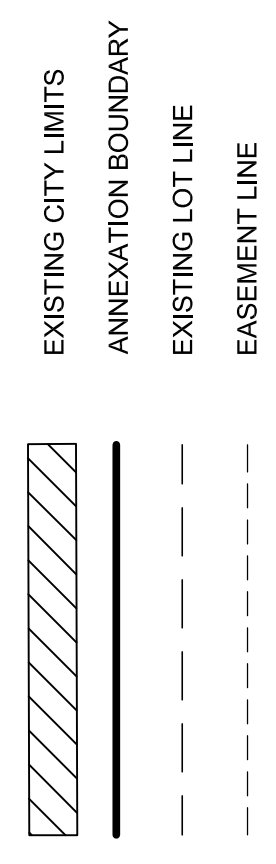
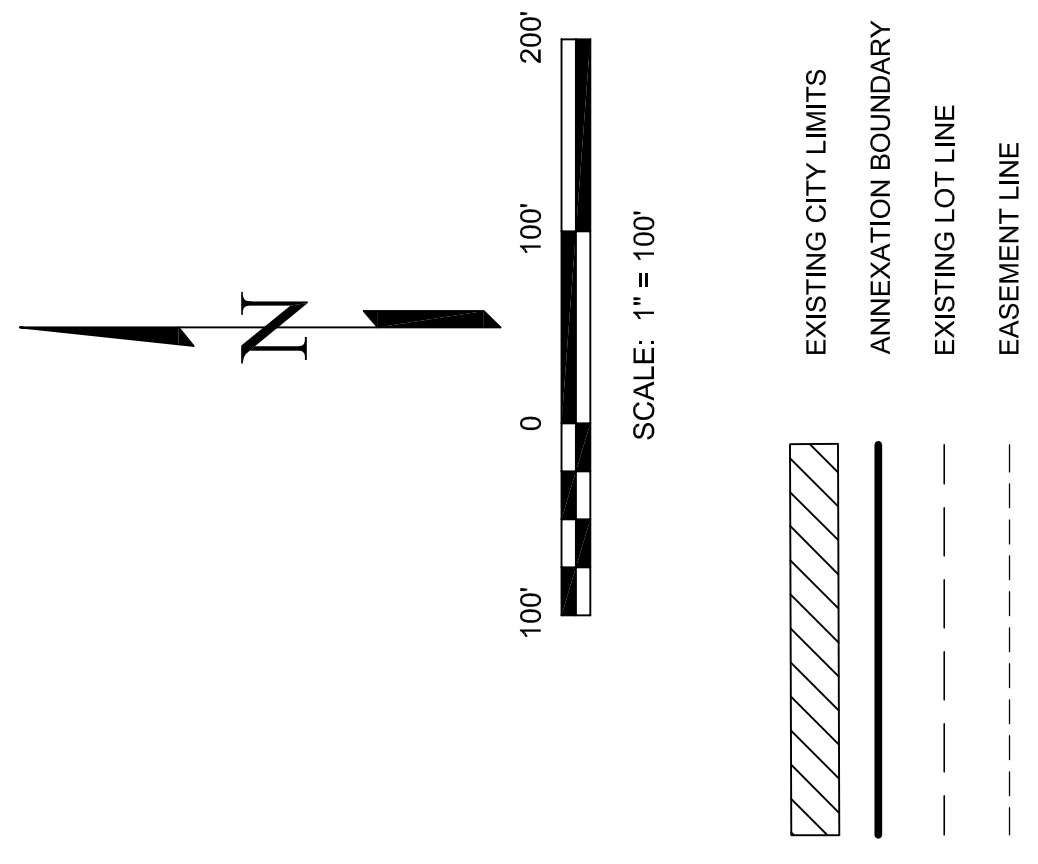
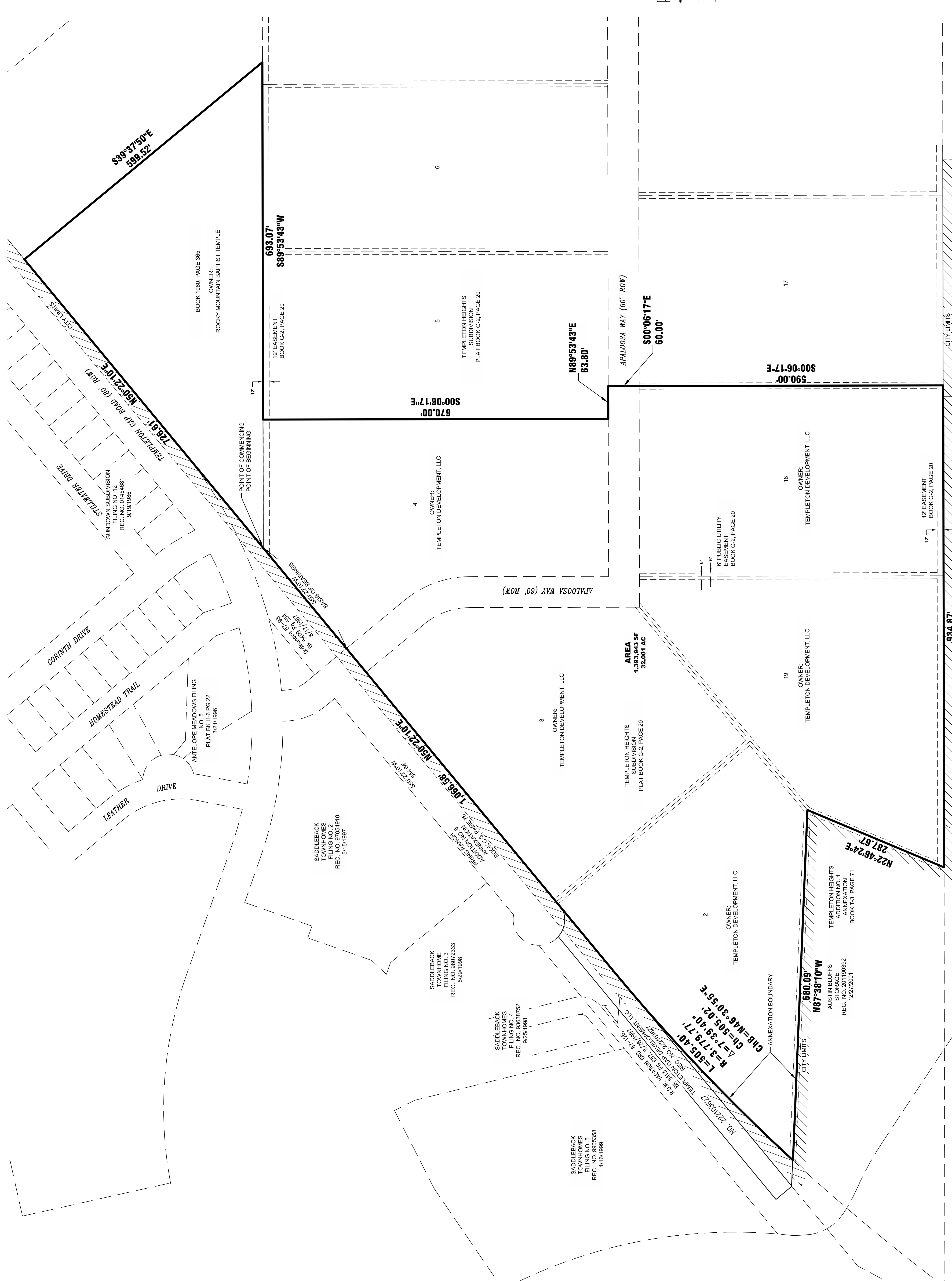
**EDWARD-JAMES SURVEYING, INC.**  
926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Pueblo, CO 81008  
Fax: (719) 545-6247



**ANNEXATION PLAT  
SUMMIT VIEW ADDITION NO. 1**

LOCATED IN THE SOUTH HALF OF SECTION 13, TWP 13S R66W  
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY <b>JWT</b>	JOB NO. <b>2445-00</b>	DATE CREATED <b>6/9/2023</b>	SHEET NO. <b>2</b> OF <b>2</b>
CHECKED BY <b>ERF</b>	H-SCALE <b>1" = 100'</b>	DATE ISSUED <b>DRAFT</b>	



FILE NO. ANNEX-23-0021