

ANNEXATION PLAT

WEST COLORADO AVENUE ADDITION NO. 2

TO THE CITY OF COLORADO SPRINGS, STATE OF COLORADO
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3
 TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

ANNEXATION DESCRIPTION

THAT PORTION OF WEST COLORADO AVENUE LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF 3501 WEST COLORADO ANNEXATION PLAT AS RECORDED AT RECEPTION NO. 20413224 IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE;

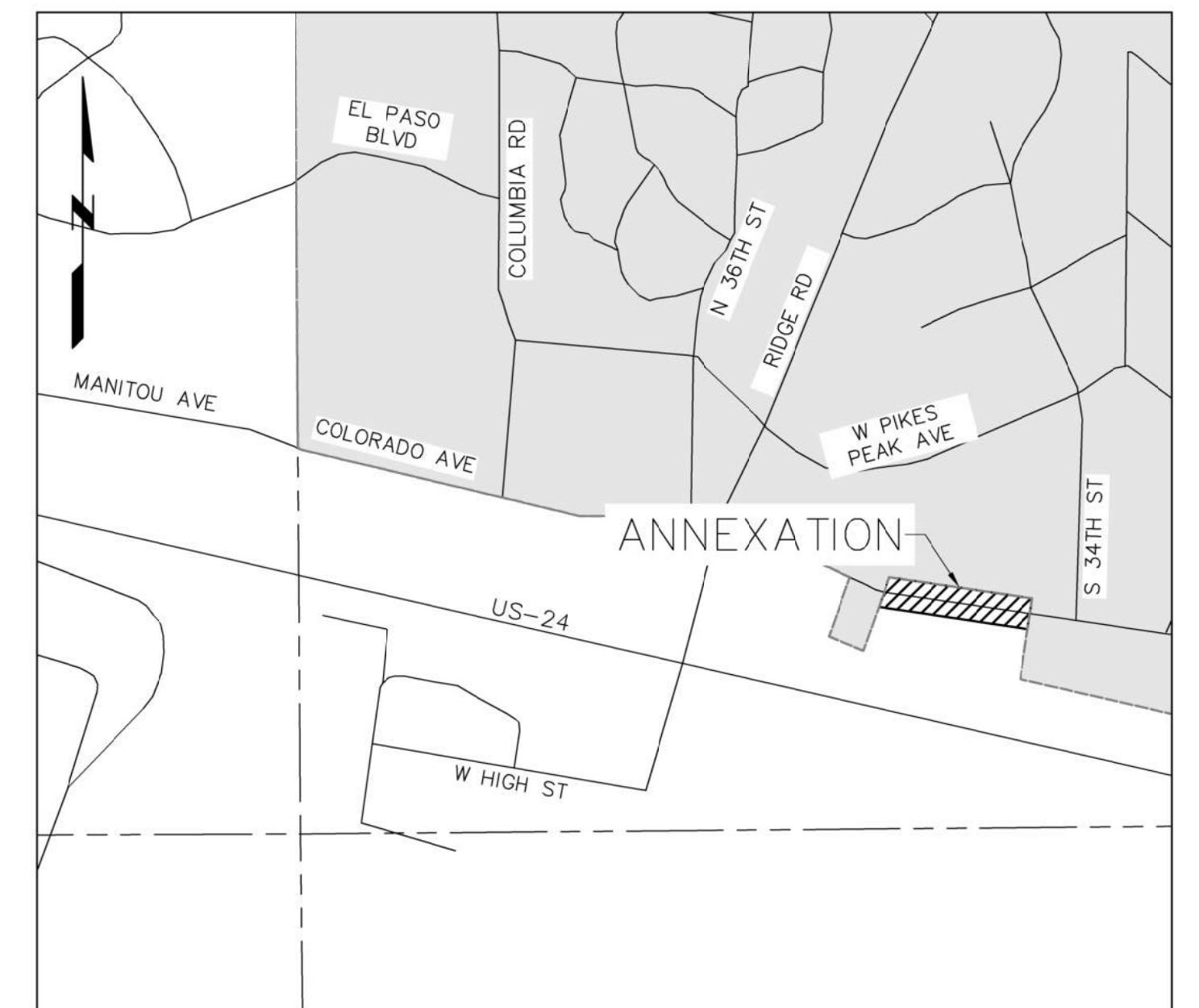
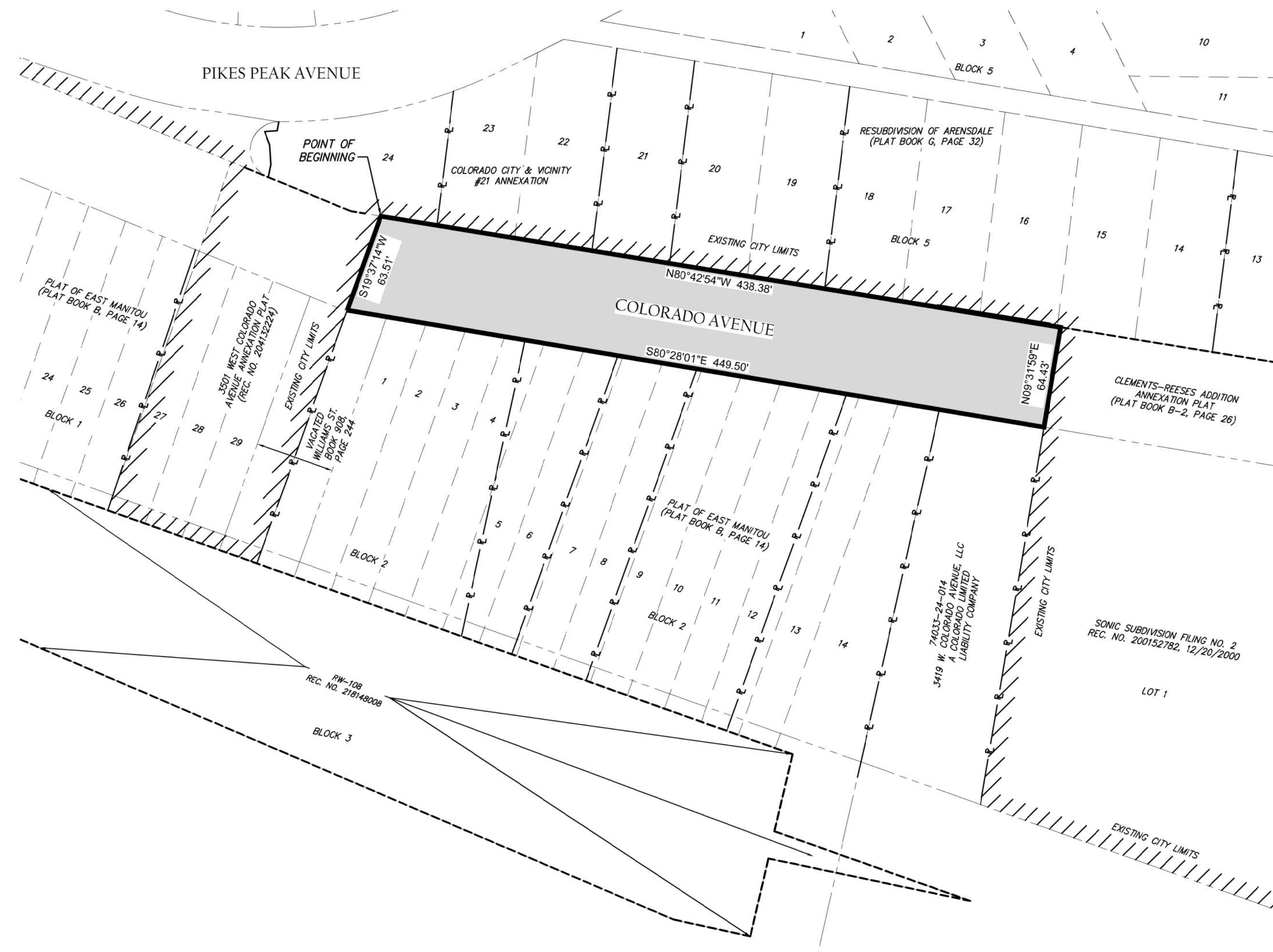
THENCE SOUTH 19°37'14" WEST, A DISTANCE OF 63.51 FEET ALONG THE EASTERLY LINE OF SAID ANNEXATION PLAT TO THE NORTHWESTERLY CORNER OF THE EASTERLY HALF OF VACATED WILLIAMS STREET AS DESCRIBED IN BOOK 908, PAGE 244 IN SAID OFFICE;

THENCE SOUTH 80°28'01" EAST, A DISTANCE OF 449.50 FEET ALONG THE NORTHERLY LINES OF SAID VACATED WILLIAMS STREET, LOTS 1 THROUGH 14, BLOCK 2, PLAT OF EAST MANITOU, AS RECORDED IN PLAT BOOK B, PAGE 14, A PARCEL OF LAND AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 201113763 AND CONTINUING ALONG THE SAME LINE EXTENDED TO THE NORTHEASTERLY CORNER OF LOT 1, SONIC SUBDIVISION FILING NO. 2 AS RECORDED AT RECEPTION NO. 200152782 IN SAID OFFICE, ALSO BEING A POINT ON THE WESTERLY LINE OF CLEMENTS-REESE ADDITION ANNEXATION PLAT AS RECORDED IN PLAT BOOK B-2, PAGE 26 IN SAID OFFICE;

THENCE NORTH 09°31'59" EAST, A DISTANCE OF 64.43 FEET ALONG A WESTERLY LINE OF SAID ANNEXATION PLAT TO THE NORTHWESTERLY CORNER OF SAID ANNEXATION PLAT, ALSO BEING A POINT ON THE SOUTHERLY LINE OF LOT 15, BLOCK 5 OF THE PLAT OF RE-SUBDIVISION OF ARENSDALE AS RECORDED IN PLAT BOOK G, PAGE 32 IN SAID OFFICE;

THENCE NORTH 80°42'54" WEST, A DISTANCE OF 438.38 FEET ALONG THE SOUTHERLY LINES OF LOTS 15 THROUGH 24, BLOCK 5 OF SAID PLAT TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 24, ALSO BEING THE NORTHEASTERLY CORNER OF SAID 3501 WEST COLORADO AVENUE ANNEXATION PLAT AND THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PROPERTY YIELDS A CALCULATED AREA OF 0.65 ACRES OF LAND, MORE OR LESS.



VICINITY MAP
N.T.S.

SURVEYOR'S STATEMENT:

I, LORELEI A. WARD, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON IS A GRAPHICAL REPRESENTATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT GREATER THAN ONE SIXTH (1/6) OF THE ANNEXATION BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS.

FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.

_____, P.L.S. 34982

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVED FOR FILING THE ACCOMPANYING ANNEXATION MAP OF "WEST COLORADO AVENUE ADDITION NO. 2".

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 _____, 2022 A.D.

CITY CLERK _____ 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 _____, 20____, A.D. AND IS DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER.

EL PASO COUNTY CLERK AND RECORDER CHUCK BROERMAN

BY _____
 DEPUTY

FEE: _____

SURCHARGE: _____

OWNER:

THE AFOREMENTIONED, CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____, A.D.

JOHN W. SUTHERS,
 MAYOR

ATTEST:

 CITY CLERK

STATE OF COLORADO }
 COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY JOHN W. SUTHERS, MAYOR OF THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND A COLORADO MUNICIPAL CORPORATION.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____

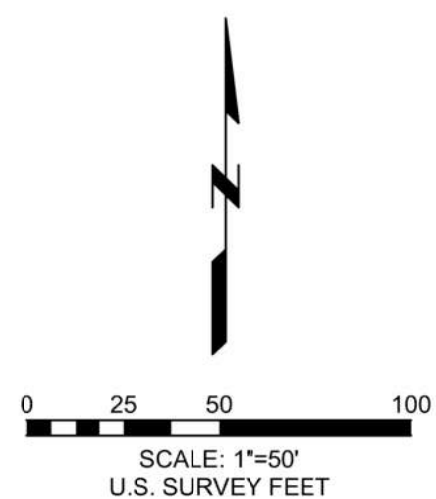
 NOTARY PUBLIC

GENERAL NOTES:

1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY MAP. ALL BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM MAPS AND DOCUMENTS OF RECORD AS OF MAY 19, 2022
2. DATE OF PREPARATION: MAY 19, 2022
3. TOTAL PERIMETER: 1,015.82 FEET
4. 1/6TH PERIMETER: 169.30 FEET
5. PERIMETER CONTIGUOUS TO CITY LIMITS: 566.32 FEET
6. AREA OF SITE: 28,314 SQ. FT. / 0.65 ACRES

LEGEND:

- INDICATES CITY LIMITS
- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PROPERTY LINE
- LIMITS OF OTHER ANNEXATIONS



<p>Farnsworth GROUP</p> <p>5775 MARK DABLING BLVD., SUITE 190 COLORADO SPRINGS, COLORADO 80919 (719) 590-9194 / info@f-w.com</p>	Date: 06/17/2022
	Project No.: 0191797.05
SHEET 1 OF 1	