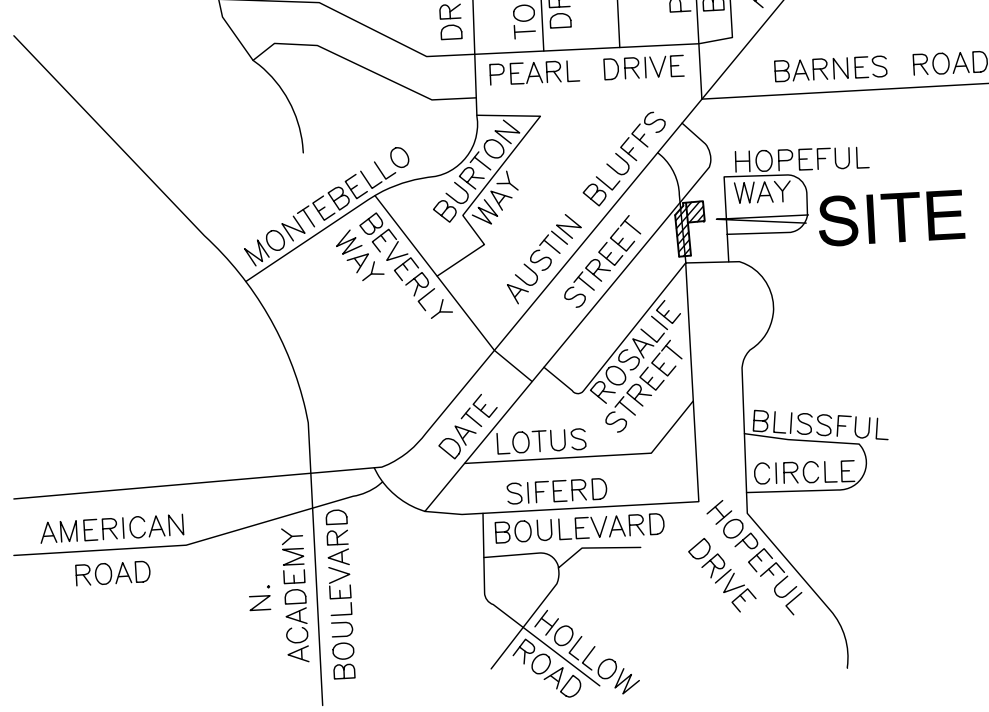


# EXTOL PARK VISTA ADDITION NO. 1 ANNEXATION

AN ANNEXATION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

VICINITY MAP  
NO SCALE



SITE

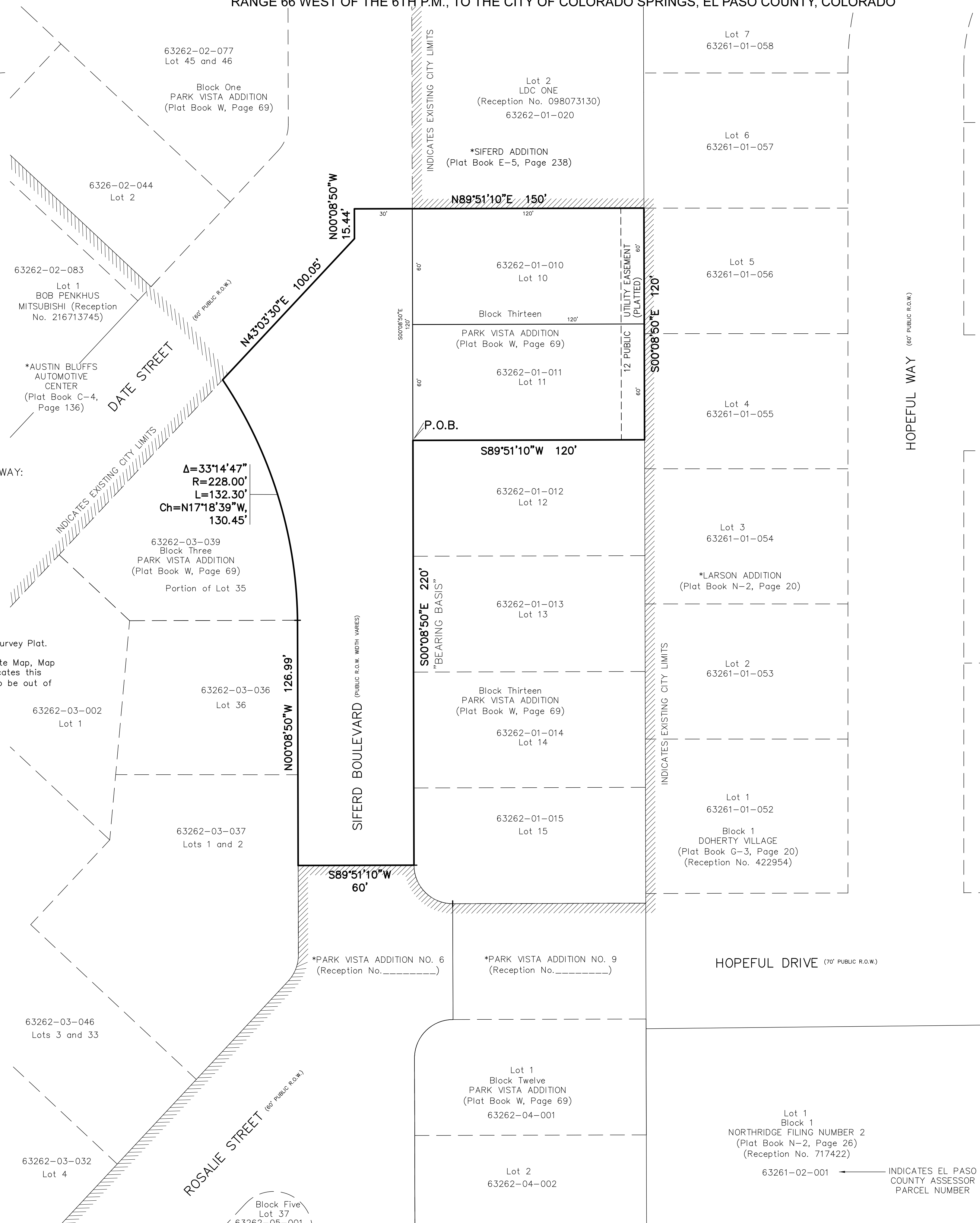
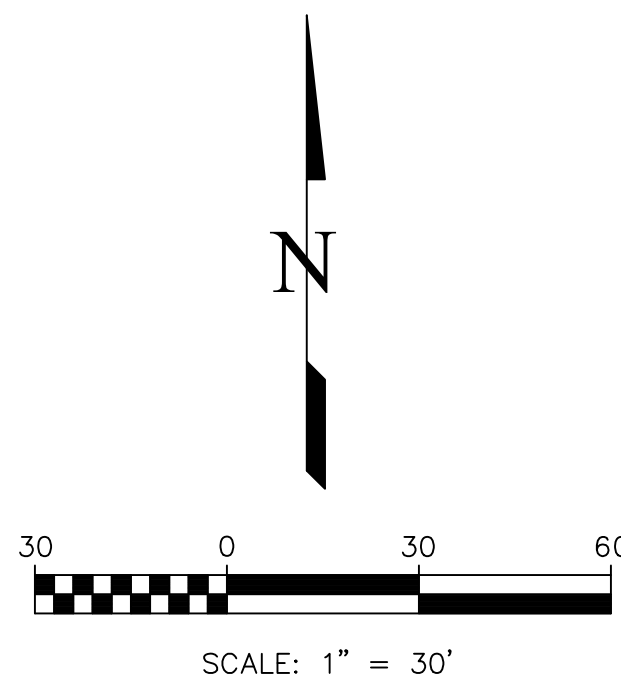
## SITE DATA:

LOTS 10 AND 11, BLOCK THIRTEEN INCLUDING PORTION OF SIFERD BOULEVARD RIGHTS-OF-WAY:

CONTIGUOUS BOUNDARY = 300'  
PERCENT OF CONTIGUITY = 28.71%  
AREA = 0.831 ACRES  
PERIMETER BOUNDARY = 1,044.78

## NOTES:

- This Annexation Plat does not represent a monumented Land Survey Plat.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Numbers 08041C0538 G, effective date December 7, 2018, indicates this parcel of land is located in Zone X "white" (area determined to be out of the 500 year flood plain).
- \* - indicates Annexation Plat data.



## BE IT KNOWN BY THESE PRESENTS:

That EXTOL HOMES, LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land to wit:

A tract of land being a portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

Lots 10 and 11, Block Thirteen, PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records);

TOGETHER WITH that portion of Siferd Boulevard (r.o.w. width varies) as platted within said ADDITION and created by that Right-of-Way Addition described by document (Book 6602, Page 357, said El Paso County records), described as follows:

Beginning at the Southwesterly corner of said Lot 11 (all bearings in this description are relative to the Westerly line of said Block 13, which bears S00°08'50"E "assumed"); thence S00°08'50"E along said Block Thirteen's Westerly line, 220 feet; thence S89°51'10"W, 60 feet to a point on the Easterly line of Block Three, said ADDITION; thence N00°08'50"W along said Block Three's Easterly line, 126.99 feet to the Southeast corner of Lot 35, said Block Three; thence Northerly on a curve to the left and along the Westerly line of said Right-of-Way Addition, said curve having a central angle of 33°14'47", a radius of 228.00 feet, an arc length of 132.30 feet (the chord to said curve bears N17°18'39"W, a distance of 130.45 feet) to a point on the Northwesterly line of said Block Three; thence N43°03'30"E along said Block Three's Northwesterly line and as extended Northeasterly, 100.05 feet to a point on the centerline of said Siferd Boulevard (60' r.o.w.), said ADDITION; thence N00°08'50"W along said Siferd Boulevard's centerline, 15.44 feet to a point on the Westerly extension of the Northerly line of said Lot 10; thence N89°51'10"E along said Lot 10's Northerly line's Westerly extension, 30 feet to the Northwesterly corner of said Lot 10; thence S00°08'50"E along said Block Thirteen's Westerly line, 120 feet to the Point of Beginning and the terminus point of this description;

Containing 0.831 acres (36,213 square feet), more or less.

## IN WITNESS WHEREOF:

The aforementioned, EXTOL HOMES, LLC, \_\_\_\_\_, has executed this instrument this \_\_\_\_\_ day \_\_\_\_\_, 20\_\_\_\_ A.D.

EXTOL HOMES, LLC, a Colorado Limited Liability Company

Brad Griebenow, President

## NOTARIAL:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., by Brad Griebenow, President of EXTOL HOMES, LLC, a Colorado Limited Liability Company.

Witness my Hand and Seal \_\_\_\_\_

My Commission Expires \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

I, David V. Hostetler, a Professional Land Surveyor in the State of Colorado, do hereby state that the map shown hereon is a correct delineation of the above described parcel of land and that at least one sixth (1/6) of the peripheral boundary of said parcel is contiguous to the present boundary of the City of Colorado Springs, El Paso County, Colorado.

David V. Hostetler  
Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY  
Subject to  
City Approval

## CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "EXTOL PARK VISTA ADDITION NO. 1 ANNEXATION".

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 the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ 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.

SURCHARGE: \_\_\_\_\_

FEE: \_\_\_\_\_

Chuck Broerman, Recorder

BY: \_\_\_\_\_ Deputy

CITY FILE NUMBER: CPC A \_\_\_\_\_

According to Colorado law, legal action based upon any defect in this survey must be brought within the first discovery of such defect. In no event, may any action based upon any defect in this survey be brought more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG  
811  
DIAL 811  
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND TELEPHONE.

No.	Description	By	Date
1 <td>DATA CLARIFICATION <td>DAS <td>08/18/21 </td></td></td>	DATA CLARIFICATION <td>DAS <td>08/18/21 </td></td>	DAS <td>08/18/21 </td>	08/18/21

H Scale:	1" = 30'
V Scale:	N/A
Designed By:	N/A
Drawn By:	BRH
Checked By:	DVH
Date:	06/29/21

Land Development Consultants, Inc.  
PLANNING • SURVEYING  
www ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-6948  
3889 MAUZELAND ROAD • COLORADO SPRINGS, CO 80909

EXTOL PARK VISTA ADDITION  
NO. 1 ANNEXATION

Project No.: 21017  
Sheet: 1 of 1

131200021017 - Extol Park Vista Annexation Plat, Platted 2021 - EXTOL PARK VISTA ANNEXATION NO. 1, 8-18-21.dwg