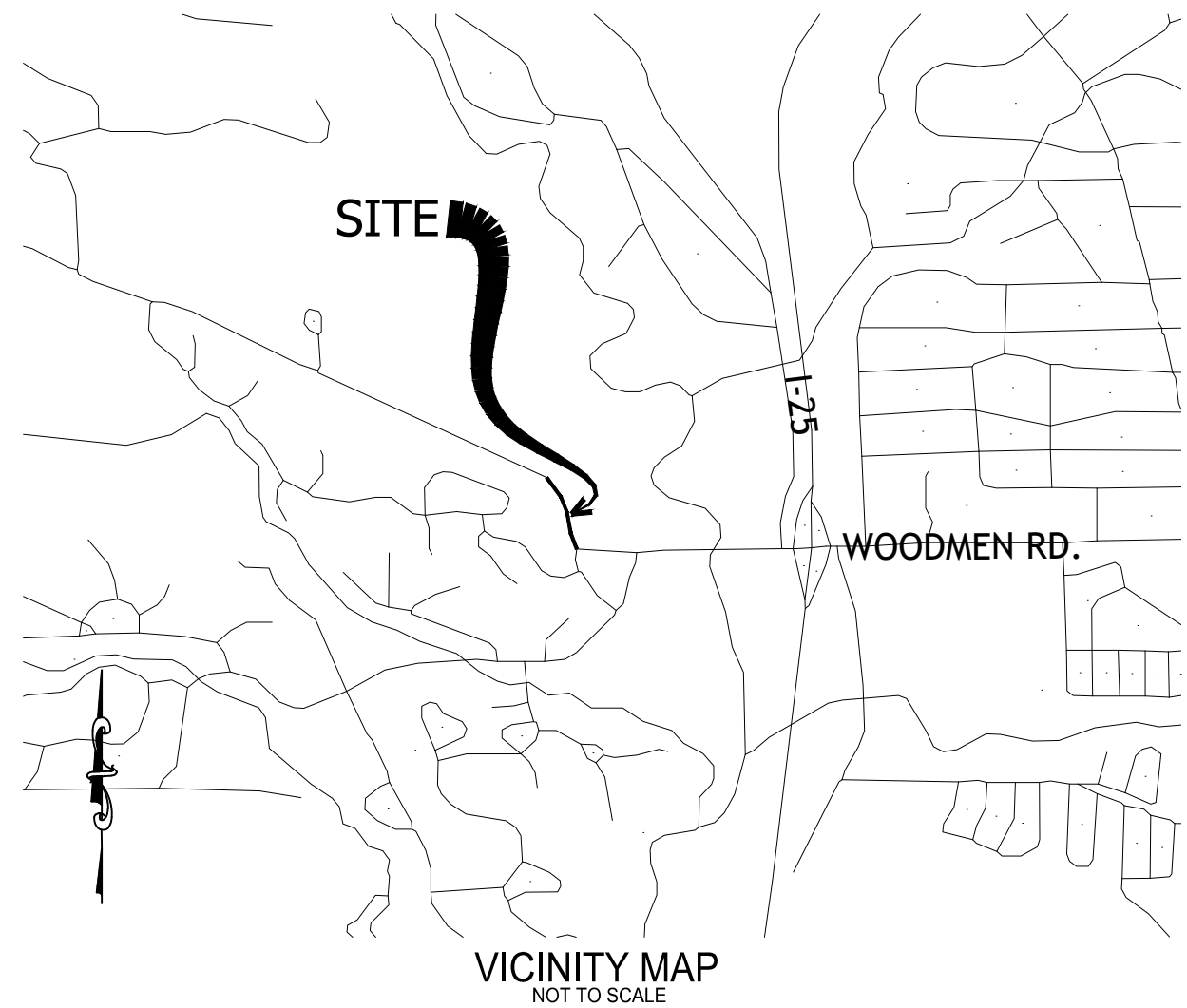


ANNEXATION PLAT

# WOODMEN ROAD ADDITION NO. 2

A PORTION OF THE W 1/2 OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



**LEGAL DESCRIPTION :**

All that parcel of land located in WEST ONE HALF (W 1/2), OF SECTION SEVEN(7), TOWNSHIP THIRTEEN SOUTH, RANGE 66 WEST OF THE SIXTH P.M., El Paso County, Colorado. More particularly described as follows;

BEGINNING at the center quarter corner of said SECTION 7 and a point on the boundary of ROCKRIMMON SUBDIVISION RAVEN HILLS FILING NO. 1 as recorded at PLAT BOOK L-2 PAGE 70 in the El Paso County Clerk and Recorder's office;

thence southerly on the north/south section line of said section 7 and coincident with the boundary of said ROCKRIMMON SUBDIVISION RAVEN HILLS FILING NO. 1;

thence northwesterly and coincident with the northeastern boundary of said ROCKRIMMON SUBDIVISION RAVEN HILLS FILING NO. 1 and the southwestern 60 foot right of way line of Woodmen Rd. to a point on the east line extended southerly of Woodmen Mesa Subdivision as recorded at PLAT BOOK K-3 PAGE 76 in the El Paso County Clerk and Recorder's office;

thence northerly and coincident with said extended east line to the northeast 60 foot right of way line of said Woodmen Road;

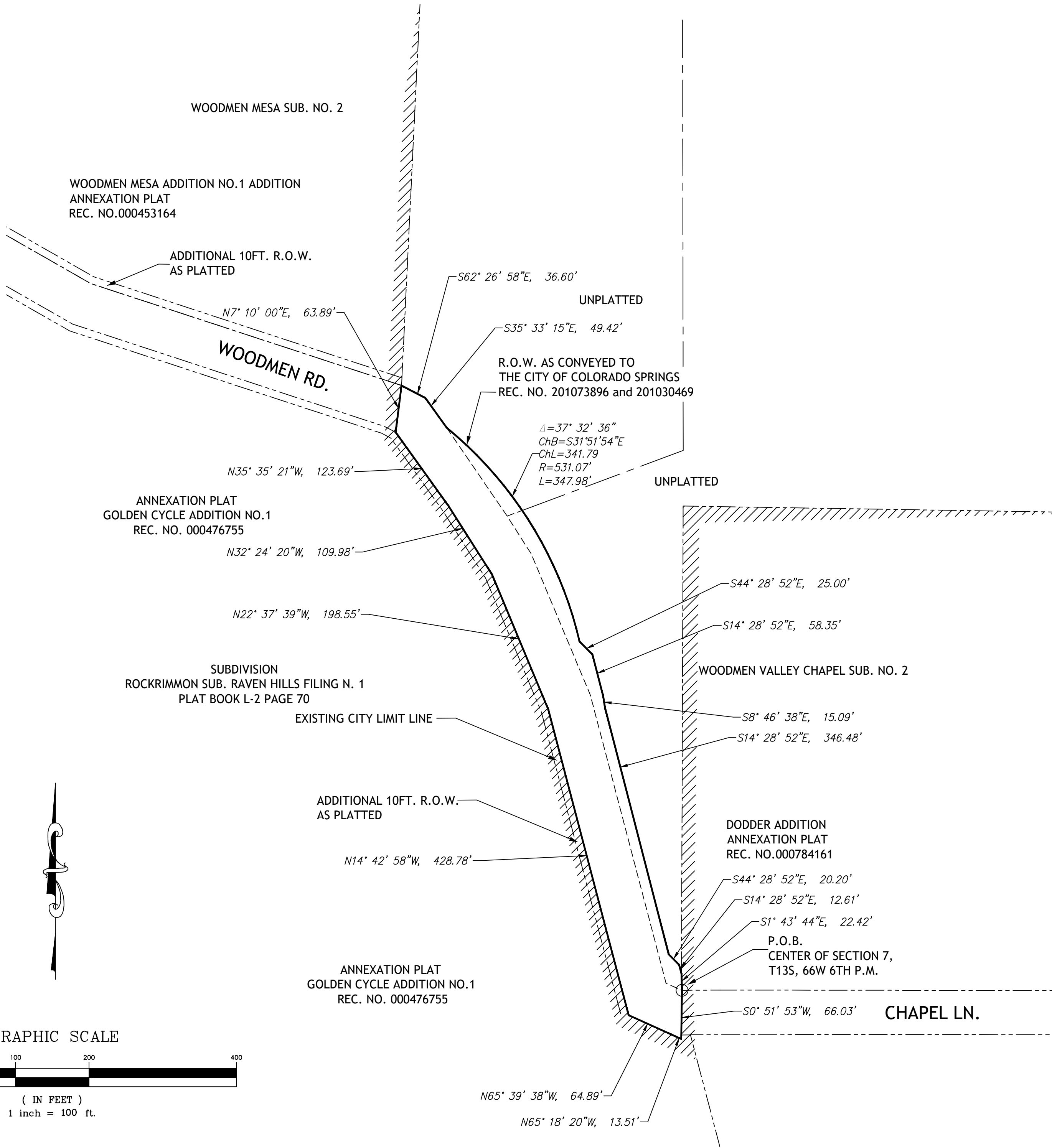
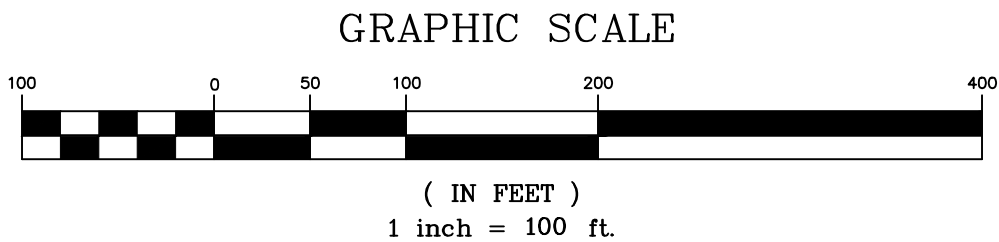
thence southeasterly and coincident with said northeast line of Woodmen Road and the southwest line of two parcels deeded to the City of Colorado Springs as recorded at reception numbers 201073896 and 201030469 to the POINT OF BEGINNING.

Said portion containing a protracted area of 55,467.38 Square feet (1.273 acres) more or less.

The linear unit of measure used for this survey is the U.S. Survey foot.

TOTAL PERIMETER: 2003.47'  
ONE-SIXTH (1/6TH) OF PERIMETER: 333.91'  
CONTIGUOUS PERIMETER TO THE EXISTING CITY LIMITS: 1091.74'

This legal description was prepared for and on behalf of The City of Colorado Springs by  
Robert A. Pisciotta, Jr., Colorado P.L.S. 38224  
30 S. Nevada Ave., Suite 402  
Colorado Springs, CO.  
719-385-5545



**SURVEYOR'S STATEMENT:**

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING ANNEXATION PLAT WAS DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND THAT AT LEAST ONE SIXTH (1/6)OF THE PERIPHERAL BOUNDARY OF SAID TRACT IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, COLORADO, EL PASO COUNTY, COLORADO TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022  
Robert A. Pisciotta, Jr., Colorado P.L.S. 38224  
For and on behalf of The City of Colorado Springs  
30 S. Nevada Ave. Suite 402  
Colorado Springs, CO., 80901  
719-385-5545

**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 THE CERTIFICATION SHOWN HEREON.

**OWNER**

THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND MUNICIPAL CORPORATION,ACTING BY AND THROUGH JOHN W. SUTHERS, MAYOR

THE AFOREMENTIONED HAS HEREUNTO SET HIS HAND AND SEAL THIS \_\_\_\_\_DAY\_OF\_\_\_\_\_ 2022

CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND MUNICIPAL CORPORATION

by JOHN W. SUTHERS  
MAYOR

ATTEST

\_\_\_\_\_, 2022, A.D.  
CITY CLERK.

**CITY OF COLORADO SPRINGS APPROVAL:**

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "Woodmen Road Addition No. 2".

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

CITY PLANNING DIRECTOR \_\_\_\_\_ 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 it's meeting on \_\_\_\_\_day of \_\_\_\_\_, 2022, A.D.

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

**CLERK AND RECORDER**

STATE OF COLORADO )  
 )SS  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK \_\_M. THIS THIS \_\_\_\_\_DAY OF \_\_\_\_\_,2022, A.D. AND IS DULY RECORDED AT RECEPTION NUMBER \_\_\_\_\_OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN  
CLERK AND RECORDER.

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

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

CPC A 22-

WOODMEN ROAD ADDITION NO. 2 ANNEXATION PLAT		
DATE: 03/08/22	JOB NUMBER: 2022012	REV
SCALE: 1" = 100'	DRAWN BY: Richard Kotwica	SHEET 1 OF 1