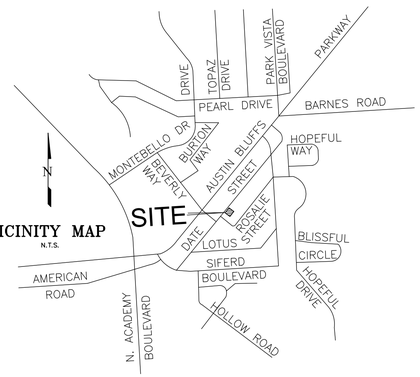
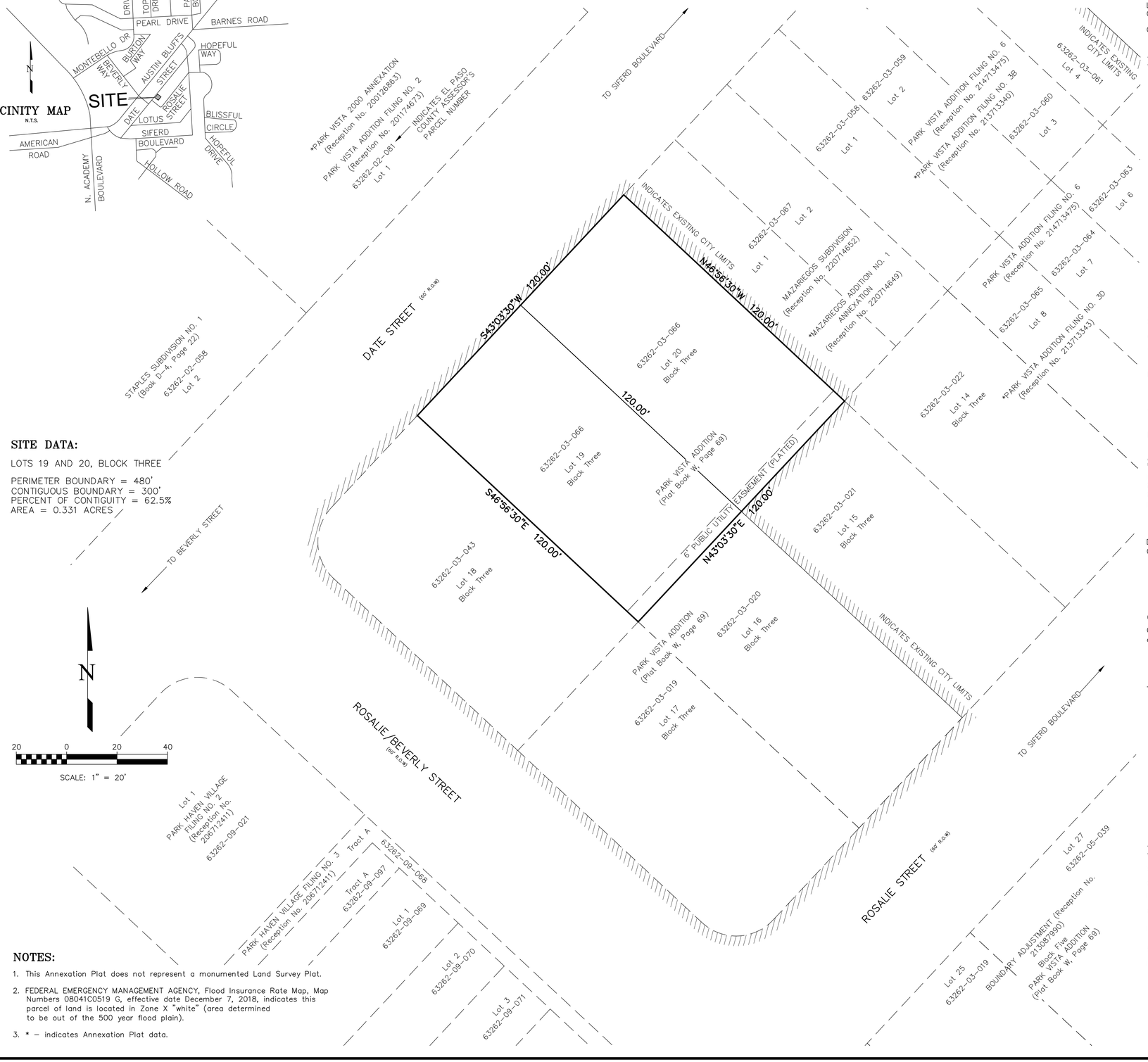
DATE JOINT VENTURE ADDITION NO. 1 ANNEXATION

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





SITE DATA:

LOTS 19 AND 20, BLOCK THREE

PERIMETER BOUNDARY = 480'
CONTIGUOUS BOUNDARY = 300'
PERCENT OF CONTIGUITY = 62.5%
AREA = 0.331 ACRES

NOTES:

1. This Annexation Plat does not represent a monumented Land Survey Plat.
2. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Numbers 08041C0519 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).
3. * – indicates Annexation Plat data.

BE IT KNOWN BY THESE PRESENTS:

That DATE JOINT VENTURE, being the owners of the following described tract of land to wit:

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

Lots 19 and 20, Block Three, PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records);

Containing 0.331 acres (14,400 square feet), more or less;

IN WITNESS WHEREOF:

The aforementioned, DATE JOINT VENTURE, have executed this instrument this _____ day _____, 20____ A.D.

DATE JOINT VENTURE

_____
Robert Ormston, Manager of
DATE JOINT VENTURE

_____
Scott Hente, Manager of
DATE JOINT VENTURE

_____
Ray Shea, Manager of
DATE JOINT VENTURE

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 20____ A.D., by Robert Ormston, Scott Hente and Ray Shea, Managers of DATE JOINT VENTURE.

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 "DATE JOINT VENTURE 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 _ __-_____

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.

CALL BEFORE YOU DIG . . .
811
DIAL 811
48 HOURS BEFORE YOU DIG, ALL UTILITY LOCATIONS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

REVISIONS

No.	Description	By	Date
1	DATA CLARIFICATION	DVH	10/13/20
2	DATA CLARIFICATION	DVH	02/11/21

H Scale: 1" = 20'
V Scale: N/A
Designed By: N/A
Drawn By: BRH
Checked By: DVH
Date: 08/31/20

Land Development Consultants, Inc.
PLANNING · SURVEYING
www.ldc-inc.com · TEL: (719) 528-8133 · FAX: (719) 528-8848
3898 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

DATE JOINT VENTURE
ADDITION NO. 1 ANNEXATION

Project No.: 20025

Sheet: 1 of 1

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