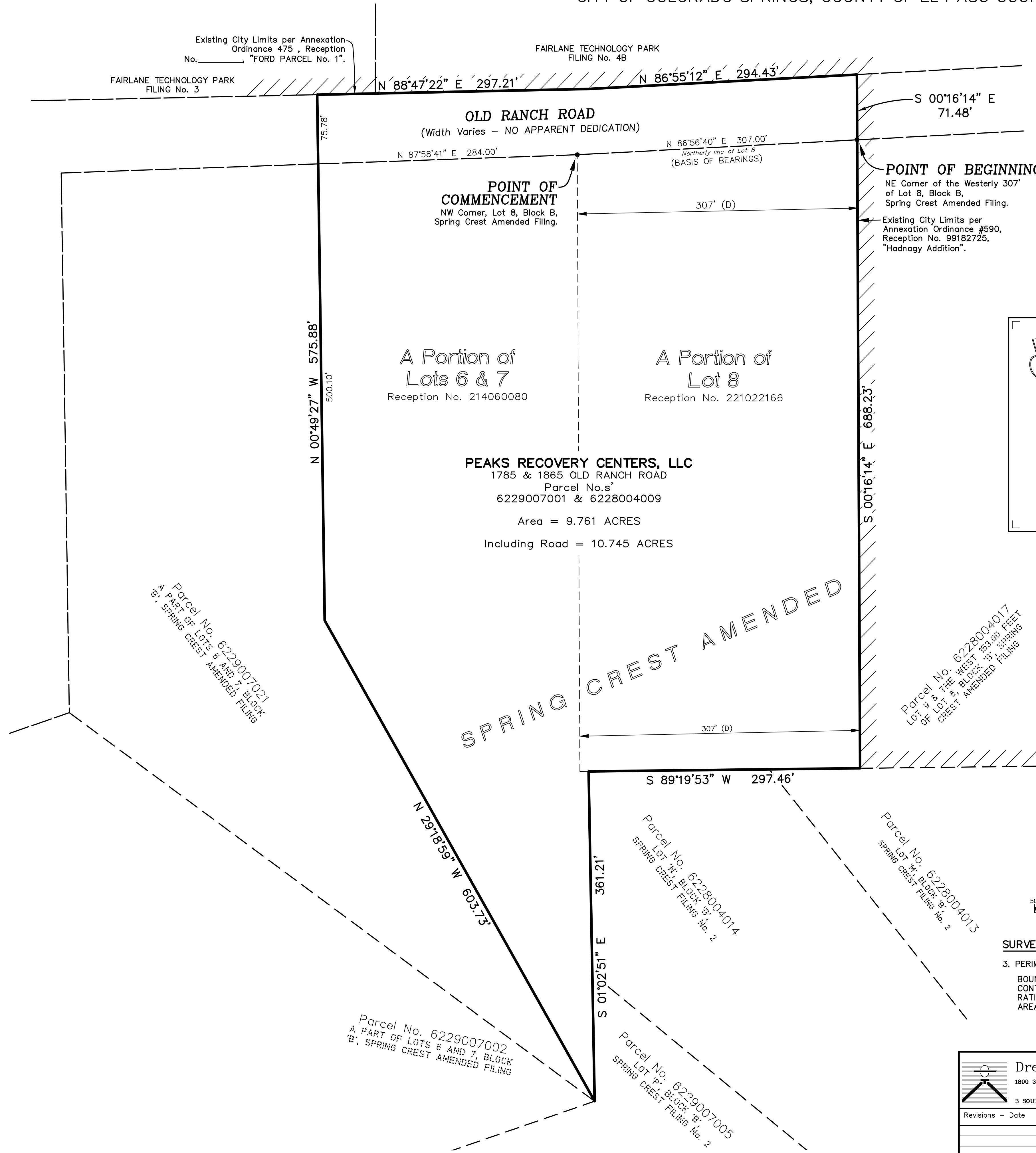


# PEAK CENTER ADDITION No. 1 ANNEXATION

A PART OF LOTS 6, 7 AND 8, BLOCK B, AMENDED FILING OF SPRING CREST, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO COUNTY, STATE OF COLORADO



**KNOW ALL MEN BY THESE PRESENTS:**

THAT PEAKS RECOVERY CENTERS, LLC, BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED REAL PROPERTY:

A TRACT OF LAND BEING A PORTION OF LOTS 6, 7 AND 8, BLOCK B, AMENDED FILING OF SPRING CREST, A SUBDIVISION RECORDED IN BOOK B-2 AT PAGE 20 AT RECEPTION No. 136096 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, TOGETHER WITH A PORTION OF OLD RANCH ROAD, SAID TRACT BEING A PART OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE NORTH WEST CORNER OF SAID LOT 8, AND CONSIDERING THE NORTHERLY LINE OF SAID LOT 8 TO BEAR NORTH 86°56'40" EAST, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE NORTH 86°56'40" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 307.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION No. 201022166, SAID EL PASO COUNTY RECORDS AND THE "POINT OF BEGINNING"; THENCE SOUTH 00°16'14" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION No. 201022166, A DISTANCE OF 688.23 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°19'53" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND AND ALONG THE NORTHERLY LINE LOTS 'M' AND 'N', BLOCK 'B', FILING No. 2 OF SPRING CREST, A SUBDIVISION RECORDED AT RECEPTION No. 322521, SAID EL PASO COUNTY RECORDS, A DISTANCE OF 297.46 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 'N'; THENCE SOUTH 01°02'51" EAST, ALONG THE WESTERLY LINE OF SAID LOT 'N' AND ALONG THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION No. 214060080, SAID EL PASO COUNTY RECORDS, A DISTANCE OF 361.21 FEET TO THE MOST SOUTHERLY CORNER THEREOF; THENCE DEPARTING SAID WESTERLY LINE OF SAID LOT 'N' AND CONTINUING ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION No. 214060080, NORTH 29°18'59" WEST, A DISTANCE OF 603.73 FEET; THENCE NORTH 00°49'27" WEST, CONTINUING ALONG SAID WESTERLY BOUNDARY AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 575.88 FEET TO THE SOUTHERLY LINE OF LOT 1, FAIRLANE TECHNOLOGY PARK FILING No. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION No. 096050137, SAID EL PASO COUNTY RECORDS; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 AND ALONG THE SOUTHERLY LINE OF LOT 1, FAIRLANE TECHNOLOGY PARK FILING No. 4B, A SUBDIVISION RECORDED AT RECEPTION No. 218714128, SAID EL PASO COUNTY RECORDS, NORTH 88°47'22" EAST, A DISTANCE OF 297.21 FEET, SAID LINES APPEARING TO BE THE NORTHERLY LINE OF OLD RANCH ROAD; THENCE NORTH 86°55'12" EAST, CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 1, SAID FAIRLANE TECHNOLOGY PARK FILING No. 4B AND ALONG SAID NORTHERLY LINE OF OLD RANCH ROAD, A DISTANCE OF 294.43 FEET TO A POINT AT THE INTERSECTION OF SAID SOUTHERLY LINE AND THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION No. 201022166; THENCE SOUTH 00°16'14" EAST, ALONG SAID NORTHERLY EXTENSION OF SAID EASTERLY LINE, A DISTANCE OF 71.48 FEET TO THE "POINT OF BEGINNING".

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 10.745 ACRES, MORE OR LESS.

**IN WITNESS THEREOF:**

THE AFOREMENTIONED PEAKS RECOVERY CENTERS, LLC HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: \_\_\_\_\_  
PEAKS RECOVERY CENTERS, LLC.

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016, BY PEAKS RECOVERY CENTERS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

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

**SURVEYOR'S STATEMENT:**

I, PATRICK C. O'HEARN, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP SHOWN HEREON CORRECTLY DELINEATES THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

PATRICK C. O'HEARN \_\_\_\_\_ DATE: \_\_\_\_\_  
PLS NUMBER 23515  
FOR AND BEHALF OF  
DREXEL BARRELL & CO.

**CITY APPROVAL:**

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION MAP OF THE "PEAKS RECOVERY CENTERS ANNEXATION".

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_ DIRECTOR OF CITY PLANNING \_\_\_\_\_ 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 ACTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 2019 A.D.

ATTEST: CITY CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

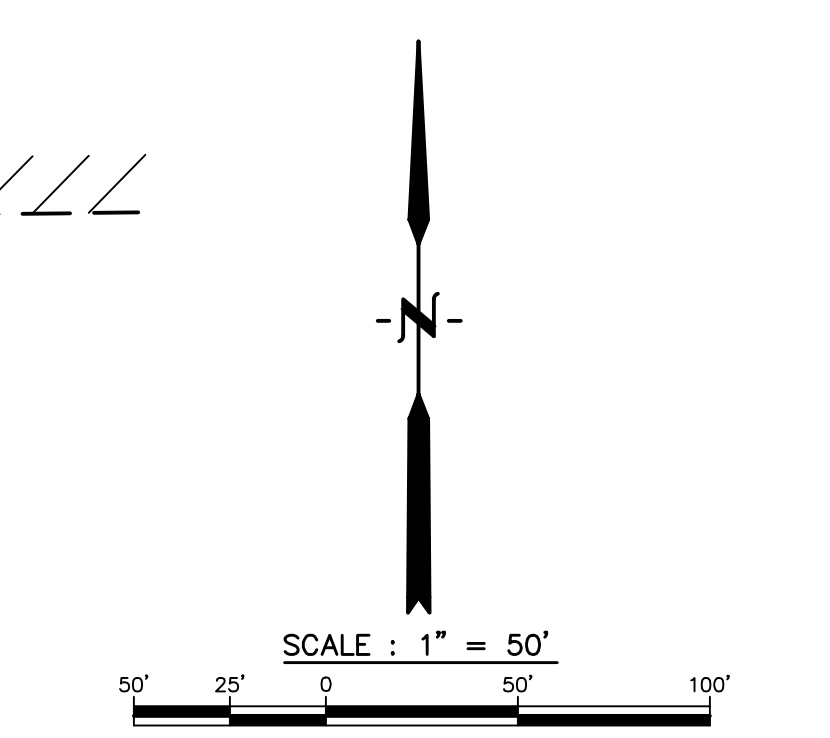
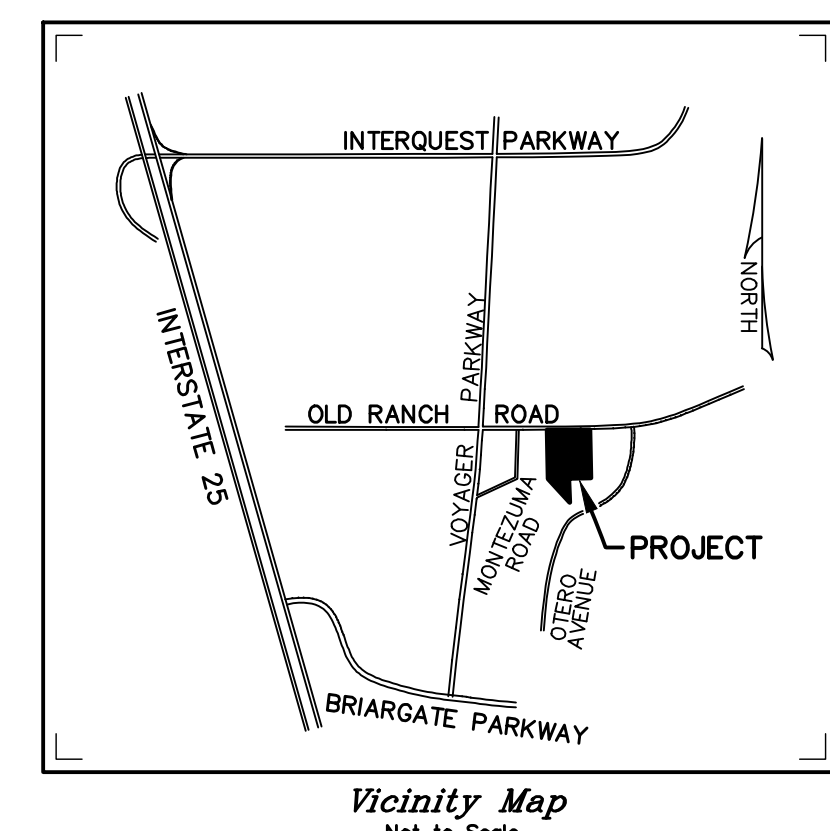
**CLERK AND RECORDER'S CERTIFICATE:**

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016 AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

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

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



**SURVEYORS NOTES:**

- 3. PERIMETER CALCULATIONS:
- BOUNDARY PERIMETER = 3189.6 FEET
- CONTIGUOUS BOUNDARY = 1351.3 FEET
- RATIO OF CONTIGUITY = >Two Sixths (2/6)
- AREA OF PARCEL = 10.35 ACRES

<b>Drexel, Barrell &amp; Co.</b> Engineers/Surveyors 1800 38TH STREET BOULDER, COLORADO 80301 (303) 442-4338 3 SOUTH 7TH STREET COLORADO SPRINGS, COLORADO 80905 (719) 260-0887			
Revisions - Date	Date	Drawn By	Job No.
	09/16/2019	GS	21343-00
		Checked By	Drawing No.
		PCO	21343 ANNEX