

ANNEXATION PLAT INTO THE CITY OF COLORADO SPRINGS VILLAGES AT WATERVIEW NORTH ADDITION NO.1 LOCATED IN A PORTION OF SECTIONS 8 & 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT GPR ENTITLEMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY,
PHI REAL ESTATE SERVICES, A COLORADO LIMITED LIABILITY COMPANY,
SCHULZ PARTNERSHIP, A COLORADO LIMITED LIABILITY PARTNERSHIP,
VETERANS WILLA OPERATING, A NEBRASKA LIMITED LIABILITY COMPANY AND
WVN 96 LLC, A COLORADO LIMITED LIABILITY COMPANY PARTNER AND
BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9, POINT BEING ON THE WESTERLY LINE OF COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1 SUBDIVISION RECORDED IN PLAT BOOK B-4, PAGE 47, ALSO POINT BEING THE SOUTHEAST CORNER OF LOT 7, COLORADO SPRINGS AIRPORT FILING NO.110 SUBDIVISION RECORDED AT RECEPTION NO. 219714312, BOTH OF THE RECORDS OF EL PASO COUNTY;

THENCE S00°19'32"E ON THE NORTH/SOUTH 1/4 LINE AND SAID WESTERLY LINE OF SAID COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1, A DISTANCE OF 1,614.21 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING (6) SIX COURSES ARE ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD.

- 1) THENCE S89°30'27"W A DISTANCE OF 3.67 FEET;
- 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,759.79 FEET, A DELTA ANGLE OF 15'09.41", AN ARC LENGTH OF 730.29 FEET, WHOSE LONG CHORD BEARS S81°55'37"W A DISTANCE OF 728.16 FEET;
- 3) THENCE S74°20'46"W A DISTANCE OF 992.02 FEET;
- 4) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,989.79 FEET, A DELTA ANGLE OF 12°59'05", AN ARC LENGTH OF 673.03 FEET, WHOSE LONG CHORD BEARS S80°50'19"W A DISTANCE OF 671.59 FEET;
- 5) THENCE S87°19'50"W A DISTANCE OF 53.08 FEET;
- 6) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 87°48'56", AN ARC LENGTH OF 229.90 FEET, WHOSE LONG CHORD BEARS S43°25'20"W A DISTANCE OF 208.05 FEET;

THENCE S88°30'50"W A DISTANCE OF 210.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD (SH 21) AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING (2) TWO COURSES ARE ON SAID WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD (SH21):

- 1) THENCE N00°29'10"W A DISTANCE OF 138.49 FEET;
- 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,895.00 FEET, A DELTA ANGLE OF 89°41'41", AN ARC LENGTH OF 2,966.56 FEET, WHOSE LONG CHORD BEARS N45°20'01"W A DISTANCE OF 2,672.79 FEET;

THENCE N00°01'51"W A DISTANCE OF 210.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 8, POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 7, COLORADO SPRINGS AIRPORT FILING NO.10;

THE FOLLOWING (2) TWO COURSES ARE ON THE SOUTHERLY LINE OF SAID LOT 7, COLORADO SPRINGS AIRPORT FILING NO.10.

- 1) THENCE N89°34'04"E ON SAID NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 8, A DISTANCE OF 1,967.80 FEET TO THE NORTHWEST CORNER OF SAID SECTION 9;
- 2) THENCE S89°51'23"E ON THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 9, A DISTANCE OF 2,636.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 6,308,390 SQUARE FEET OR 144.821 ACRES, MORE OR LESS.

NOTES:

1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENT LAND SURVEY NOR A LAND SURVEY PLAT.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE SURVEYING LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE SURVEYING LLC RELIED UPON A OWNERS COMMITMENT FOR TITLE INSURANCE NO. SC550830282-2-4 BY LAND TITLE GUARANTEE COMPANY, DATED: AUGUST 19, 2021.
3. ALL DIMENSION SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
4. LENGTH OF BOUNDARY FOR PROPOSED ANNEXATION: 12,385.22 FEET
LENGTH OF CITY BOUNDARY CONTIGUOUS TO PROPOSED ANNEXATION: 4,821.19 FEET (33.3%)
AREA TO BE ANNEXED 144,921 ACRES

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2 ALUM. CAP PLS 178664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 1/4 ALUM. CAP PLS 103777).

FLOOD PLAIN STATEMENT

THE TRACT DESCRIBED HEREIN IS IN ZONE X AND DOES NOT FALL WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA MAP 08041003586, DATED DECEMBER 7, 2018.

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 CERTIFICATION SHOWN HEREON.

ANNEXATION PLAT INTO THE CITY OF COLORADO SPRINGS

IN WITNESS WHEREOF:
GPR ENTITLEMENTS, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS EXECUTED THIS INSTRUMENT
THIS ____ DAY OF _____, 20____, A.D.

PAKOSCIELSKI, MANAGER _____

NOTARY:)
STATE OF) ss
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D.,

BY: PAKOSCIELSKI AS MANAGER FOR GPR ENTITLEMENTS, A COLORADO LIMITED LIABILITY COMPANY
WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20____.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR THE STATE OF _____

IN WITNESS WHEREOF:
PHI REAL ESTATE SERVICES, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS EXECUTED THIS INSTRUMENT
THIS ____ DAY OF _____, 20____, A.D.

NICK PANNUONIZIO, MANAGER _____

NOTARY:)
STATE OF) ss
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D.,

BY: NICK PANNUONIZIO AS MANAGER FOR PHI REAL ESTATE SERVICES, A COLORADO LIMITED LIABILITY COMPANY
WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20____.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR THE STATE OF _____

IN WITNESS WHEREOF:
WVN 96, A COLORADO LIMITED LIABILITY LIMITED COMPANY, AS OWNER, HAS EXECUTED THIS INSTRUMENT
THIS ____ DAY OF _____, 20____, A.D.

DOUGLAS SCHULZ, MANAGER _____

NOTARY:)
STATE OF) ss
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D.,

BY: RAY O'SULLIVAN AS MANAGER FOR WVN 96, A COLORADO LIMITED LIABILITY LIMITED COMPANY
WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20____.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR THE STATE OF _____

IN WITNESS WHEREOF:
SCHULZ PARTNERSHIP, A COLORADO LIMITED LIABILITY PARTNERSHIP, AS OWNER, HAS EXECUTED THIS INSTRUMENT
THIS ____ DAY OF _____, 20____, A.D.

DOUGLAS SCHULZ, MANAGER _____

NOTARY:)
STATE OF) ss
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D.,

BY: DOUGLAS SCHULZ AS MANAGER FOR SCHULZ PARTNERSHIP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP
WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20____.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR THE STATE OF _____

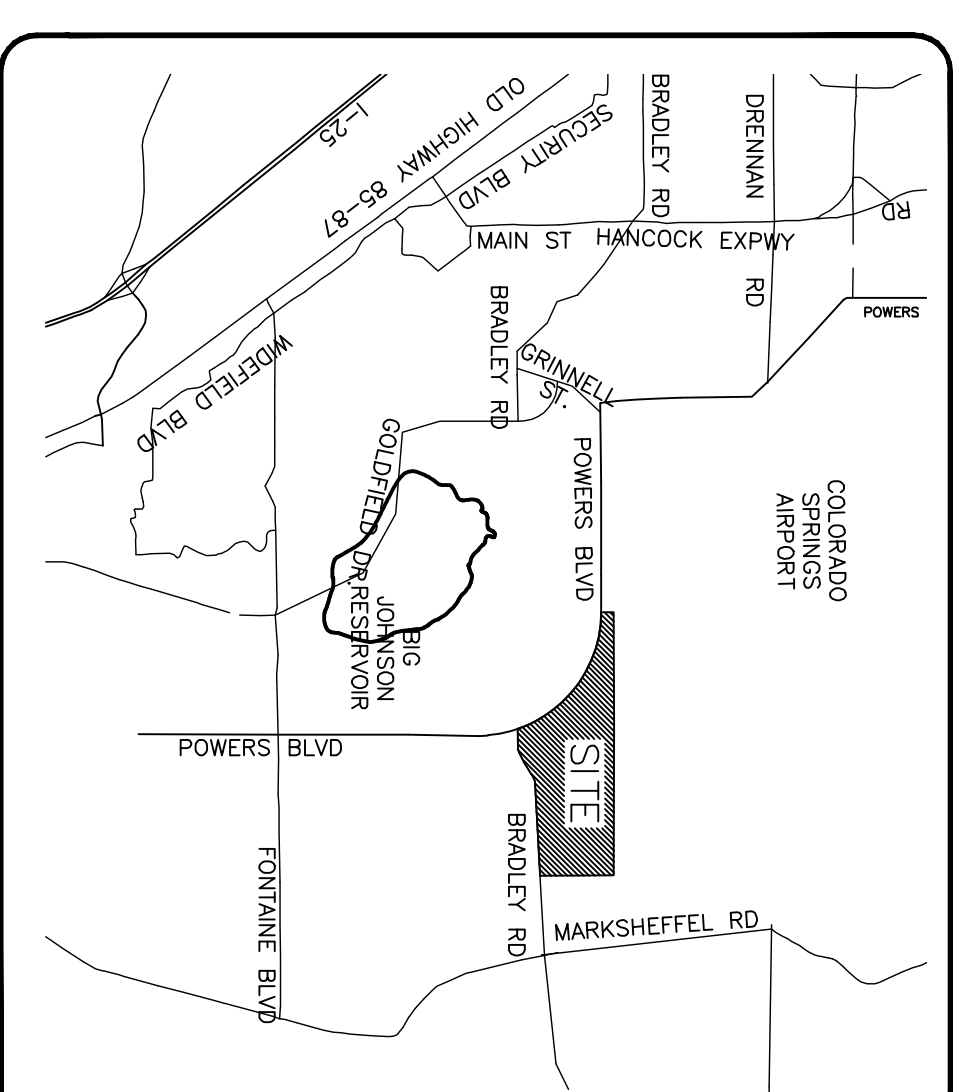
IN WITNESS WHEREOF:
VETERANS WILLA OPERATING, A NEBRASKA LIMITED LIABILITY COMPANY, AS OWNER, HAS EXECUTED THIS INSTRUMENT
THIS ____ DAY OF _____, 20____, A.D.

KIM KUHLE, MANAGER _____

NOTARY:)
STATE OF) ss
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D.,

BY: KIM KUHLE AS MANAGER FOR VETERANS WILLA OPERATING, A NEBRASKA LIMITED LIABILITY COMPANY
WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20____.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR THE STATE OF _____



NOTICE IS HEREBY GIVEN:
COLORADO, 2001, AS AMENDED.
NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS, OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

SURVEYOR'S CERTIFICATION:

I, JAMES F. LENZ, A PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT WAS DRAWN UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION AND HEREBY STATE THAT THE MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ATTACHED DESCRIBED PARCELS OF LAND AND THAT AT LEAST ONE SIXTH (1/6) OF THE OVERALL PERIPHERAL BOUNDARY OF SAID PARCELS IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, NO 34683
FOR AND ON BEHALF OF
RIDGELINE LAND SURVEYING LLC.

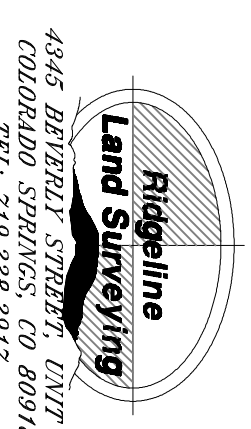
CITY APPROVAL:
ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "VILLAGES AT WATERVIEW NORTH ADDITION NO.1"

CITY PLANNING DIRECTOR _____ DATE _____
CITY ENGINEER _____ DATE _____
CITY CLERK _____ DATE _____

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 2018, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

CHUCK BROGEMAN, EL PASO COUNTY CLERK AND RECORDER
BY: _____ DEPUTY _____
FEE: _____
DATE: 6/23/2022
SHEET 1 OF 2

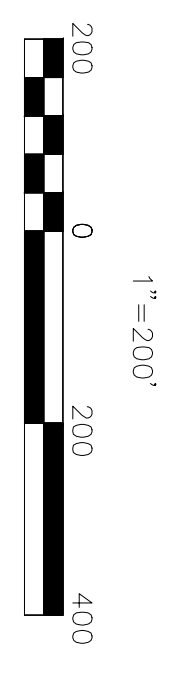
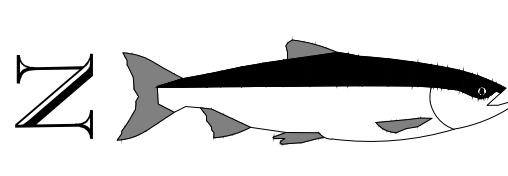
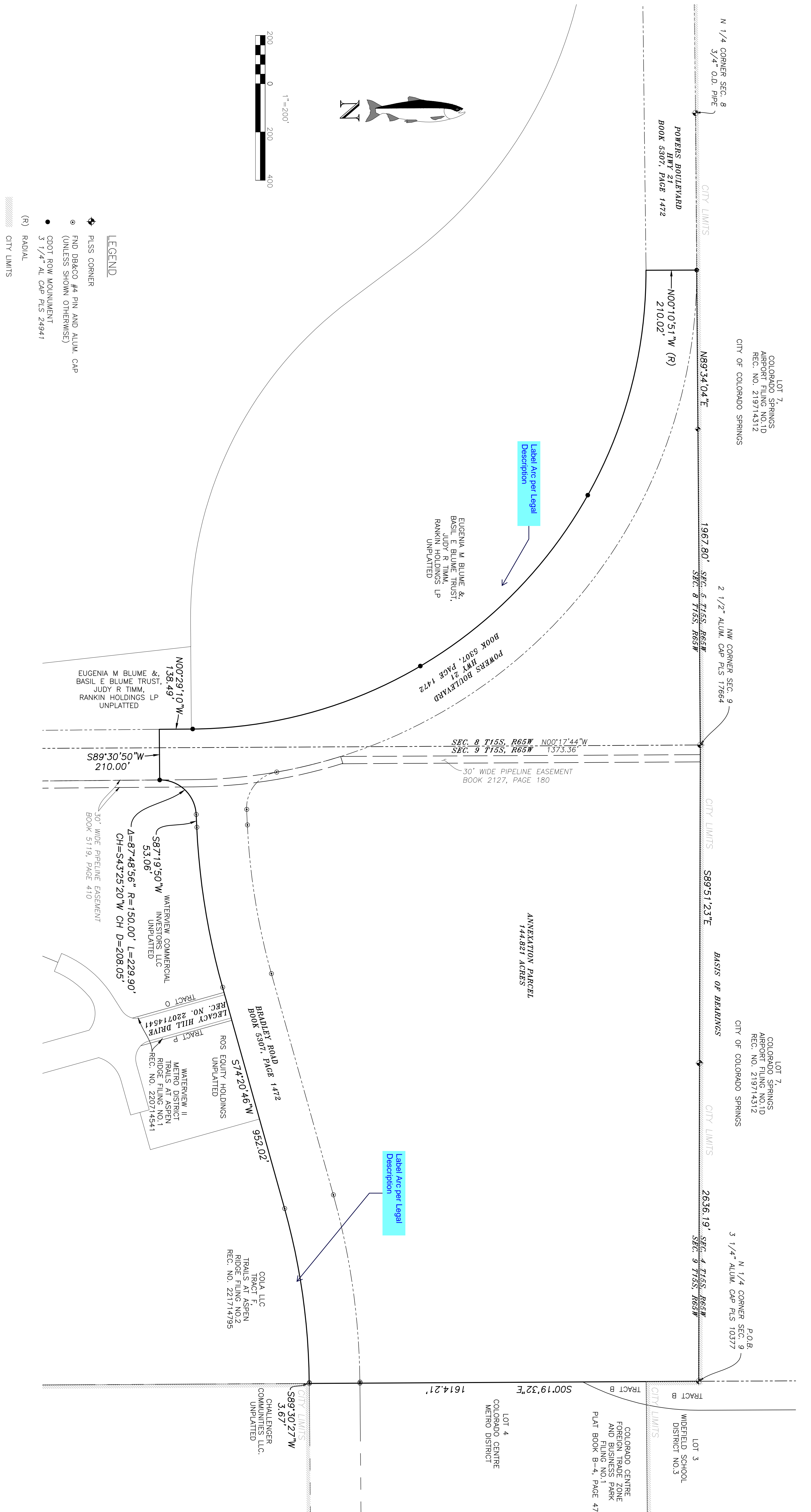


ANNEXATION PLAT

INTO THE CITY OF COLORADO SPRINGS

VILLAGES AT WATERVIEW NORTH ADDITION NO.1

LOCATED IN A PORTION OF SECTIONS 8 & 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO



- LEGEND**
- ◆ PLUS CORNER
 - FND DB&CO #4 PIN AND ALUM. CAP (UNLESS SHOWN OTHERWISE)
 - CDOT ROW MOUNTMENT
 - 3 1/4" AL CAP PLS 24941
 - (R) RADIAL
 - ////// CITY LIMITS