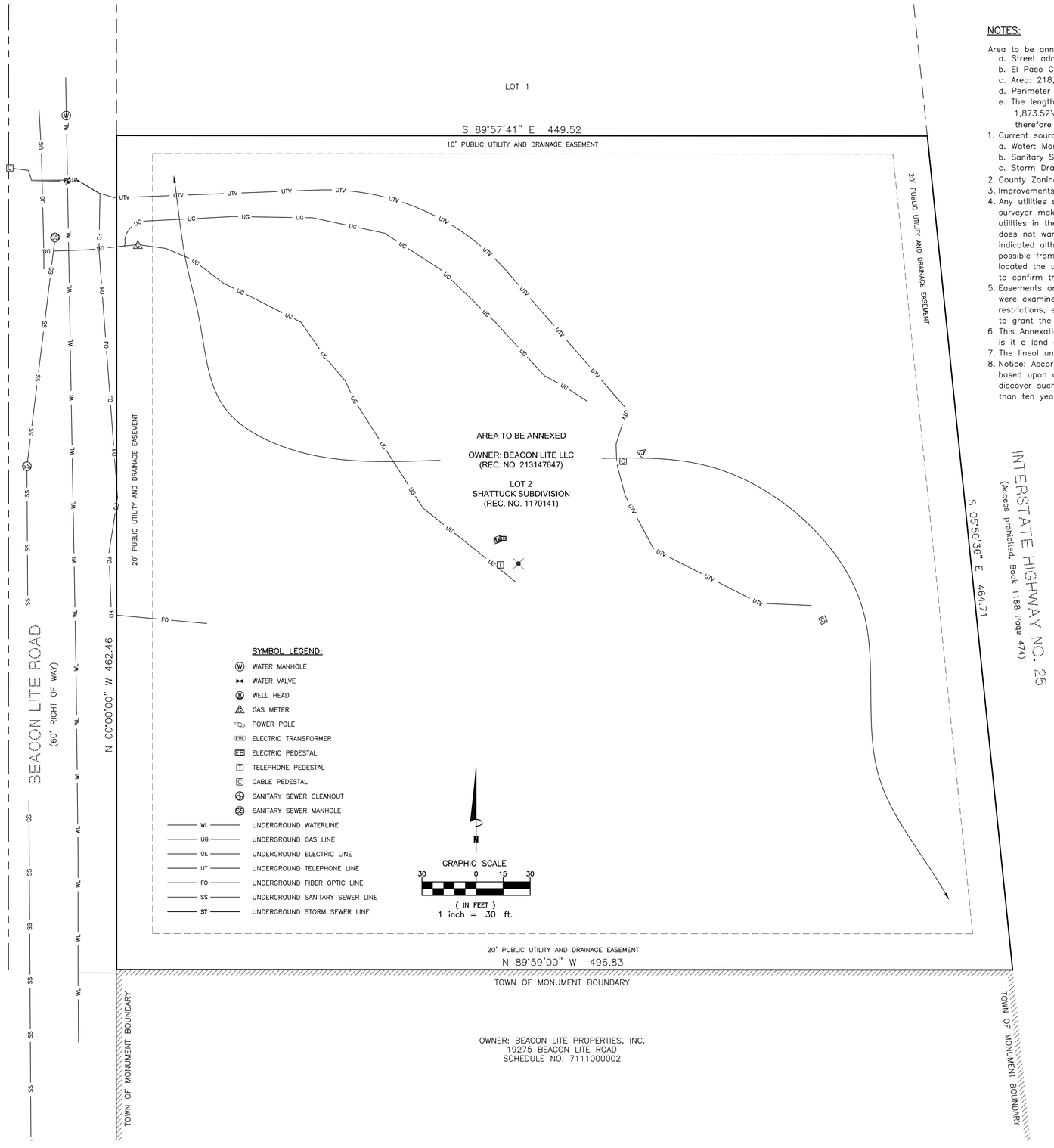
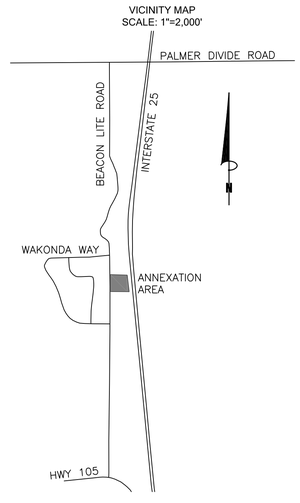



## NOTES:

Area to be annexed:
- a. Street address: 19375 Beacon Lite Road, Monument, CO 80131
- b. El Paso County Assessor Schedule No.: 7111001002
- c. Area: 218,782 square feet or 5.0225 Acres, more or less
- d. Perimeter distance: 1,873.52 feet
- e. The length of the required contiguous boundary is is 1,873.52\6=312.25 feet. The south line of Lot 2 is 496.83 feet, therefore the parcel has sufficient contiguity for annexation.

1. Current source of water, sanitary sewer and storm drainage service:
   - a. Water: Monument Water Department
   - b. Sanitary Sewer: Monument Sanitation District
   - c. Storm Drainage: Town of Monument
2. County Zoning is "CC" (Commercial Community)
3. Improvements are not shown.
4. Any utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does state that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities. The manholes shown were not opened to confirm the type of utility present.
5. Easements and other public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
6. This Annexation Plat does not represent a monumented land survey nor is it a land survey plat.
7. The lineal units used in this survey are U.S. Survey Feet.
8. 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 be commenced more than ten years from the date of the certification shown hereon.




## KNOW ALL MEN BY THESE PRESENTS:

That Beacon Lite LLC, being the owner of certain lands in El Paso County, Colorado, described as follows:

## LEGAL DESCRIPTION:

Lot 2, Shattuck Subdivision, County of El Paso, State of Colorado.

Do hereby request annexation to the Town of Monument the above described property by: _____ as _____ signed this _____ day of _____, 2022.

I hereby certify that on the _____ day of _____, 2022, appeared before me _____ who first being sworn duly executed the above document.

_____
Notary Signature

_____
My Commission expires:

## WATER DEDICATION:

The undersigned hereby dedicate to the Town of Monument for public use all water and water rights, both tributary and non–tributary, arising upon, flowing upon or lying under the property as described herein.

By _____ as _____
of _____

## SURVEYOR'S STATEMENT:

I, Eric R. White, the undersigned Professional Land Surveyor in the State of Colorado, do hereby certify that the annexation plat was prepared under my supervision and that said plat accurately shows the described parcel of land, to the best of my knowledge and belief.

_____
Professional Land Surveyor 38278
This survey is null and void without surveyor's original signature and seal.

## PLANNING DEPARTMENT:

This annexation plat was reviewed by the Town of Monument Planning Department this _____ day of _____, 2022.

_____
Planning Director

## TOWN APPROVAL:

Pursuant to an ordinance made and adopted by the Town of Monument, El Paso County, Colorado this _____ day of _____, 2022, this annexation plat is approved.

_____ _____
Mayor Date

ATTEST:

_____ _____
Town Clerk Date

## RECORDING STAMP

## CLERK AND RECORDER'S CERTIFICATE:

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 _____day of _____, 2022, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.
CHUCK BROERMAN, RECORDER

_____
BY: Deputy

COMPASS SURVEYING & MAPPING, LLC
3253 West Carefree Circle
Colorado Springs, CO 80917
719-354-4120
www.csamllc.com

# ANNEXATION PLAT

LOT 2 SHATTUCK SUBDIVISION
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

| REVISIONS: | | |
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|---|---|
| PROJECT NO. | 22227 |
| DATE: | AUGUST 8, 2022 |
| DRAWN BY: | ERW |
| CHECKED BY: | MSJ |
| SHEET: | 1 OF 1 |