ANNEXATION PLAT
T5 ADDITION NO. 1

A PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, INTO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218033548, RECORDS OF EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST–WEST CENTERLINE OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE EAST END BY A 3–1/2" ALUMINUM SURVEYORS CAP (PLS 30118) WITH APPROPRIATE MARKINGS AND AT THE WEST END BY A 3–1/2" ALUMINUM SURVEYORS CAP (LS 22573) WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR S89°12'26"W, A DISTANCE OF 5247.11 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF VINEYARD COMMERCE PARK ANNEXATION AS RECORDED UNDER RECEPTION NO. 208712867, RECORDS OF EL PASO COUNTY, COLORADO; THENCE S42°04'20"W, A DISTANCE OF 2489.79 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID VINEYARD COMMERCE PARK ANNEXATION, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213129060, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213129060, THE FOLLOWING (3) THREE COURSES:

1. S81°31'07"W, A DISTANCE OF 49.17 FEET;
2. S71°35'14"W, A DISTANCE OF 167.86 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°22'32", A RADIUS OF 70.00 FEET AND A DISTANCE OF 34.67 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SAID SOUTHERLY BOUNDARY OF VINEYARD COMMERCE PARK ANNEXATION;

THENCE ON SAID SOUTHERLY BOUNDARY, THE FOLLOWING (5) FIVE COURSES:

1. N49°46'33"E, A DISTANCE OF 162.91 FEET;
2. N45°03'22"W, A DISTANCE OF 36.85 FEET;
3. N44°56'38"E, A DISTANCE OF 107.37 FEET;
4. S45°03'22"E, A DISTANCE OF 77.07 FEET;
5. S08°29'00"E, A DISTANCE OF 90.98 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 20,064 SQUARE FEET.

OWNER:
IP VINEYARD, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 200___ , A.D.

BY: _____ AS: _____
OF: IP VINEYARD, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

NOTARY:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 200__, A.D. BY _____ AS _____ OF IP VINEYARD, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
WITNESS MY HAND AND OFFICIAL SEAL.

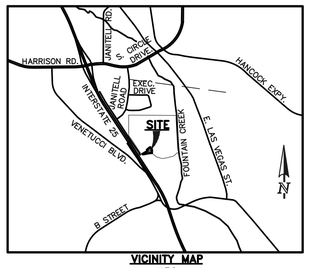
MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

TOTAL PERIMETER: 726.88'
1/6TH PERIMETER: 121.14'
PERIMETER CONTIGUOUS TO CITY LIMITS: 475.18'

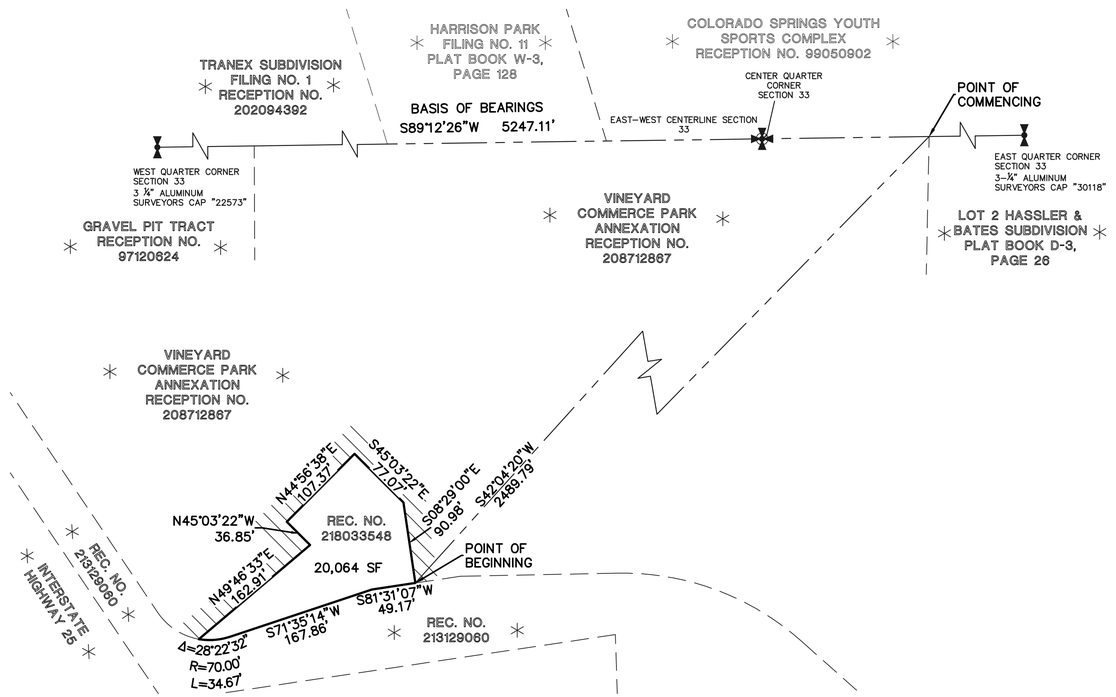
SURVEYOR'S STATEMENT:
I, DOUGLAS P. REINELT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE–SIXTH (1/6) OF THE PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

_____ _____
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR — DATE
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS
AND SURVEYORS, LLC

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.



VICINITY MAP
N.T.S.



CITY APPROVAL:
ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "T5 ADDITION NO. 1".

_____ _____
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 _____ DAY OF _____, 20__ 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_____DAY OF_____, 200____, A.D., AND IS DULY RECORDED AT RECEPTION NO._____OF THE RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

N

80 40 0 80 160
SCALE: 1" = 80'
(U.S. SURVEY FEET)

LEGEND
////// EXISTING CITY LIMITS
✳ NOT PART OF THIS PLAT

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

T5 ADDITION NO. 1
2204.60
APRIL 26, 2019
SHEET 3 OF 3

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785–0790
(719)785–0799 (Fax)

N:\2204\DWG\DRAWINGS\SURVEY\ANNEX PLAT\ANNEXP1.dwg, 4/26/2022 8:13:22 AM, 1:1