

ANNEXATION PLAT

SPACE VILLAGE ANNEXATION FILING NO. 1

A PORTION OF REC. NO. 221125290, REC. NO. 216093093 AND REC. NO. 221125289, MARKSHEFFEL ROAD AND SPACE VILLAGE AVENUE
ALL BEING A PORTION OF THE SE1/4 OF SECTION 8 AND THE NE1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE
SIXTH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Space Village Industrial, LLC, and The City of Colorado Springs., being the owner of the following described tract of land to wit:

BEGINNING at the northwest corner of the land described in that Quit Claim Deed recorded July 29, 2021 in Reception No. 221125290 in the Official Public Records of El Paso County, Colorado; thence along the north line of said land, S33°37'47"E (Basis of bearings is the south line of the land described in that Warranty Deed recorded July 29, 2021 under Reception No. 221125289 in said Records, monumented on the east by No. 5 rebar with a green plastic cap, stamped "PLS 38245", flush with grade and on the west by No. 5 rebar with a 1-1/4" Aluminum cap, stamped "PLS 22573", flush with grade, as shown and measured to bear S89°41'12"W, a distance of 1001.51 feet; a distance of 359.01 feet, to a point on the City Limits line of Colorado Springs; thence along said line, S47°58'31"E, a distance of 1513.86 feet, to a point on the north line of the land described in that Warranty Deed recorded August 17, 2016 under Reception No. 216093093 in said Records; thence continuing along said City Limits line, S47°58'31"E, a distance of 209.00 feet, to a point on the west right-of-way line of Marksheffel Road; thence leaving said west right-of-way line, N89°29'40"E, a distance of 127.42 feet, to a point on the east right-of-way line of Marksheffel Road; thence along said east right-of-way line, S00°30'20"E, a distance of 56.53 feet; thence continuing along said east right-of-way line, S35°54'36"E, a distance of 81.68 feet; thence leaving said east right-of-way line, S02°56'21"E, a distance of 107.59 feet, to a point on said east right-of-way; thence along said east right-of-way line, S44°26'37"W, a distance of 52.42 feet; thence leaving said east right-of-way line, S89°28'02"W, a distance of 87.49 feet, to a point on said west right-of-way line; thence along said west right-of-way line, N00°31'58"W, a distance of 81.22 feet, to an angle point onto the south right-of-way line of Space Village Avenue; thence along said south right-of-way line along the following three (3) courses:

- N71°12'45"W, a distance of 535.10 feet;
- along non-tangent curve to the left, with an arc length of 618.91 feet, a radius of 1,860.00 feet, a delta angle of 19°03'54", a radial of S18°46'04"W;
- S89°40'43"W, a distance of 933.55 feet;

thence leaving said south right-of-way line, N00°19'44"W, a distance of 99.73 feet, to a point on the north right-of-way line of Space Village Avenue; thence along said north right-of-way line, N89°40'16"E, a distance of 80.00 feet; thence continuing along said north right-of-way line, N89°40'52"E, a distance of 581.06 feet, to the southwest corner of the land described in that Warranty Deed recorded June 29, 2021 under Reception No. 221125289 in said Records; thence along the west line of said the following three (3) courses:

- N00°26'33"W, a distance of 449.74 feet;
- N89°04'53"E, a distance of 33.11 feet;
- N00°19'58"W, a distance of 139.41 feet;

to the northwest corner of said land; thence along the south line of the land described in that Quit Claim Deed recorded July 29, 2021 in Reception No. 221125290 in the Official Public Records of El Paso County, Colorado, along a non-tangent curve to the right, with an arc length of 545.07 feet, a radius of 903.68 feet, a delta angle of 34°33'31", a radial of N34°13'48"E; to the POINT OF BEGINNING.

Containing 950,466 Sq. Ft. or 21.820 acres, more or less.

IN WITNESS WHEREOF:

The aforementioned, Space Village Industrial, LLC, hereby requests annexation to the City of Colorado Springs, Colorado.

By _____

IN WITNESS WHEREOF:

The aforementioned, The City of Colorado Springs, hereby requests annexation to the City of Colorado Springs, Colorado.

By _____

NOTARIAL:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me this _____ day of _____, 2021, by _____.

Witness my hand and seal _____

Address _____

My Commission expires _____

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of SPACE VILLAGE ANNEXATION FILING NO. 1.

City Engineer _____ Date _____ Manager of City Planning _____ Date _____

City Clerk _____ Date _____

SURVEYOR'S CERTIFICATION:

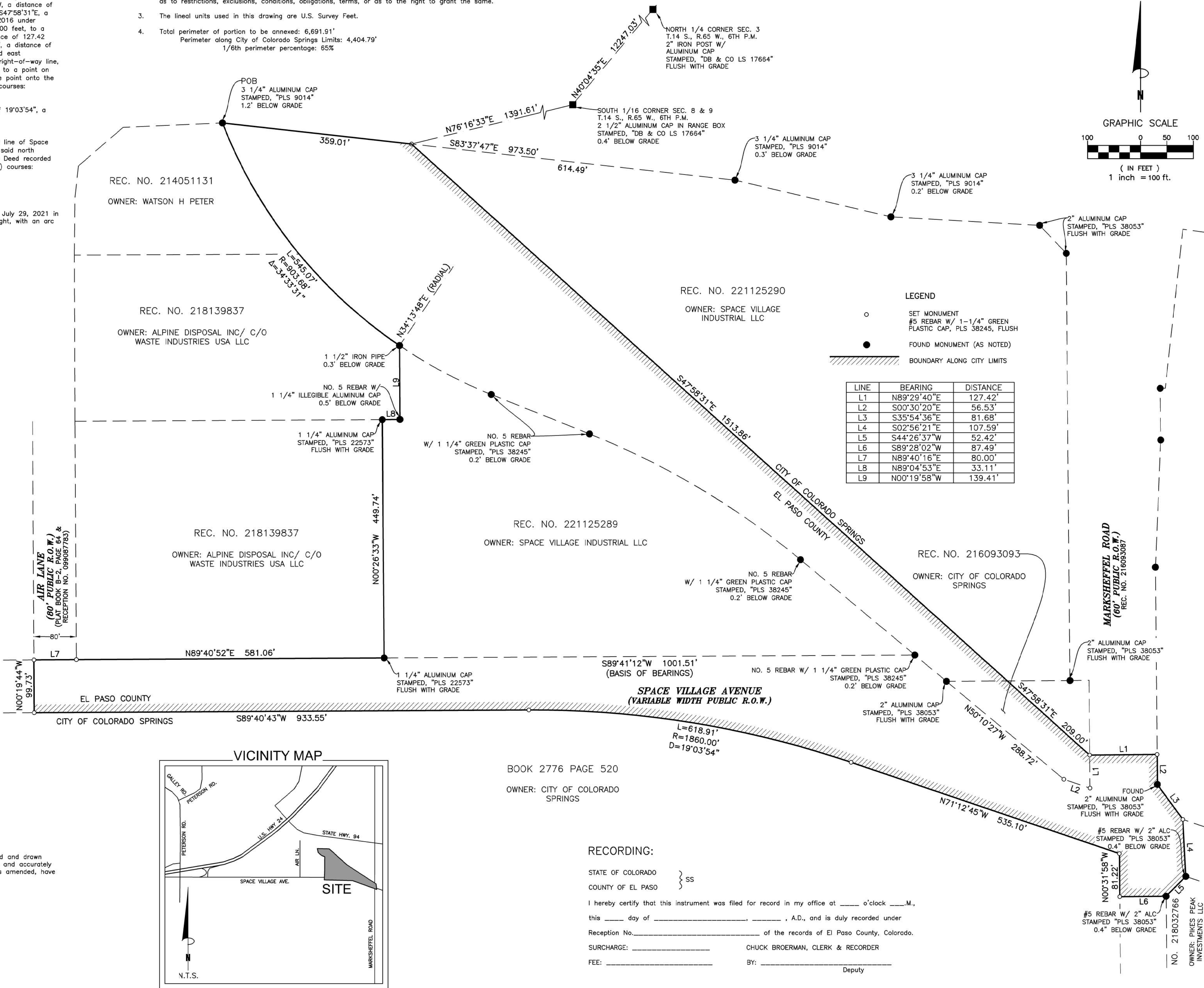
The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a warranty nor guarantee, either expressed or implied.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

NOTES:

- Basis of bearings is the south line of the land described in that Quitclaim Deed recorded November 23, 2016 under Reception No. 216136646 in the Official Records of El Paso County, Colorado, monumented on the east by No. 5 rebar with a green plastic cap, stamped "PLS 38245", flush with grade and on the west by No. 5 rebar with a 1-1/4" Aluminum cap, stamped "PLS 22573", flush with grade, as shown and measured to bear S89°41'12"W, a distance of 1001.51 feet.
- Easements and other record 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.
- The lineal units used in this drawing are U.S. Survey Feet.
- Total perimeter of portion to be annexed: 6,691.91'
Perimeter along City of Colorado Springs Limits: 4,404.79'
1/6th perimeter percentage: 65%



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Project No. 210287

Date: 5/11/2021

Drawn By: SCG

Checked By: SLW

Sheet 1 of 1

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 herein.

Revisions

Revisions			
No.	Description	By	Date
3	Updated ownership information	SCG	10/5/2021
2	Addressed client comments	SCG	8/24/2021
1	Added set monuments	SCG	5/18/2021

Clark Land Surveying, Inc.
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