

ANNEXATION PLAT MARKSHEFFEL ROAD

LOCATED IN SECTION 27 AND 28, TOWNSHIP 15 SOUTH,
RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

14852

LEGAL DESCRIPTION

ALL THAT PART OF MARKSHEFFEL ROAD LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 28, THE WEST HALF AND NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, NOT PRESENTLY WITHIN THE CITY LIMITS OF THE CITY OF FOUNTAIN, COLORADO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FURLONG CIRCLE, FOOTHILLS SUBDIVISION RECORDED IN PLAT BOOK S-2 AT PAGE 33 AND A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MARKSHEFFEL ROAD FROM WHENCE THE SOUTHEAST CORNER OF SAID SECTION 26 BEARS S 65°59'50" E, A DISTANCE OF 841.59 FEET; THENCE, N 47° 19' 00" W, A DISTANCE OF 60.00 FEET;

THENCE, N 42° 40' 41" E, A DISTANCE OF 2285.85 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 09° 16' 43", HAVING A RADIUS OF 5699.98 FEET, AN ARC LENGTH OF 923.07 FEET WHOSE LONG CHORD BEARS N 38° 02' 18" E, A DISTANCE OF 922.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THENCE, N 33° 24' 53" E, A DISTANCE OF 853.74 FEET;

THENCE, N 56° 35' 39" W, A DISTANCE OF 53.62 FEET;

THENCE, N 33° 20' 36" E, A DISTANCE OF 538.51 FEET;

THENCE, N 33° 20' 32" E, A DISTANCE OF 243.55 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 18° 38' 20", HAVING A RADIUS OF 1965.40 FEET, AN ARC LENGTH OF 639.36 FEET WHOSE LONG CHORD BEARS N 24° 01' 22" E, A DISTANCE OF 636.55 FEET.

THENCE, N 14° 42' 12" E, A DISTANCE OF 559.86 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 27;

THENCE, N 89° 30' 20" E, ALONG SAID NORTH LINE A DISTANCE OF 171.88 FEET;

THENCE, S 14° 45' 50" W, A DISTANCE OF 484.73 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 18° 03' 01", HAVING A RADIUS OF 2464.61 FEET, AN ARC LENGTH OF 776.44 FEET WHOSE LONG CHORD BEARS S 24° 14' 56" W, A DISTANCE OF 773.23 FEET.

THENCE, S 33° 16' 26" W, A DISTANCE OF 182.22 FEET;

THENCE, S 89° 22' 52" W, A DISTANCE OF 28.61 FEET;

THENCE, S 33° 24' 03" W, A DISTANCE OF 1369.91 FEET;

THENCE, S 56° 35' 57" E, A DISTANCE OF 23.12 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 03° 26' 15", HAVING A RADIUS OF 5501.00 FEET, AN ARC LENGTH OF 330.03 FEET WHOSE LONG CHORD BEARS S 35° 44' 06" W, A DISTANCE OF 329.98 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 31' 32", HAVING A RADIUS OF 5498.58 FEET, AN ARC LENGTH OF 146.39 FEET WHOSE LONG CHORD BEARS S 38° 54' 16" W, A DISTANCE OF 146.39 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 25' 35", HAVING A RADIUS OF 6887.31 FEET, AN ARC LENGTH OF 171.45 FEET WHOSE LONG CHORD BEARS S 40° 33' 41" W, A DISTANCE OF 171.45 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 03° 45' 51", HAVING A RADIUS OF 5883.85 FEET, AN ARC LENGTH OF 386.54 FEET WHOSE LONG CHORD BEARS S 40° 46' 32" W, A DISTANCE OF 386.47 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE S 42° 40' 41" W A DISTANCE OF 2284.93 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED TRACT CONTAINS 538,458 SQUARE FEET (12.361 ACRES), MORE OR LESS.



VICINITY MAP
NOT TO SCALE

IN WITNESS THEREOF:

THE CITY OF FOUNTAIN HAS CAUSED THESE PRESENTS TO BE EXECUTED AND THIS PLAT APPROVED THIS 21ST DAY OF ~~October~~ October, A.D. 2021, PURSUANT TO THE ORDINANCES OF THE CITY OF FOUNTAIN, COLORADO ANNEXING SAID REAL PROPERTY.

CITY OF FOUNTAIN, EL PASO COUNTY, STATE OF COLORADO BY THE ACTION OF THE CITY COUNCIL OF THE CITY OF FOUNTAIN AT ITS MEETING ON THE 21ST DAY OF October, 2021
BY: Mark J. Lindquist ATTEST: Edith M. Anderson
MAYOR OF FOUNTAIN DEPUTY CITY CLERK

OWNER:

THE OWNERS OF THE DESCRIBED PARCEL HEREBY REQUESTS ANNEXATION TO THE CITY OF FOUNTAIN, COLORADO.

BY: Mark J. Lindquist

NOTARIAL:
STATE OF COLORADO)
COUNTY OF EL PASO)

ON THIS 21ST DAY OF October, 2021 THE AFOREMENTIONED WAS ACKNOWLEDGED BEFORE ME

BY: Mark J. Lindquist
WITNESS MY HAND AND SEAL Edith M. Anderson

MY COMMISSION EXPIRES 3/5/22

EDITH M. ANDERSON
Notary Public
State of Colorado
Notary ID # 20184010208
My Commission Expires 03-05-2022

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO)

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 12:51 O'CLOCK PM THIS 21ST DAY OF October, A.D. 2021, AND IS DULY RECORDED UNDER RECEPTION AT RECEPTION NUMBER 2114852 OF EL PASO COUNTY, COLORADO.

FEES: \$ 20
SURCHARGE: 53-

CHUCK BROGEMAN, RECORDER
BY: Edith M. Anderson
DEPUTY

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION=12,513.82'
 - ONE-SIXTH OF TOTAL PERIMETER OF AREA=2,085.63'
 - PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS=6,737'
- THE TOTAL CONTIGUOUS PERIMETER IS 53.8%, WHICH EXCEEDS THE 1/6 AREA REQUIRED

GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WILSON AND COMPANY TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. NO TITLE COMMITMENT WAS PROVIDED TO WILSON AND COMPANY.
3. BASIS OF BEARING: BEARINGS ARE BASED ON THE WEST LINE OF THE NW1/4 OF THE SW1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN BEING NORTH 00°23'37" WEST, BETWEEN THE SOUTH SIXTEENTH CORNER OF SAID SECTION 27, A 2 1/2" ALUMINUM CAP STAMPED PLS 23044 2005, AND THE WEST QUARTER CORNER OF SAID SECTION 27, A 3 1/4" ALUMINUM CAP OLIVER E WATTS PE-15985
4. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO GRAPHICALLY SHOW THE AREA TO BE ANNEXED TO THE CITY OF FOUNTAIN.

SURVEYOR'S CERTIFICATE:

I, MICHAEL J. LINDQUIST, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT IN JUNE 2021, A ANNEXATION MAP WAS MADE UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARD OF CARE FOR THE STATE OF COLORADO, AND THAT THIS ANNEXATION MAP AND ALL NOTES SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY, ENCROACHMENTS, EASEMENTS, RIGHTS OF WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY, AND THE INFORMATION SHOWN HEREON ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF FOUNTAIN AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1)(A) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

MICHAEL J. LINDQUIST, PLS 38666
LICENSED COLORADO LAND SURVEYOR
FOR AND ON BEHALF OF WILSON & COMPANY



ALL SEALS FOR THIS DOCUMENT ARE APPLIED TO THE COVER PAGE

SHEET NO. 1 OF 2		WILSON & COMPANY 990 South Broadway Suite 220 Denver, CO 80209 Phone: 303-297-2976 Fax: 303-297-2693			
SCALE: NTS					
DRAWN BY: TJB	DATE: 6-28-2021	JOB NO: 18-100-023-04			
CHK BY:					
PROJ. MGR: M.J.L.	DATE: 6-28-2021	ANNEXATION PLAT MARKSHEFFEL ROAD CITY OF FOUNTAIN COUNTY OF EL PASO, STATE OF COLORADO			
CLIENT APP:					
NO.	REVISION-DESCRIPTION	BY	DATE	CHKD	APPD

