

ANNEXATION PLAT CROSSROADS CHAPEL ADDITION NO. 1

AN ANNEXATION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

That CROSSROADS CHAPEL SBC, a Colorado Non-Profit Corporation, being the owner of the following described tract of land to wit:

The Southwest Quarter of the Southwest Quarter of the Southwest Quarter (SW4SW4SW4) of Section 5, Township 12 South, Range 66 West of the 6th P.M., El Paso County, Colorado, more particularly described as follows:

Beginning at the Southwest corner of said Section 5 (all bearings in this description are relative to the West line of said Section 5's SW4SW4SW4, monumented at the North end with a No. 5 rebar and yellow plastic cap, stamped "PLS 25955" and at the South end with a 3-1/4" aluminum cap, stamped "1966", and is assumed to bear N01°28'08"W, a distance of 662.12 feet), said corner also being the Southeast corner of NORTHGATE ESTATES FILING NO. 3 (Reception No. 216713718, El Paso County, Colorado records) and ANNEXATION PLAT NORTH GATE ESTATES ADDITION NO. 2 (Reception No. 214713507, said El Paso County records); thence N01°28'08"W along the Easterly line of said coincident FILING and associated ADDITION, 662.12 feet to the Southwesterly corner of NORTHGATE ESTATES FILING NO. 2B (Reception No. 213713332, said records) and a point on a Southerly line of ANNEXATION PLAT NORTH GATE ESTATES ADDITION (Reception No. 206712382, said records); thence S89°42'28"E along the Southerly coincident lines of said FILING NO. 2B and associated ADDITION, 660.41 feet to the Southeast corner of said FILING NO. 2B and associated ADDITION; thence S01°26'52"E, 661.42 feet to a point on the Northerly right-of-way line of NORTH GATE BOULEVARD (r.o.w. width varies) as platted within NORTH GATE AT FLYING HORSE FILING NO. 1 (Reception No. 205030128, said records), said point also being on a Northerly line of NORTH GATE ANNEXATION NO. 4 (Plot Book Z-3, Page 64, said records); thence N89°46'04"W along said North Gate Boulevard's Northerly right-of-way line and along said coincident associated ADDITION's Northerly line, 660.15 feet to the Point of Beginning;

Containing 10.027 acres (436,755 square feet), more or less.

IN WITNESS WHEREOF:

The aforementioned, CROSSROADS CHAPEL SBC, a Colorado Non-Profit Corporation, has executed this instrument this _____ day _____, 20____ A.D.

CROSSROADS CHAPEL SBC, a Colorado Non-Profit Corporation

Frank C. Owens, Elder

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 20____ A.D., by Frank C. Owens, Elder of CROSSROADS CHAPEL SBC, a Colorado Non-Profit Corporation.

Witness my Hand and Seal _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE:

I, David V. Hostetler, a Professional Land Surveyor in the State of Colorado, do hereby state that the map shown herein is a correct delineation of the above described parcel of land and that at least one sixth (1/6) of the peripheral boundary of said parcel is contiguous to the present boundary of the City of Colorado Springs, El Paso County, Colorado.

David V. Hostetler
Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY
Subject to
City Approval

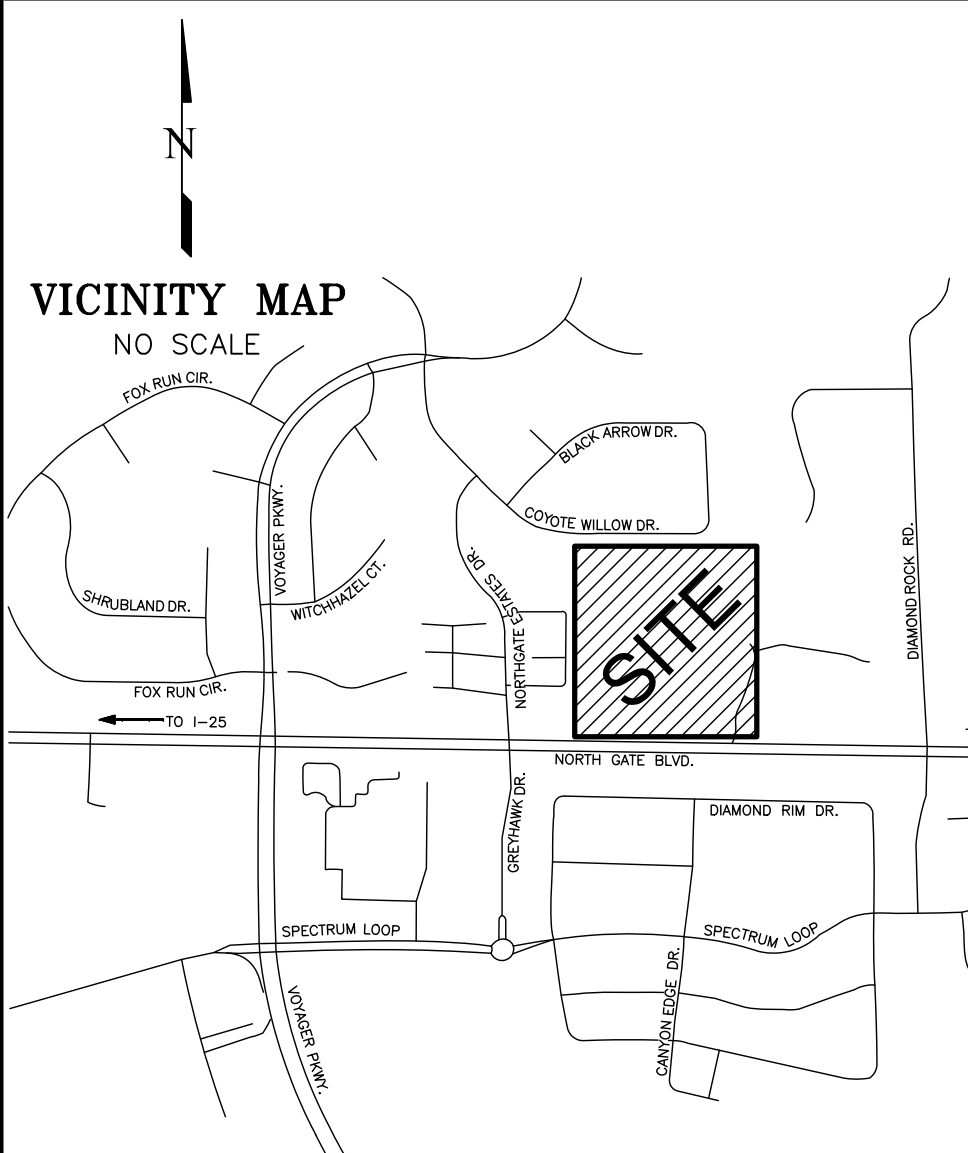
CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "CROSSROADS CHAPEL ADDITION NO. 1".

City Planning Director _____ Date _____ City Engineer _____ Date _____

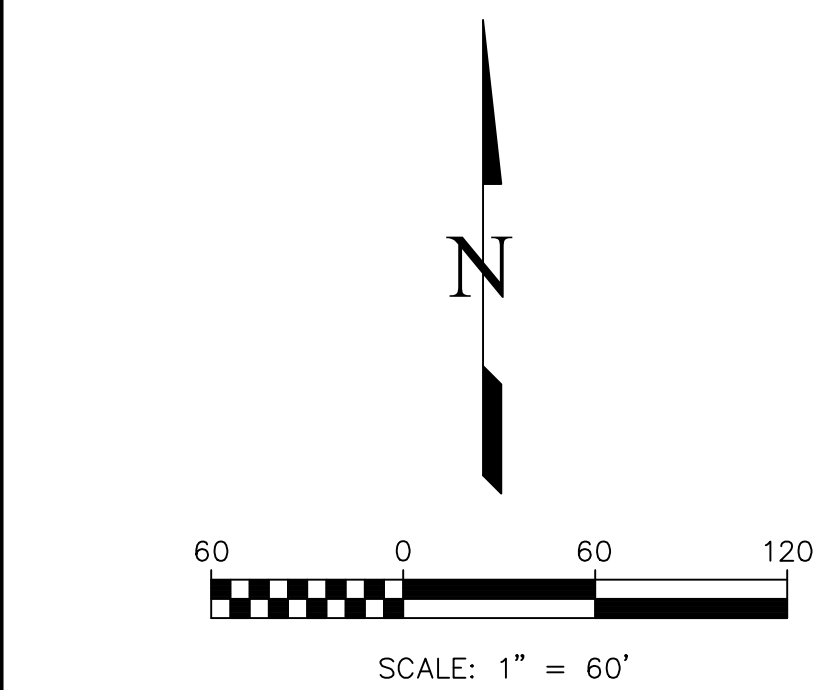
The annexation of the real property shown on this plat is approved pursuant to an ordinance made and adopted by The City of Colorado Springs, El Paso County, Colorado, by actions of the City Council of the City of Colorado Springs at its meeting on the _____ day of _____, 20____, A.D.

City Clerk _____ Date _____



SITE DATA:
CONTIGUOUS BOUNDARY = 1982.68'
PERCENT OF CONTIGUITY = 74.99%
AREA = 10.027 ACRES
PERIMETER BOUNDARY = 2,644.10'

- NOTES:**
- This Annexation Plat does not represent a monumented Land Survey Plat performed by LDC, INC. at this stage of the submittal process. Boundary data taken from an ALTA/NSPS Land Title Survey prepared by BARRON LAND, Project No. 19-126 dated January 20, 2020, and to be confirmed at time of Final Plat submittal in Post-Annexation process.
 - FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map No. 08041C0295G, effective date December 7, 2018, indicates this parcel of land is located in Zone X (Areas determined outside the 0.2% annual chance floodplain)
 - * - indicates Annexation Plat data
 - Address of record: 840 North Gate Boulevard



RECORDING:

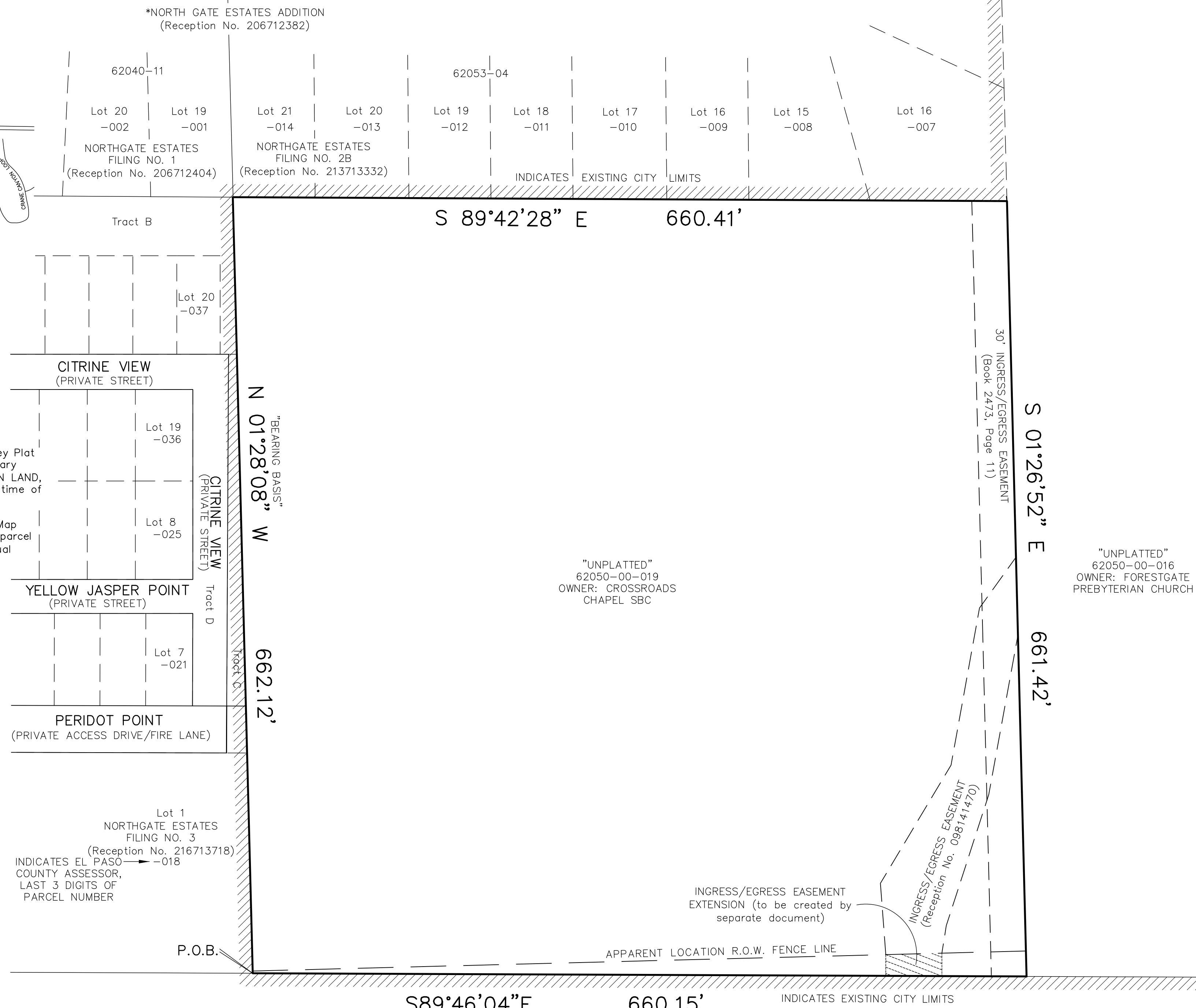
STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., this _____ day of _____, 20____ A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

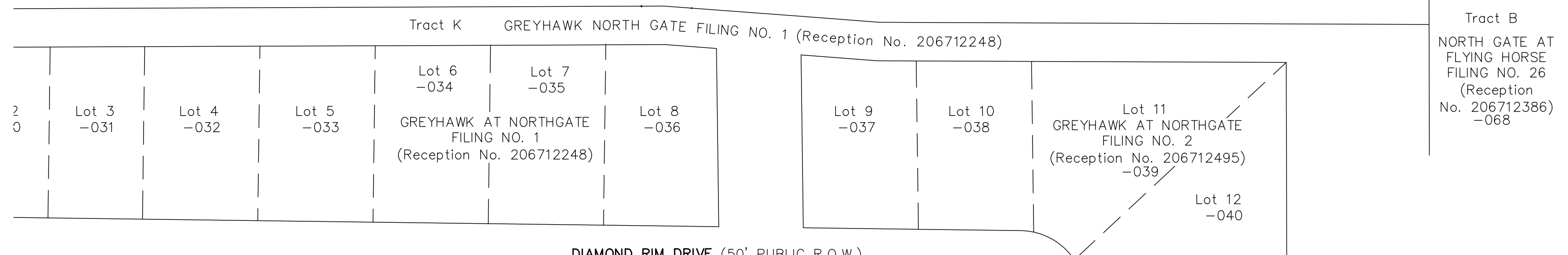
SURCHARGE: _____
FEE: _____

Chuck Broerman, Recorder

BY: _____
Deputy



*NORTH GATE ANNEXATION NO. 4 (Plot Book Z-3, Page 64)
NORTH GATE BOULEVARD (PUBLIC R.O.W. WIDTH VARIES) (Reception No. 205030128)
NORTH GATE AT FLYING HORSE FILING NO. 1 (Reception No. 205030128)



*NORTH GATE ANNEXATION NO. 4 (Plot Book Z-3, Page 64)
DIAMOND RIM DRIVE (50' PUBLIC R.O.W.)

According to Colorado law, legal action based upon any defect in this survey that arises more than ten years after the date of the certification shown hereon, may only be based upon any defect in this survey that arises more than ten years after the date of the certification shown hereon.

CALL BEFORE YOU DIG ...
811
DIAL 811
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTE WATER.

No.	Description	By	Date
1	CITY COMMENTS	DVH	07/12/22

H Scale: 1" = 60'
V Scale: N/A
Designed By: N/A
Drawn By: DGV
Checked By: DVH
Date: 04/12/22

Land Development Consultants, Inc.
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3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

ANNEXATION PLAT
CROSSROADS CHAPEL
ADDITION NO. 1