# MARKSHEFFEL SINGLE-FAMILY RESIDENTIAL ADDITION No. 1 ANNEXATION PLAT

AN ANNEXATION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

#### BE IT KNOWN BY ALL:

That Gerald Oleszek and Sharon Oleszek, William Welborn and Elke Welborn, Southwest Equity Association, LLP, and Trigon Land and Cattle CO., LLP, being the petitioners for the annexation of the following described tract of land to wit:

That portion of the Southwest Quarter of Section 16 and the Southeast Quarter of Section 17, Township 13 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado,

BASIS OF BEARINGS: Bearings are based upon the Westerly line of Lots 2, 3, 4 and 5, Block 1, Toy Ranches Estates, as recorded under Reception No. 479331, records of said El Paso County, monumented at the South end with a #4 rebar with yellow plastic cap stamped "12368" and on the North end with a #5 rebar with orange plastic cap stamped "CLSI 32439", and is assumed to bear N 00°00'00" W, a distance of 1304.30 feet.

BEGINNING at the Northeast corner of said Lot 2, said corner also being the Southeast corner of Mountain Valley Preserve Annexation recorded under Reception No. 216713760 of said records; thence S 00°00'05" E along the East line of said Lots 2, 3, 4 and 5 a distance of 1304.19 feet to the Southeast corner of said Lot 5; thence S 89°30'59" W along the South line of said Lot 5 a distance of 563.23 feet to the

Northeast corner of that parcel of land as described under Reception No. 203227785 of said

thence S 00°00'00" E along the East line of said parcel of land a distance of 332.73 feet to a point on the Northerly line of Lot 7, Block 1, said Toy Ranches Estates, said point also being the Southeast corner of said parcel of land;

thence S 89°30'59" W along the Northerly line of said Lot 7 coincident with the South line of said parcel of land a distance of 45.00 feet to the Southwest corner of said parcel of land, said point also being the Northeast corner of the West 30.00 feet of said Lot 7; thence S 00°00'00" E along the Easterly line of the West 30.00 feet of said Lot 7 and its Southerly extension a distance of 356.29 feet (more or less) to the South line of the Southwest

Quarter of said Section 16; thence S 89°32'00" W along the South line of the Southwest Quarter of said Section 16 a distance of 30.00 feet to the Northeast corner of the Annexation Plat of Eastview Estates as

recorded under Reception No. 205035675 of said records; thence continuing S 89°32'00" W along the South line of the Southwest Quarter of said Section 16 and the Northerly line of said Annexation Plat of Eastview Estates a distance of 30.00 feet to the Southwest corner of said Section 16;

thence S 89°40'54" W along the South line of the Southeast Quarter of said Section 17 and the North line of said Annexation Plat of Eastview Estates a distance of 60.00 feet to the Southeast corner of the Annexation Plat of Stetson Ridge Addition as recorded under Reception No. 1351970 of said records;

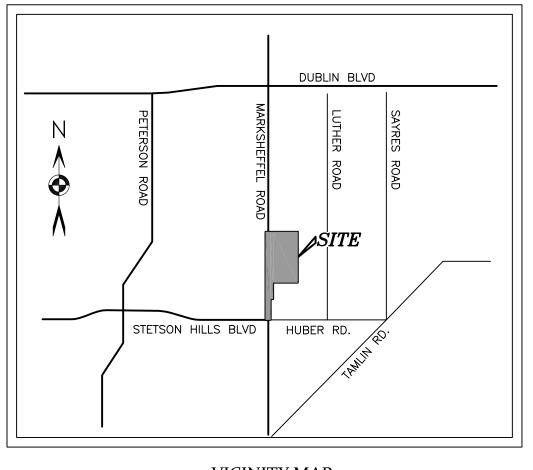
Valley Preserve

tion a distance

or less.

thence N 00°00'00" W along the East line of said Annexation Plat of Stetson Riddistance of 1993.15 feet (more or less) to the Southwest corner of said Mountain Annexation; thence N 89°31'34" E along the South line of said Mountain Valley Preserve Annexation	n
of 728.20 feet to the Point of Beginning.	
Containing a calculated area of 1,047,394 square feet (24.04 acres) of land, mo	re
IN WITNESS WHEREOF:	
The aforementioned, Gerald Oleszek and Sharon Oleszek, have executed this	
instrument this day of, 2022.	
Gerald Oleszek, Owner	
Sharon Oleszek, Owner	
NOTARIAL:	
STATE OF	
STATE OF	
The above and aforementioned was acknowledged before me this day of	
, 2022 by Gerald Oleszek and Sharon Oleszek, owners.	
Witness my hand and seal	
My Commission expires	
IN WITNESS WHEREOF:	
The aforementioned, William Welborn and Elke Welborn, have executed this	
instrument this, 2022.	
William Welborn, Owner	
Elke Welborn, Owner	
NOTARIAL:	
STATE OF	
STATE OF	
The above and aforementioned was acknowledged before me this day of	
, 2022 by William Welborn and Elke Welborn, owners.	
Witness my hand and seal	

My Commission expires \_\_\_\_\_



VICINITY MAP (NOT TO SCALE)

	Southwest Equity Association, LLP, has executed this
• 1 11•	
instrument this	day of, 2022.
Frederic Herman, Ge Southwest Equity As:	
	, <u></u> -
NOTARIAL:	
STATE OF	} <sub>SS</sub>
COUNTY OF	)
The above and afor	ementioned was acknowledged before me this day o
	, 2022 by Southwest Equity Association, LLP.
Witness my hand ar	nd seal
my Commission expi	res
IN WITNESS WHEREO	F:
The aforementioned.	Trigon Land & Cattle Co., LLP, has executed this
	Trigon Land & Cattle Co., LLP, has executed this
	Trigon Land & Cattle Co., LLP, has executed this day of, 2022.
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## CONTIGUITY CALCULATION

Overall perimeter of the subject parcel to be annexed: 5,443 feet Perimeter of subject parcel contiguous with the City of Colorado Springs: 2,811 feet Contiguity Percentage: 2,811/5,443 = 52%

### NOTES

1. The parcels to be annexed hereon are subject to the Covenants, Conditions and Restrictions of record as recorded under Book 2079 at Page 790.

#### SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the map shown hereon 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,

Spencer J. Barron Colorado Professional Land Surveyor No. 38141 For and on behalf of Barron Land, LLC

#### CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "MARKSHEFFEL SINGLE-FAMILY RESIDENTIAL ADDITION NO. 1".

CITY PLANNING DIRECTOR	DATE
CITY ENGINEER	
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	, 2022 A.D.	
CITY CI FRK		 DATF

### RECORDING:

STATE OF COLORADO	
STATE OF COLORADO SS COUNTY OF EL PASO	
I hereby certify that this instrumer	nt was filed for record in my office at _ o'clockM
this day of	, 2022, A.D., and is duly recorded under
Reception No	of the records of El Paso County, Colorado.
SURCHARGE:	CHUCK BROERMAN, RECORDER
FEE:	BY:

Deputy

CITY No. CPC A 21-\_\_\_\_

SEE SHEETS 2 & 3 FOR SITE DETAILS

DATE	11/18/2021 REVISIONS			DADDON A	IANID
No.	Remarks	Date	Ву	BARRON ®	LAND
				BOUNDARY & MAPPING & SURVEYING	△ CONSTRUCTION
				2790 N. Academy Blvd. Suite 311 Colorado Springs, CO 80917	P: 719.360.6827 F: 719.466.6527
				www.BARRONLAND.com	
				PROJECT No.: 21-051	SHEET 1 OF 3

#### MARKSHEFFEL SINGLE-FAMILY RESIDENTIAL ADDITION No. 1 ANNEXATION PLAT AN ANNEXATION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO TOY RANCHES ESTATES CURRENT OWNER(S): IOTO ASSOCIATES CURRENT OWNER(S): JOSE CARREON CURRENT OWNER(S): 5740 LUTHER LLC CURRENT OWNER(S): WILLIAM AND LINDA GARRETT CURRENT OWNER(S): FOUND 7/8" PIPE 0.8' BELOW GRADE REC. #479331 HOWARD LIVING TRUST FOUND #5 REBAR - N 03°16'09" W 13.63' LOT 11 0.2' BELÖW GRADE S 00'00'05" E 1304.19' <u> 322.27'</u> FOUND BENT #3 REBAR FOUND #5 REBAR WITH 10' PUE & 10' UTILITY ROW 10' PUE & 10' UTILITY ROW N 22°18'56" W 1.76' 1.5" ALÜMINUM CAP REC. No. 479331 IN BOOK I, PAGE 48 REC. No. 479331 IN BOOK I, PAGE 48 10' PUE & 10' UTILITY ROW 10' PUE & 10' UTILITY ROW FROM CALCULATED POSITION STAMPED "PLS 23515" AND BOOK 2127 PAGE 289 AND BOOK 2127 PAGE 289 REC. No. 479331 IN BOOK I, PAGE 48 AND BOOK 2127 PAGE 289 REC. No. 479331 IN BOOK I, PAGE 48 (NOT ACCEPTED) AND BOOK 2127 PAGE 289 FOUND #5 REBAR POINT OF BEGINNING-N 60°28'09" W 0.39' (NOT ACCEPTED) CURRENT OWNER(S): NEWPORT CENTER LLC PRESERVE FILING NO. REC. #217713886 CURRENT OWNER(S): WILLIAM AND ELKE WELBORN CURRENT OWNER(S): SOUTHWEST EQUITY ASSOCIATION, LLP CURRENT OWNER(S): TRIGON LAND AND CATTLE CO. CURRENT OWNER(S): GERALD AND SHARON OLESZEK TOY RANCHES ESTATES REC. #479331 MOUNTAIN VALLEY PRESERVE ANNEXATION REC. #216713760 LOT 4 CURRENT OWNER(S): GATEWAY CHURCH PROPOSED ANNEXATION PARCEL LOT 28 1,047,394 SQ. FT. 24.04 ACRES ORDINANCE No. 15-102 LIMITS OF ANNEXATION <u>LOT 27</u> MOUNTAIN VALLEY PRESERVE FILING NO. \_\_45' ADDITIONAL R.O.W. REC. #203227785 CURRENT OWNER(S): FOUND #5 REBAR WITH ORANGE PLASTIC CAP MOUNTAIN VALLEY METRÒ DISTRICT S 00°00'00" E STAMPED "CLSI 32439" 332.73 0.3' ABOVE GRADE FOUND #4 REBAR WITH YELLOW FOUND #4 REBAR WITH YELLOW S 03°10<sup>°</sup>30" E 0.68' \_30' ADDITIONAL R.O.W. \_30' ADDITIONAL R.O.W. \_30' ADDITIONAL R.O.W. \_30' ADDITIONAL R.O.W. √PLASTIC CAP STAMPED "UP&E 11624" √PLASTIC CAP STAMPED "UP&E 11624" FOUND #4 REBAR WITH YELLOW\_ \_ \_\_\_ FOUND #5 REBAR WITH\_ ORANGE PLASTIC CAP 0.2' ABOVE GRADE BOOK 2896, PAGE 766 BOOK 2896, PAGE 757 BOOK 2913, PAGE 855 BOOK 2896, PAGE 771 PLASTIC CAP STAMPED "12368" (NOT ACCEPTED) STAMPED "CLSI 32439" \_324.29**'** N 00°00'49" W 332.59' N 00°00'00" W 1304.30' MARKSHEFFEL ROAD \_ WEST LINE OF THE S.W. QUARTER SECTION 16, T13S, R65W, 6TH P.M. (R.O.W. VARIES) ORDINANCE No. 85-82 LIMITS OF ANNEXATION COUNTY OF EL PASO COUNTY OF EL PASO FOR STETSON RIDGE ADDITION ANNEXATION PLAT ĆITY OF COLORADO SPRINGS CITY OF COLORADO SPRINGS TRACT A STETSON RIDGE HIGHLANDS STETSON RIDGE ADDITION ANNEXATION PLAT CHAPARRAL POINT AT INDIGO RANCH FILING No. 1 REC. #1351970 REC. #204031602 <u>LOT 40</u> LEGEND Z **() <** CITY No. CPC A 21-\_\_\_\_ FOUND MONUMENT AS NOTED HEREON ROW RIGHT-OF-WAY SUBJECT PARCEL LINE DATE: 11/18/2021 REVISIONS 1" = 50'PUE PUBLIC UTILITY EASEMENT ADJACENT PARCEL LINE Remarks ---- EASEMENT LINE Colorado Springs, CO 80917 F: 719.466.6527 www.BARRONLAND.com PROJECT No.: 21-051 SHEET 2 OF 3

# MARKSHEFFEL SINGLE-FAMILY RESIDENTIAL ADDITION No. 1 ANNEXATION PLAT AN ANNEXATION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO S 00°00'57" E 332.73' FOUND #5 REBAR \_ 0.3' BELOW GRADE TOY RANCHES ESTATES REC. #479331 <u>LOT 6</u> <u>LOT 7</u> <u>UNPLATTED</u> CURRENT OWNER(S): SOUTHWEST EQUITY ASSOCIATION CURRENT OWNER(S): DUANE AND DIANA VAN DER WEGE CURRENT OWNER(S): GATEWAY CHURCH → 30.0 → \_45' ADDITIONAL R.O.W. \_\_\_\_ REC. #203227785 S 00'00'00" E 332.73**'** \_S 89°30′59" W \_30' ADDITIONAL R.O.W. 45.00' SOUTHWEST CORNER OF SECTION 16, T13S, R65W, 6TH P.M. BOOK 2896, PAGE 766 S 00'00'00" E 356.29' S 89°32'00" W — COUNTY OF EL PASO 30.00 CITY OF COLORADO SPRINGS S 89°32'00" W-30.00' MARKSHEFFEL ROAD \_ WEST LINE OF THE S.W. QUARTER SECTION 16, T13S, R65W, 6TH P.M. (R.O.W. VARIES) ORDINANCE No. 04-203 LIMITS OF ANNEXATION -FOR ANNEAXTION PLAT OF EASTVIEW ESTATES S 89°40′54" W-ORDINANCE No. 85-82 LIMITS OF ANNEXATION 60.00' COUNTY OF EL PASO FOR STETSON RIDGE ADDITION ANNEXATION PLAT CITY OF COLORADO SPRINGS/ TRACT A TRACT U SOUTH LINE OF THE S.E. QUARTER\_ SECTION 17, T13S, R65W, 6TH P.M. EASTSIDE LANDING REC. #218714237 CHAPARRAL POINT AT INDIGO RANCH FILING No. 1 REC. #204031602 LEGEND Z **() <** CITY No. CPC A 21-\_\_\_\_ FOUND MONUMENT AS NOTED HEREON SUBJECT PARCEL LINE ROW RIGHT-OF-WAY DATE: 11/18/2021 REVISIONS 1" = 50'PUE PUBLIC UTILITY EASEMENT — — — — — — ADJACENT PARCEL LINE Remarks ---- EASEMENT LINE 2790 N. Academy Blvd. Suite 311 P: 719.360.6827 Colorado Springs, CO 80917 F: 719.466.6527 www.BARRONLAND.com PROJECT No.: 21-051 SHEET 3 OF 3