

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:

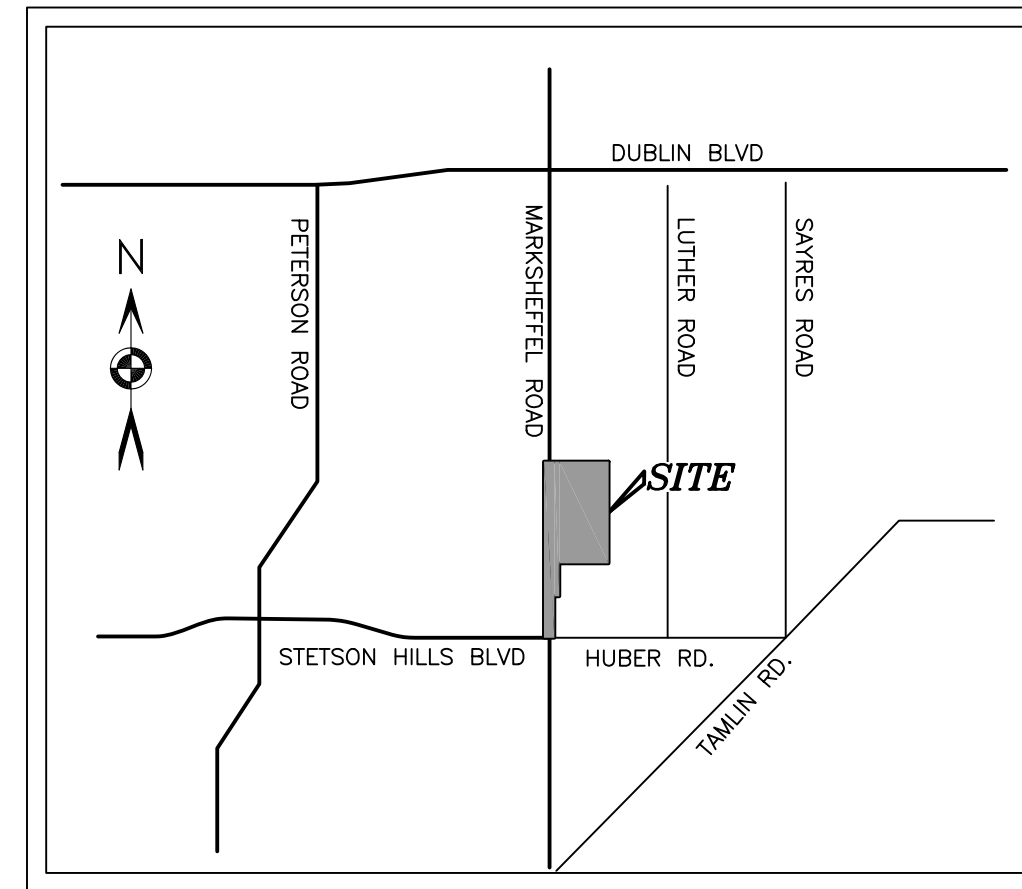
That Gerald Oleszek and Sharon Oleszek, William Welborn and Elke Welborn, Southwest Equity Association, LLP, and Trigon Land and Cattle CO., LLP, being the petitioners for the annexation of the following described tract of land to wit:

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, described as follows:

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 1,304.30 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 records; 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; thence N 00°00'00" W along the East line of said Annexation Plat of Stetson Ridge Addition a distance of 1993.15 feet (more or less) to the Southwest corner of said Mountain Valley Preserve Annexation; thence N 89°31'34" E along the South line of said Mountain Valley Preserve Annexation a distance of 728.20 feet to the Point of Beginning.

Containing a calculated area of 1,047,394 square feet (24.04 acres) of land, more or less.



VICINITY MAP
(NOT TO SCALE)

IN WITNESS WHEREOF:

The aforementioned, Southwest Equity Association, LLP, has executed this instrument this ____ day of _____, 2022.

Frederic Herman, General Partner
Southwest Equity Association, LLP

NOTARIAL:

STATE OF _____ }
COUNTY OF _____ } SS

The above and aforementioned was acknowledged before me this ____ day of _____, 2022 by Southwest Equity Association, LLP.

Witness my hand and seal _____
My Commission expires _____

IN WITNESS WHEREOF:

The aforementioned, Trigon Land & Cattle Co., LLP, has executed this instrument this ____ day of _____, 2022.

Frederic Herman, General Partner
Trigon Land & Cattle Co.

NOTARIAL:

STATE OF _____ }
COUNTY OF _____ } SS

The above and aforementioned was acknowledged before me this ____ day of _____, 2022 by Trigon Land & Cattle Co., LLP

Witness my hand and seal _____
My Commission expires _____

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, Colorado.

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 _____ 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 CLERK _____ DATE _____

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 _____, 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

SEE SHEETS 2 & 3 FOR SITE DETAILS

CITY No. CPC A 21-_____

DATE: 11/18/2021		REVISIONS	
No.	Remarks	Date	By

BARRON LAND

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
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 1 OF 3

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 _____ }
COUNTY OF _____ } SS

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 ____ day of _____, 2022.

William Welborn, Owner

Elke Welborn, Owner

NOTARIAL:

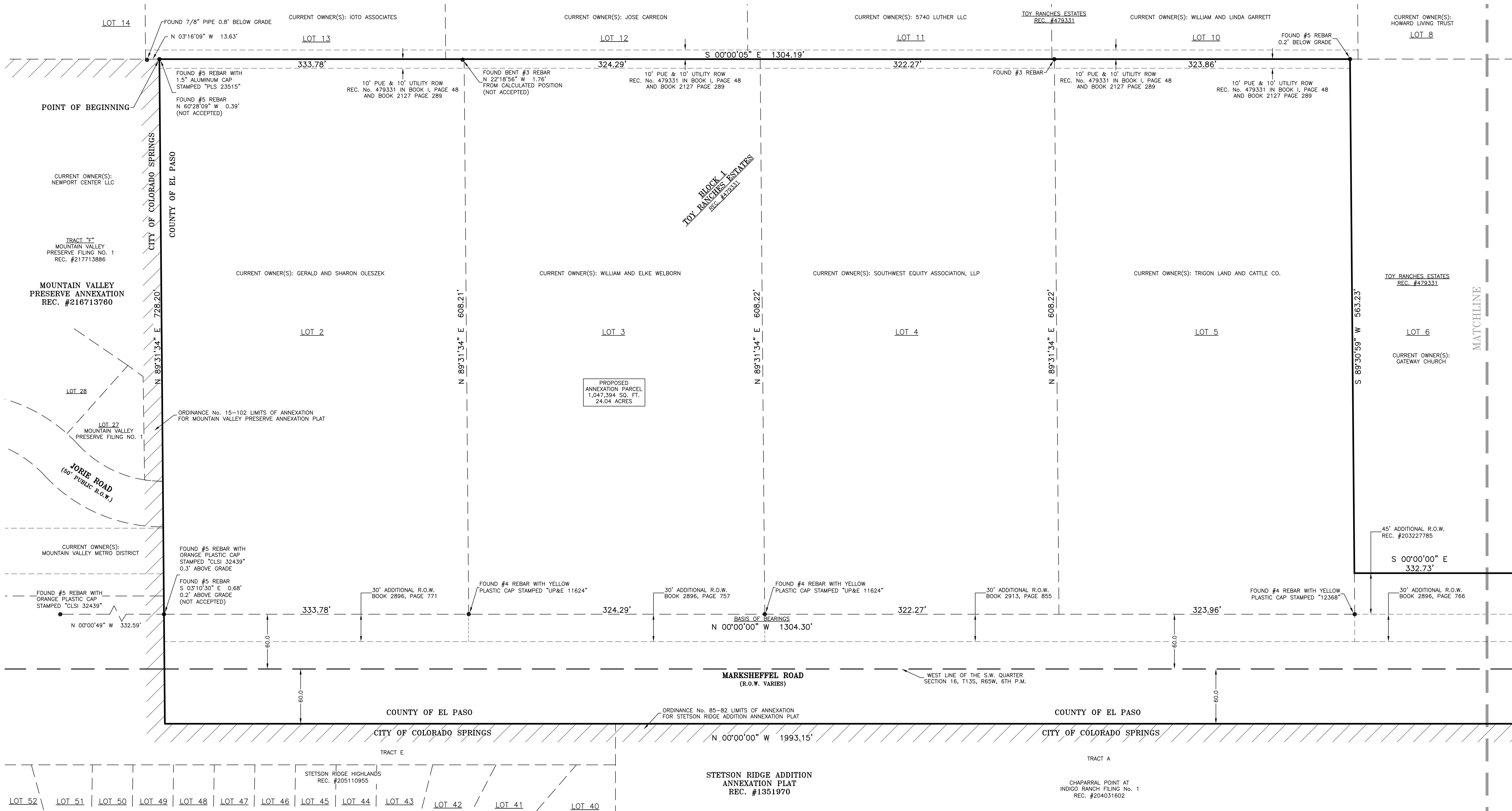
STATE OF _____ }
COUNTY OF _____ } SS

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 _____

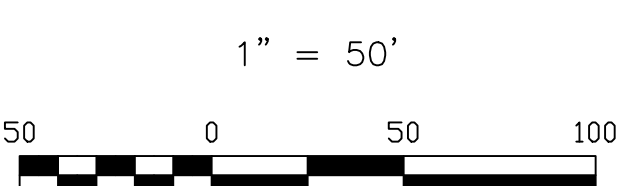
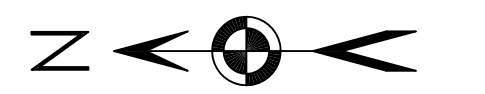
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LEGEND

- FOUND MONUMENT AS NOTED HEREON
- ROW RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- SECTION LINE
- SUBJECT PARCEL LINE
- ADJACENT PARCEL LINE
- EASEMENT LINE



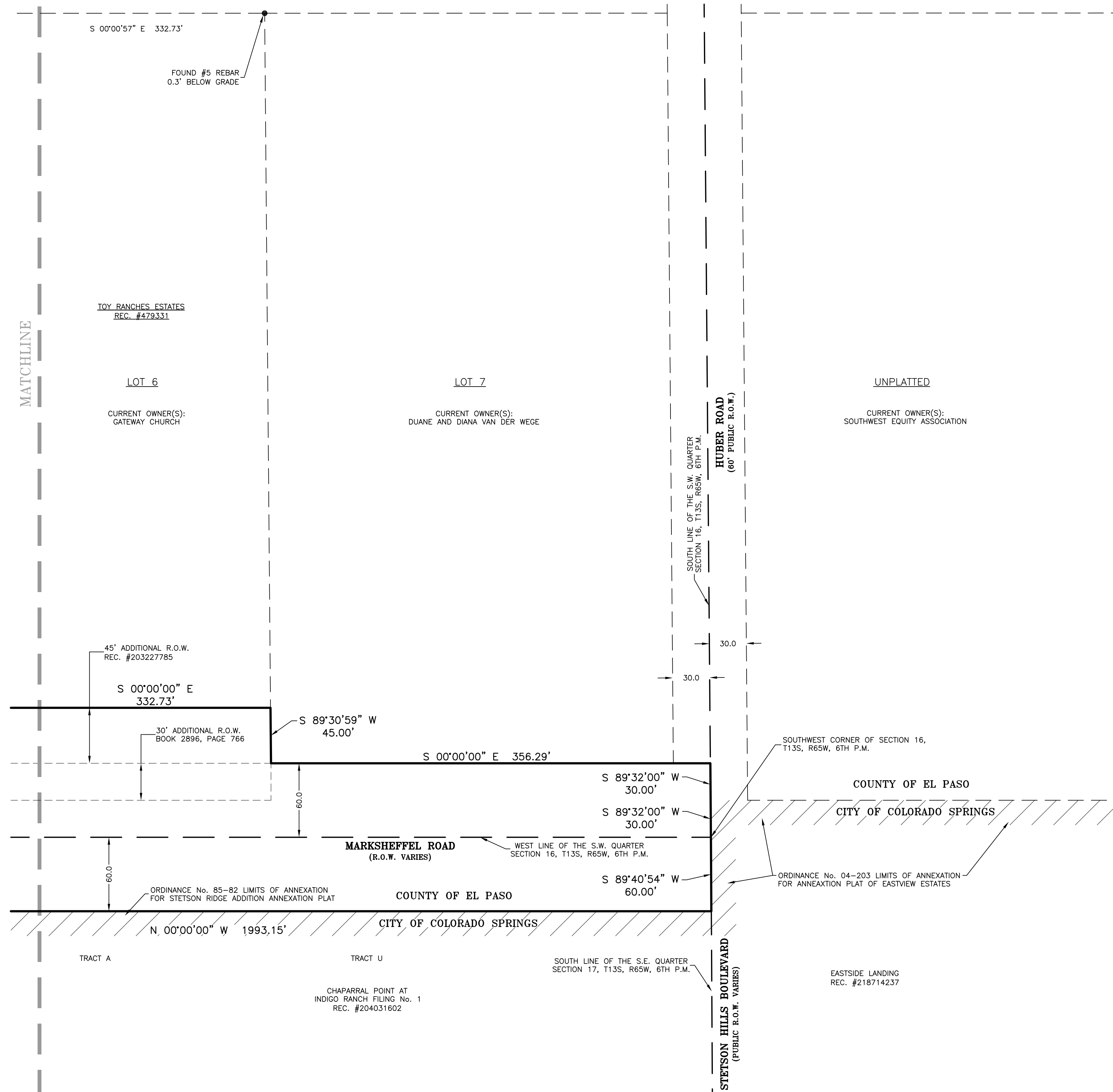
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PROJECT No.: 21-051 SHEET 2 OF 3

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1" = 50'



CITY No. CPC A 21-_____

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