

COUNTY LINE ROAD ANNEXATION NO. 3 ANNEXATION MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH
RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222106819, IN THE EL PASO COUNTY OFFICE OF THE CLERK AND RECORDER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "LS 17496", IN MONUMENT BOX;
THENCE COINCIDENT WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SOUTH 00°29'49" EAST, A DISTANCE OF 30.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222083003, SAID WESTERLY EXTENSION OF THE NORTH LINE OF THAT PROPERTY DESCRIBED AT RECEPTION NO. 222106819;
THENCE COINCIDENT WITH SAID WESTERLY EXTENSIONS AND SAID NORTH LINES, NORTH 88°22'36" EAST, A DISTANCE OF 394.91 FEET TO THE NORTHEAST CORNER OF SAID DEED RECORDED AT RECEPTION NO. 222083003 AND THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 222082953, IN SAID RECORDS;
THENCE COINCIDENT WITH THE NORTH LINE OF LAST SAID SPECIAL WARRANTY DEED, CONTINUING NORTH 88°22'36" EAST, A DISTANCE OF 109.52 FEET TO THE NORTHEAST CORNER OF SAID DEED AND THE **POINT OF BEGINNING**;

THENCE CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID RECEPTION NO. 222106819, NORTH 89°22'36" EAST, A DISTANCE OF 111.41 FEET TO THE WESTERLY MOST NORTHEAST CORNER OF SAID RECEPTION NO. 222106819, ALSO BEING WESTERLY RIGHT-OF-WAY OF INTERSTATE-25;

THENCE COINCIDENT WITH THE EASTERLY LINE OF SAID RECEPTION NO. 222106819 AND SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 83°59'37" EAST, A DISTANCE OF 96.54 FEET;
- 2) SOUTH 44°10'02" EAST, A DISTANCE OF 76.80 FEET;
- 3) SOUTH 04°18'32" EAST, A DISTANCE OF 429.95 FEET;
- 4) SOUTH 07°01'30" WEST, A DISTANCE OF 457.05 FEET;

THENCE NORTH 89°11'43" WEST, A DISTANCE OF 736.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF BEACON LITE ROAD AS DESCRIBED IN BOOK 571, PAGE 55;

THENCE COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, NORTH 00°29'49" WEST, A DISTANCE OF 536.65 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 224092706, IN SAID RECORDS;

THENCE COINCIDENT WITH THE SOUTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 224092706, 222083003 AND 222082953 THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 89°51'22" EAST, A DISTANCE OF 5.91 FEET;
- 2) NORTH 00°08'38" WEST, A DISTANCE OF 486.78 FEET;
- 3) NORTH 04°08'13" EAST, A DISTANCE OF 160.73 FEET;
- 4) NORTH 00°08'41" WEST, A DISTANCE OF 203.28 FEET;
- 5) NORTH 44°02'37" EAST, A DISTANCE OF 49.33 FEET, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID RECEPTION NO. 222082953;
- 6) COINCIDENT WITH SAID WESTERLY EXTENSION, SOUTH 88°38'48" EAST, A DISTANCE OF 416.66 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 222082953;

THENCE COINCIDENT WITH THE EAST LINE OF SAID RECEPTION NO. 222082953, NORTH 00°07'32" EAST, A DISTANCE OF 21.93 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 1,078,970 SQUARE FEET OR 24.7698 ACRES.

SIGNED THIS _____ DAY OF _____, 20____

BY: _____ AS: _____ OF: _____

NOTARY:

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____,
 _____ APPEARED BEFORE ME, AS _____ OF _____

A COLORADO _____, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 4,290.00 FEET.

- ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 715 FEET (16.67%).
- PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,992.68 FEET (46.45%)

PLANNING DEPARTMENT:

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF PALMER LAKE PLANNING DEPARTMENT THIS _____ DAY OF _____, 20_____.

PLANNING DIRECTOR

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, COLORADO, THIS _____ DAY OF _____, OF 20_____.

MAJOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION SHOWN HEREON TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED PARCEL OF LAND.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED

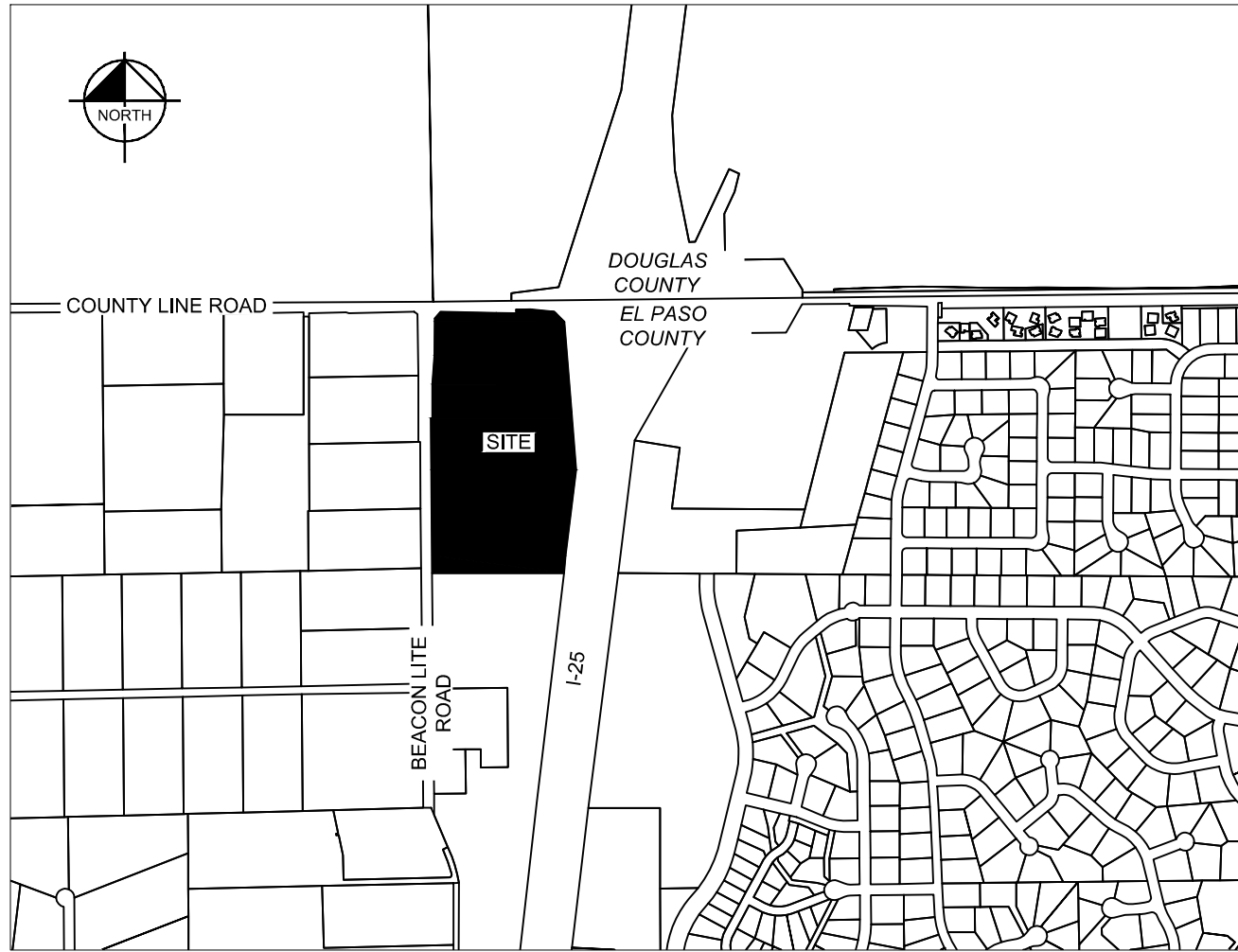
I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

NOTES:

1. 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 HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6508, C.R.S.
3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH QUARTER OF SECTION 2, BEARING S00°29'49"E, A DISTANCE OF 2767.08 FEET, AS MONUMENTED AT THE SOUTH END BY A NO. 6 REBAR WITH 2.5" ALUMINUM CAP, STAMPED "PLS 10945", 0.4' ABOVE GRADE, AND AT THE NORTH END BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "LS 17496", IN MONUMENT BOX.
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. FIELD WORK WAS COMPLETED SEPTEMBER 27, 2024.



VICINITY MAP
1" = 1000'

CLERK AND RECORDER:

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

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 AT RECEPTION NO. _____ OF THE RECORDS COUNTY OF EL PASO , COLORADO

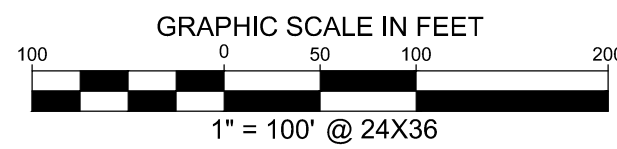
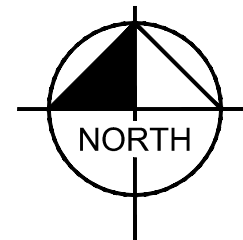
, RECORDER

BY: _____
DEPUTY

FEE: _____

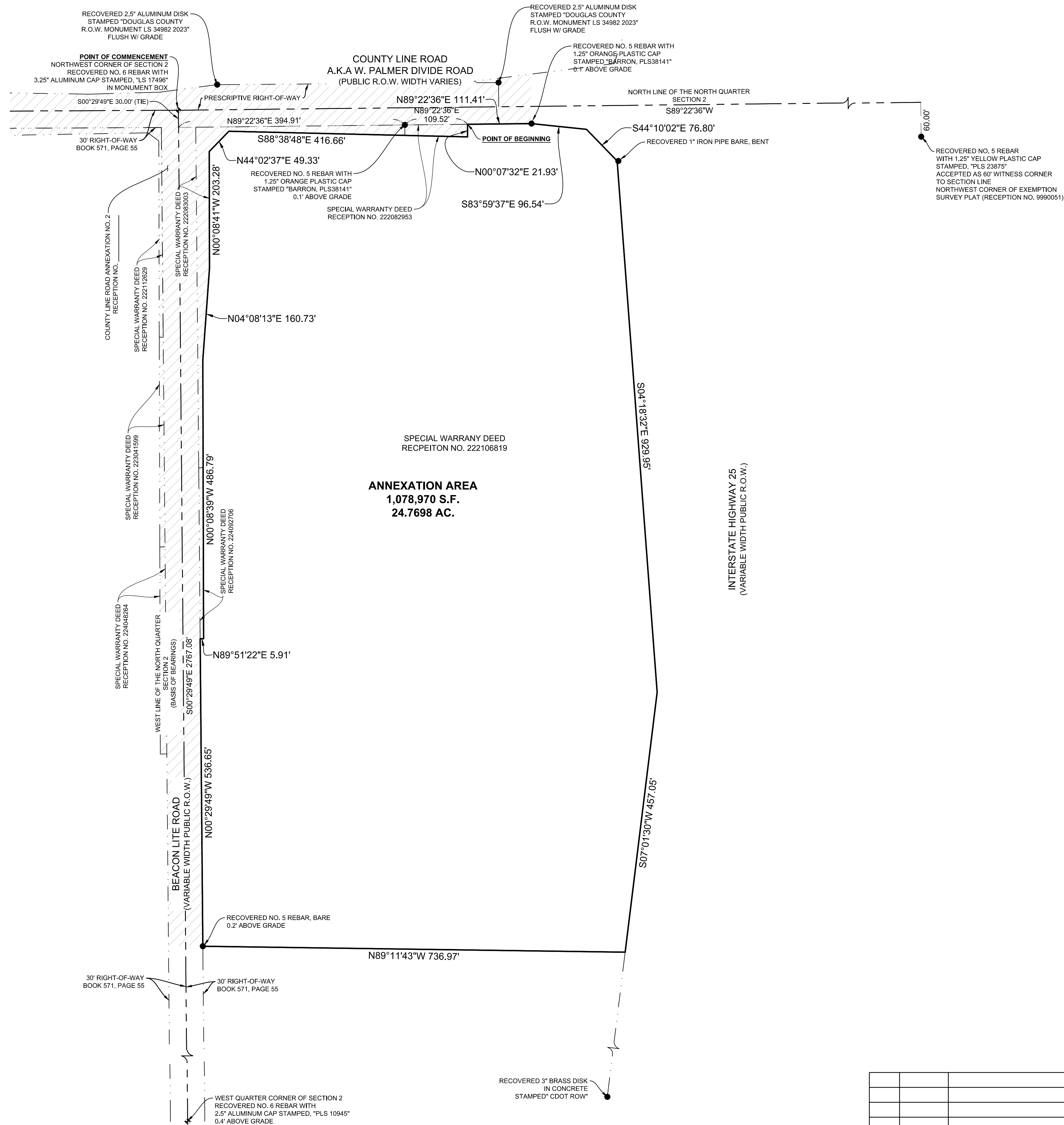
SURCHARGE: _____

			Kimley»Horn 6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, CO 80111 Tel. No. (303) 228-2300 www.kimley-horn.com					
No.	DATE	REVISION DESCRIPTION	Scale N/A	Drawn by JAF	Checked by DRW	Date 03/28/25	Project No. 196094002	Sheet No. 1 OF 2



COUNTY LINE ROAD ANNEXATION NO. 3 ANNEXATION MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



LEGEND	
+	RECOVERED SECTION CORNER AS NOTED
●	RECOVERED PROPERTY MONUMENT AS NOTED
---	BOUNDARY TO BE ANNEXED
---	EXISTING CITY LIMITS
---	SECTION LINE
---	RIGHT-OF-WAY LINE

No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JAF	DRW	03/28/25	196094002	2 OF 2

DWG NAME: C:\WORK\CDOT\KIMLEY-HORN\PROJECT FILES\CDOT SURVEY\CDOT\ANNEXATIONS\196094002 - PALMER LAKE ANNEXATION 3.DWG PLOTTED BY: WIDICK, CDOT 3/28/2025 7:59 AM LAST SAVED: 3/28/2025 7:54 AM