

COUNTY LINE ANNEXATION NO. 1 ANNEXATION MAP
LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 11 SOUTH,
AND THE SOUTH HALF OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF COUNTY LINE ROAD (A.K.A PALMER DIVIDE ROAD), AS DESCRIBED IN BOOK 42, PAGE 464, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, FURTHER DESCRIBED BY A PORTION OF THAT DECLARED PUBLIC HIGHWAY KNOWN AS COUNTY LINE ROAD (A.K.A. WEST PALMER DIVIDE ROAD), IN BOOK 571 AT PAGE 55, IN SAID EL PASO COUNTY RECORDS, AND A PORTION OF PRESCRIPTIVE COUNTY LINE ROAD (AKA PALMER DIVIDE ROAD), AS DESCRIBED BY THAT LAND SURVEY PLAT DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 11 SOUTH, AND SOUTH HALF OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO AND COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4, AS MONUMENTED BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001", 0.3' BELOW GRADE;
THENCE COINCIDENT WITH THE NORTH LINE OF SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 1219.35 FEET TO THE NORTHEAST CORNER OF THAT QUIT CLAIM DEED RECORDED AT RECEPTION NO. 97077662, IN SAID EL PASO COUNTY RECORDS AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 1, CORRECTION PLAT, CLIFTON HILL REPLAT, RECORDED AT RECEPTION NO. 99185771, IN SAID EL PASO COUNTY RECORDS AND THE **POINT OF BEGINNING**;

THENCE CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID SECTION 4, NORTH 89°42'31" EAST, A DISTANCE OF 148.85 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID PRESCRIPTIVE RIGHT-OF-WAY;
THENCE COINCIDENT WITH THE NORTH LINE OF SAID LAND SURVEY PLAT, ALONG THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 56°37'35" EAST, A DISTANCE OF 25.90 FEET;
- 2) NORTH 77°46'28" EAST, A DISTANCE OF 23.89 FEET;
- 3) NORTH 87°14'45" EAST, A DISTANCE OF 405.05 FEET;
- 4) NORTH 88°23'54" EAST, A DISTANCE OF 112.01 FEET;
- 5) NORTH 89°52'29" EAST, A DISTANCE OF 752.33 FEET;

THENCE SOUTH 89°27'15" EAST, A DISTANCE OF 2521.95 FEET TO SAID NORTH LINE OF SECTION 4; THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°01'52" WEST, A DISTANCE OF 2536.98 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN PERSONAL REPRESENTATIVE'S DEED, RECORDED AT RECEPTION NO. 209143891 IN SAID EL PASO COUNTY RECORDS;
THENCE COINCIDENT WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 4 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL, NORTH 00°57'32" WEST, A DISTANCE OF 30.00 FEET TO SAID NORTH LINE OF SECTION 4;
THENCE COINCIDENT WITH SAID NORTH LINE, SOUTH 89°42'31" WEST, A DISTANCE OF 983.63 FEET TO THE NORTHERLY EXTENSION OF LAST SAID PERSONAL REPRESENTATIVE'S DEED AND THE NORTHERLY EXTENSION OF THE PARCEL DESCRIBED IN THAT COURT ORDER, RECORDED AT RECEPTION NO. 209003434 IN SAID EL PASO COUNTY RECORDS;
THENCE COINCIDENT WITH SAID NORTHERLY EXTENSIONS, SOUTH 00°55'32" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID COURT ORDER, ALSO BEING THE SOUTH RIGHT-OF-WAY OF SAID COUNTY LINE ROAD;
THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY AND THE NORTH LINE OF LAST SAID COURT ORDER SOUTH 89°42'31" WEST, A DISTANCE OF 439.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE EAST LINE OF LAST SAID QUIT CLAIM DEED;
THENCE COINCIDENT WITH SAID EAST LINE AND THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 1, NORTH 39°54'10" WEST, A DISTANCE OF 39.02 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 142,634 SQUARE FEET OR 3.2744 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: _____

PLANNING DEPARTMENT:

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

PLANNING DIRECTOR _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF JEFFERSON) JSS

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 JEFFERSON, COLORADO

_____, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

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 _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) JSS

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: _____

CONTIGUITY STATEMENT:

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 8,048.83 FEET.

- ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 1,341.74 FEET (16.67%).
- PERIMETER OF AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,521.87 FEET (18.91%).

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 18-4-508, C.R.S.
3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°42'31" EAST, A DISTANCE OF 5334.45 FEET, AS MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH 3.25" ALUMINUM CAP STAMPED, "PE-LS 9853, 2001" 0.3' BELOW GRADE AND AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH 3.5" ALUMINUM CAP STAMPED, "EL PASO, 2001, LS17496" 0.4' BELOW GRADE 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 AND JANUARY 31, 2025.
8. ON JANUARY 31, 2025, SURVEY FIELD CREW RECOVERED A RAILROAD RAIL, VERTICALLY IN GROUND. FIELD CREW WAS NOTIFIED BY PROPERTY OWNER, THAT HE BELIEVES RAIL IS A PROPERTY CORNER AND WAS LOCATED PER A PRIOR SURVEY. SURVEYOR WAS NOT PROVIDED SAID SURVEY AND DID NOT FIND RECORD OF SAID SURVEY OR MONUMENT IN RECORDS REVIEW. MONUMENT WAS SHOT AT APPROXIMATE CENTER LINE AND FALLS 1.03' NORTHWESTERLY OF CALCULATED RIGHT-OF-WAY FOR COUNTY LINE ROAD. COUNTY LINE ROAD WAS CALCULATED PER THE CORRECTION PLAT OF CLIFTON HILL REPLAT, RECORDED AT RECEPTION NO. 99185771. RIGHT-OF-WAY LOCATION IS FURTHER SUPPORTED BY TWO RECOVERED MONUMENTS, AS SHOWN HEREON. SURVEYOR HELD VERTICAL RAIL FOR EAST / WEST POSITION OF LOT LINE.
9. RIGHT-OF-WAY FOR THE NORTH HALF OF COUNTY LINE ROAD IS PRESCRIPTIVE IN NATURE, NO FORMAL CONVEYANCE OR DEDICATION FOUND IN PUBLICLY AVAILABLE: DOUGLAS COUNTY RECORDS, NORTH HALF OF RIGHT-OF-WAY IS SHOWN PER RECOVERED MONUMENTATION, SET AS PART OF LAND SURVEY PLAT, DEPOSITED AUGUST 4, 2023 AT LAND SURVEY PLAT NO. 10006140. SEE GENERAL NOTES AND PURPOSE STATEMENT ON SAID PLAT.

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

No.	DATE	REVISION DESCRIPTION	Scale	Drawn by	Checked by
			N/A	CJW	DRW
					Date
					04/01/25
				Project No.	196094002
				Sheet No.	1 OF 2

Kimley»Horn

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D:\G:\CADD\CD\KIMLEY-HORN\BUILDCES\PALMER LAKE\PROJECT FILES\CADD\SURVEY\DWG\ANNEXATION\1.DWG PLOTTED BY: WIDOCK, CJ 4/1/2025 3:32 PM LAST SAVED 03/28/2025 7:55 AM

