BEN LOMAND MOUNTAIN ANNEXATION MAP

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

ANNEXATION DESCRIPTION

THAT UNITED CONGREGATIONAL CHURCH, A COLORADO NON-PROFIT CORPORATION, BEING THE OWNER OF CERTAIN LANDS IN EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THAT LOCATED IN THE NORTHEAST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 IS ASSUMED TO BEAR NORTH 00°56'43" WEST AND BEING MONUMENTED AT THE SOUTH END BY A 2.5" IRON PIPE WITH A 3" IRON CAP STAMPED, "WC CTR, SEC 4, T11S, R67W" AND AT THE NORTH END A 3.5"ALUMINUM CAP STAMPED, "EL PASO COUNTY DOT, 2001, LS 17496" IN A MONUMENT BOX.

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 4, THENCE NORTH 89°43'19" EAST, ALONG THE NORTH LINE OF NORTHEAST QUARTER (NE1/4) OF SAID SECTION 4, A DISTANCE OF 2667.48 FEET TO THE NORTHEAST CORNER OF SAID SECTION 4;

THENCE NORTH 89°45'36" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW1/4) OF SAID SECTION 3, A DISTANCE OF 1348.27 TO THE WEST SIXTEENTH CORNER OF SAID SECTION 3;

THENCE SOUTH 00°42'21" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1502.49 FEET, TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 3;

THENCE SOUTH 88°58'55" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1340.17 FEET TO THE NORTH SIXTEENTH CORNER COMMON TO SECTION 3 AND SECTION 4;

THENCE SOUTH 89°34'51" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1335.76 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 4;

THENCE SOUTH 00°55'25" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1359.73 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 4;

THENCE SOUTH 89°35'08" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1332.89 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 4;

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4) OF SAID SECTION 4, NORTH 00°56'43" WEST, A DISTANCE OF 2884.45 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,909,153 SQUARE FEET OR 181.5692 ACRES, MORE OR LESS. UNIT OF MEASURE IS U.S. SURVEY FEET.

DO HEREBY REQUEST ANNEXATION TO THE TOWN OF PALMER LAKE THE ABOVE DESCRIBED PROPERTY, BY ROGER SUNG AS PRESIDENT OF UNITED CONGREGATIONAL CHURCH, A COLORADO NON-PROFIT CORPORATION.

SIGNED THIS	DAY 0	OF,	20

PRESIDENT OF UNITED CONGREGATIONAL CHURCH, A COLORADO NON-PROFIT CORPORATION.

SITE CAPELLA DRIVE VICINITY MAP (1" = 1000')

WEST PALMER DIVIDE ROAD

CONTIGUITY STATEMENT

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 13,771.25 FEET.

DOUGLAS COUNTY **EL PASO COUNTY**

- ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 2,295.22 (16.67%)
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 2,884.45 FEET

NOTARY

THE ____ DAY OF ______, 20__, APPEARED BEFORE ME, __ AS PRESIDENT OF UNITED CONGREGATIONAL CHURCH, A COLORADO NON-PROFIT CORPORATION, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATION

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.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__.

JASON WILLIAM WINIECKI COLORADO P.L.S. NO. 38814 FOR AND ON BEHALF OF MANHARD CONSULTING 7600 E. ORCHARD ROAD, SUITE 150-N GREENWOOD VILLAGE, COLORADO 80111 (303) 708-0500

NOTES

- NOTICE: 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. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND
- 4. BASIS OF BEARINGS: THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 4 IS ASSUMED TO BEAR NORTH 00°56'43" WEST AND BEING MONUMENTED AT THE SOUTH END BY A 2.5' WITNESS CORNER BEING A 3" IRON CAP ON IRON PIPE, STAMPED, "WC CTR, SEC 4, T11S, R67W" AND AT THE NORTH END A 3.5" ALUMINUM CAP STAMPED, "EL PASO COUNTY DOT, 2001, LS 17496" IN MONUMENT BOX.

PLANNING DEPARTMENT

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

TOWN APPROVAL

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

ATTEST:

PLANNING DIRECTOR

TOWN CLERK

CLERK AND RECORDER

STATE OF COLORADO 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 OF EL PASO COUNTY, COLORADO

STEVE SCHLEIKER, RECORDER

FEE: _____

SURCHARGE: _____

AD COLOF OF PROPERT STATE **MILL**

OF COUNTY

OMAND BEN

PALMER OF TOWN

PROJ MGR: JWW PROJ ASSOC: JAF ____SWS DRAWN BY: 10/17/23

SHEET

OF UNC.MOCO01

