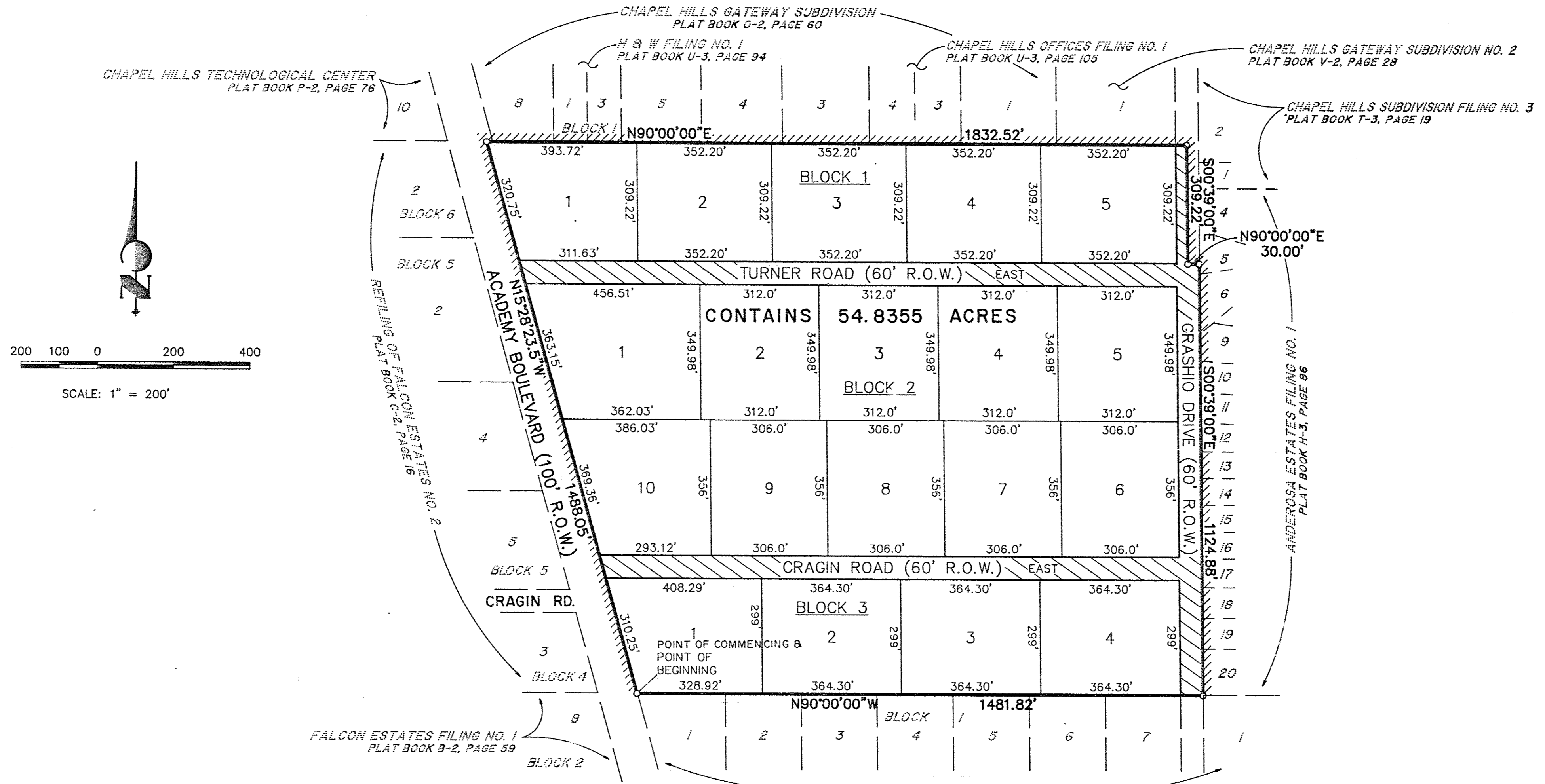


# ANNEXATION PLAT - FALCON ESTATES NO. 2 EAST SIDE 8892

## TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



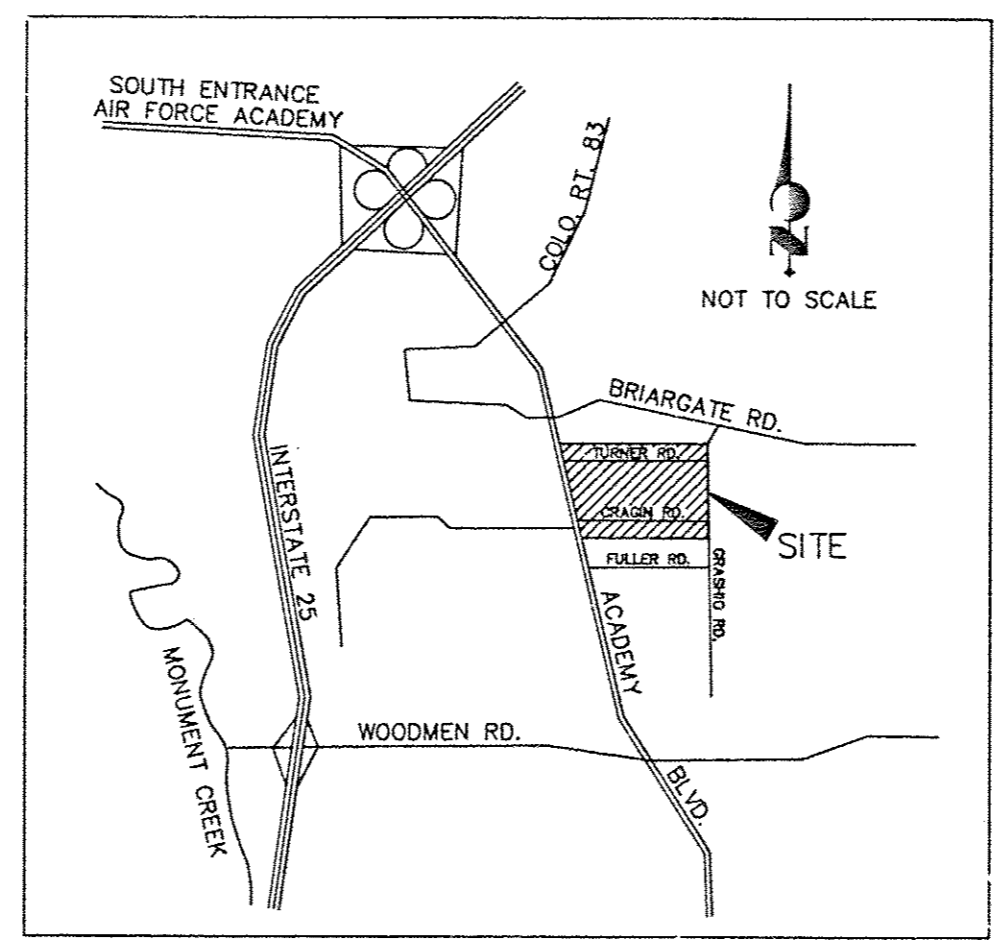
### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO AND BEING ALL OF BLOCKS 1, 2 AND 3, THAT PORTION OF TURNER ROAD AND CRAGIN ROAD LYING EASTERLY OF ACADEMY BOULEVARD, AND A PORTION OF GRASHIO DRIVE, ALL AS SHOWN ON THE PLAT OF REFINING OF FALCON ESTATES NO. 2 AS RECORDED IN PLAT BOOK C-2 AT PAGE 16 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

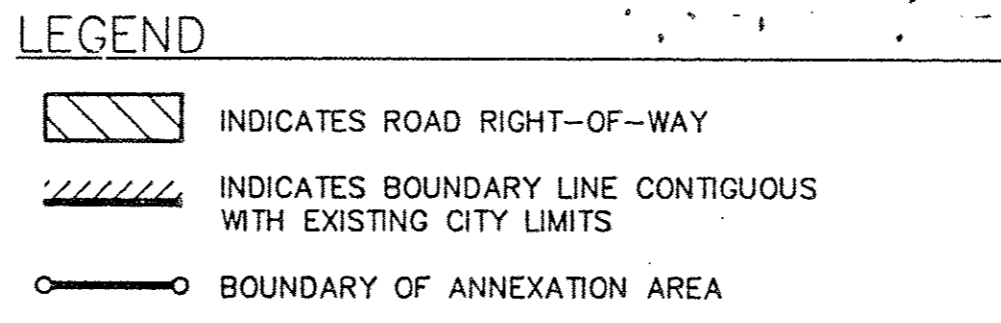
**BASIS OF BEARINGS:** THE EASTERLY RIGHT-OF-WAY LINE OF ACADEMY BOULEVARD AS PLATTED IN A REFINING OF FALCON ESTATES NO. 2 AS RECORDED IN PLAT BOOK C-2 AT PAGE 16 OF THE EL PASO COUNTY RECORDS, BEING ASSUMED TO BEAR N15°28'23.5"W.

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 3, AS PLATTED IN SAID REFINING OF FALCON ESTATES NO. 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE N15°28'23.5"W AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ACADEMY BOULEVARD AS PLATTED IN SAID REFINING OF FALCON ESTATES NO. 2, A DISTANCE OF 1,488.05 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 1, AS PLATTED IN SAID REFINING OF FALCON ESTATES FILING NO. 2; THENCE N90°00'00"E AND ALONG THE NORTHERLY LINE OF BLOCK 1 AND AN EXTENSION OF SAID NORTHERLY LINE OF BLOCK 1 AS PLATTED IN SAID REFINING OF FALCON ESTATES NO. 2, A DISTANCE OF 1,832.52 FEET TO A POINT ON THE CENTERLINE OF GRASHIO DRIVE AS PLATTED IN SAID REFINING OF FALCON ESTATES NO. 2; THENCE S00°39'00"E AND ALONG SAID CENTERLINE OF GRASHIO DRIVE, A DISTANCE OF 309.22 FEET; THENCE N90°00'00"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY LINE OF GRASHIO DRIVE AS PLATTED IN ANDEROSA ESTATES FILING NO. 1, AS RECORDED IN PLAT BOOK H-3 AT PAGE 86 OF THE EL PASO COUNTY RECORDS; THENCE S00°39'00"E AND ALONG THE EASTERLY LINE OF GRASHIO DRIVE AS PLATTED IN SAID ANDEROSA ESTATES FILING NO. 1, A DISTANCE OF 1,124.88 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF BLOCK 3 AS PLATTED IN SAID REFINING OF FALCON ESTATES NO. 2; THENCE N90°00'00"W AND ALONG THE EXTENSION OF THE SOUTHERLY LINE OF BLOCK 3 AND THE SOUTHERLY LINE OF BLOCK 3, A DISTANCE OF 1,481.82 FEET TO THE POINT OF BEGINNING, CONTAINING 54.8355 ACRES.

TOTAL PERIMETER = 6,266.49  
 CONTIGUOUS PERIMETER = 4,784.67



VICINITY MAP  
NOT TO SCALE



### SURVEYOR'S CERTIFICATE

I, JAMES R. FRAKER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN 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, COUNTY OF EL PASO, STATE OF COLORADO.

*James R. Fraker*  
 JAMES R. FRAKER, PROFESSIONAL LAND SURVEYOR  
 COLORADO PLAT NO. 8892  
 FOR AND ON BEHALF OF JR ENGINEERING, LTD.  
 DATE: 7/15/94

**APPROVAL**  
 THIS ANNEXATION PLAT TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, IS HEREBY APPROVED FOR FILING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1994, A.D.  
*James R. Fraker*  
 for the DIRECTOR OF PUBLIC WORKS  
*James R. Fraker*  
 DIRECTOR OF PLANNING  
 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 ACTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON THE 28<sup>th</sup> DAY OF July, 1994, A.D.

ATTEST: *Kathleen M. Young*  
 CITY CLERK  
*Ardis W. Schmitt*  
 MAYOR  
**CLERK AND RECORDER**  
 STATE OF COLORADO  
 COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS FILED FOR RECORD AT MY OFFICE AT 1:30 O'CLOCK P.M. THIS 29<sup>th</sup> DAY OF July, 1994, A.D., AND IS DULY RECORDED IN PLAT BOOK F-5 AT PAGE 189 OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
 RECEPTION NO. 94104865  
 FEE: \$10.00  
 ARDIS W. SCHMITT, RECORDER  
 By *Joseph A. Mannino*  
 DEPUTY

**ANNEXATION PLAT**  
 FALCON ESTATES NO. 2 EAST SIDE  
 FEBRUARY 5, 1992  
 ATTACHMENT TO PETITION  
 KNOWN AS FALCON ESTATES NO. 2  
 REVISED JULY 13, 1994  
 SHEET 1 OF 1 JOB NO. 8335.23

PLOT SCALE 1"=200, DATE 03/05/92, TIME 14:33, FILE \DWG\833520\833525.DWG

4714

**JR ENGINEERING, LTD.**  
 6455 N. Union Blvd. Suite 202  
 Colorado Springs, Colorado 80918  
 (719) 593-2593