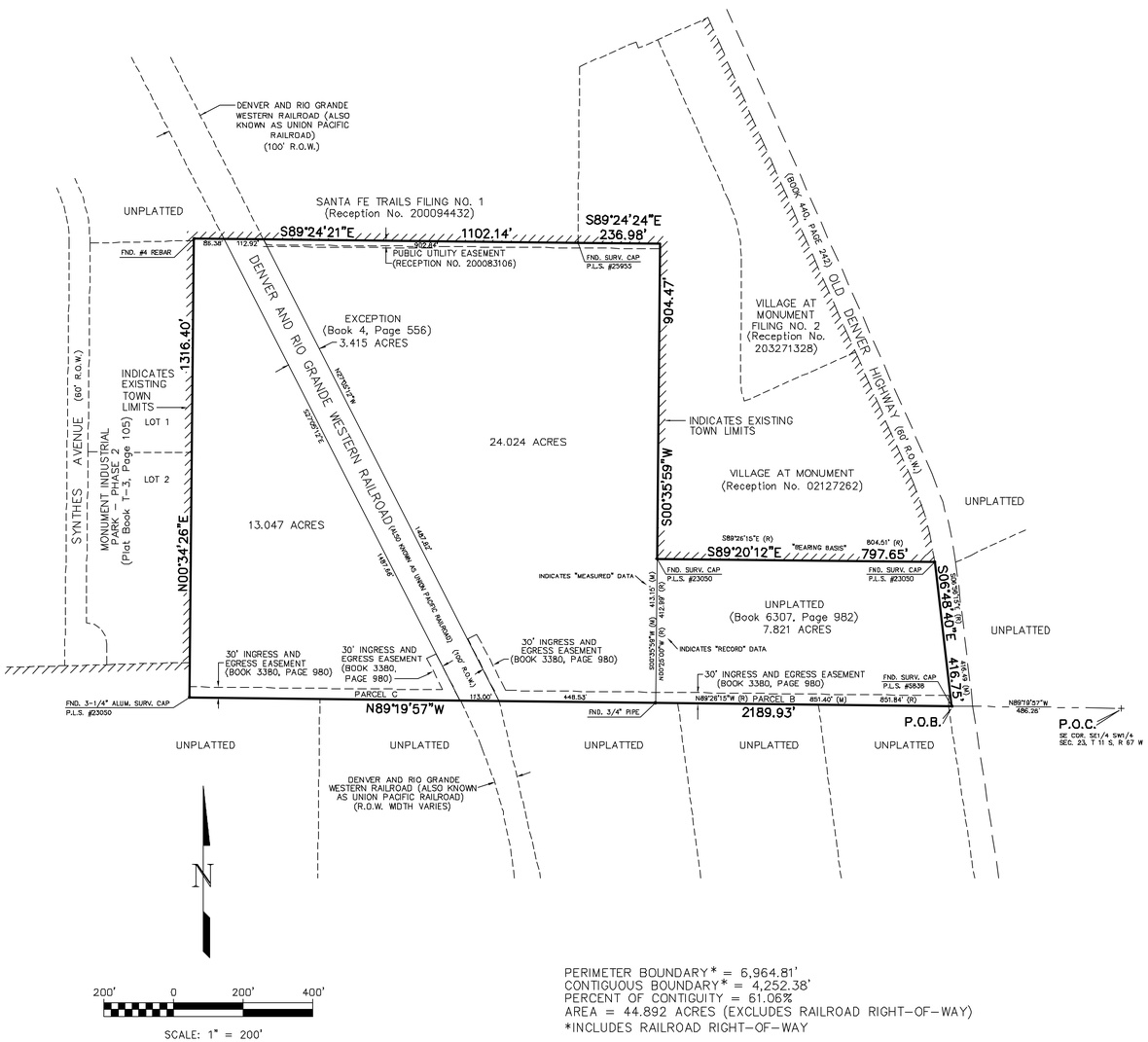
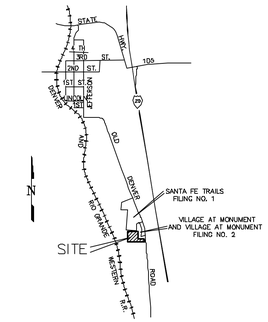
TRAILS END ANNEXATION NO. 1

TO THE TOWN OF MONUMENT, BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO





VICINITY MAP
NOT TO SCALE

PERIMETER BOUNDARY* = 6,964.81'
CONTIGUOUS BOUNDARY* = 4,252.38'
PERCENT OF CONTIGUITY = 61.06%
AREA = 44.892 ACRES (EXCLUDES RAILROAD RIGHT-OF-WAY)
*INCLUDES RAILROAD RIGHT-OF-WAY

BE IT KNOWN BY THESE PRESENTS:

That Frances R. Labib being the petitioner for the annexation of the hereinafter described real property to be known as TRAILS END ANNEXATION NO. 1.

_____ _____
Frances R. Labib Date

The Southwest Quarter of the Southwest Quarter of Section 23 in Township 11 South, Range 67 West of the 6th P.M., except that portion conveyed in Book 4 at Page 556 and a tract of land located in the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 11 South, Range 67 West of the 6th P.M., El Paso County, Colorado, described as follows: Commencing at the Southeast corner of the said Southeast 1/4 of the Southwest 1/4, thence N89°26'15"W along the South line of the said Southeast 1/4 of the Southwest 1/4 for 486.26 feet to a point on the Westerly right-of-way line of the County Road as described in the Deed recorded in Book 440 at Page 242 of the records of said County, said point also being the Point of Beginning of the tract to be described, thence (1) continuing N89°26'15"W along the said South line for 851.84 feet to the Southwest corner of the said Southeast 1/4 of the Southwest 1/4 (2) N00°25'00"W along the West line of the said Southeast 1/4 of the Southwest 1/4 for 412.99 feet, (3) S89°26'15"E for 804.54 feet to a point on the said Westerly right-of-way line of the County Road, (4) S06°56'15"E along the said Westerly right-of-way line for 416.49 feet to the Point of Beginning.

Containing 44.892 acres, more or less (EXCLUDING RAILROAD RIGHT-OF-WAY).

NOTARIAL:

STATE OF COLORADO }SS
COUNTY OF EL PASO

The above and aforementioned was acknowledged before me this _____ day of _____, 20_____ A.D., by Frances R. Labib.

Witness my Hand and Seal_____

Address _____

_____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, David V. Hostetler, a Professional Land Surveyor in the State of Colorado, do hereby state that the map shown hereon is a correct delineation of the above described parcel of land, to the best of my knowledge and belief, and that at least one sixth (1/6) of the peripheral boundary of said parcel is contiguous to the present boundary of the Town of Monument, El Paso County, Colorado.

PRELIMINARY COPY
SUBJECT TO FINAL TOWN APPROVAL

David V. Hostetler Date
Colorado Professional Land Surveyor No. 20681

NOTES:

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0278 F, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
2. This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by COMMONWEALTH LAND TITLE INSURANCE COMPANY, Commitment No. 405084 C-4 dated March 19, 2004 at 7:30 a.m.
3. All data shown hereon was derived from prior adjacent property ownership research and legal description documentation of record provided by the title company.
4. Basis of Bearings: All bearings used are relative to the Northerly line of that tract of land recorded in Book 6307, Page 982, El Paso County, Colorado records with a found Surveyor's Cap P.L.S. No. 23050 at its Easterly and Westerly end, and the line between them assumed to bear S89°20'12"E, a distance of 797.65 feet.

TOWN APPROVAL:

Pursuant to an ordinance made and adopted by the Town of Monument, El Paso County, Colorado on the _____ day of _____, 2004. Approved by the Town of Monument, Colorado this _____ day of _____, 20_____ A.D.

_____ _____
Mayor Date of Signing

_____ _____
Attest: Town Clerk Date of Signing

RECORDING:

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 under Reception No. _____ of the records of El Paso County, Colorado.

Robert C. Balink, Recorder

Fee: _____ By: _____
Deputy

LDC, Inc.
PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE
3520 Austin Bluffs Parkway
Colorado Springs, CO 80918
(719) 528-6133 FAX (719) 528-6848

REVISIONS

NO.	DESCRIPTION	BY	DATE

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.

ANNEXATION PLAT
TRAILS END ANNEXATION NO. 1

PROJECT NO. 03079	Drawn By: RDG	Date: 03/10/04
	Checked By:	Sheet: 1 of 1

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