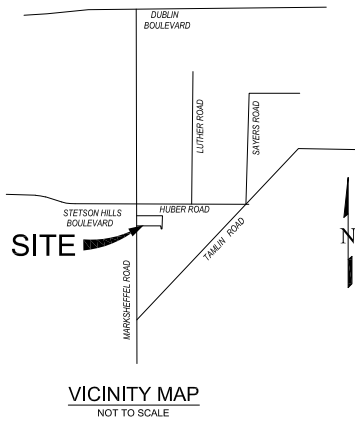


ANNEXATION PLAT
PTAA ADDITION NO. 1
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH RANGE 65 WEST,
OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

BE IT KNOWN BY THESE PRESENTS:

THAT PNC PARTNERS 80-20, LLC, BEING THE PETITIONER OF THE ANNEXATION OF THE FOLLOWING TRACT OF LAND TO WIT:

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH BOUNDARY LINE OF CANTY SUBDIVISION NO. 2 AS RECORDED UNDER RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WEST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AND AT THE EAST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL, ASSUMED TO BEAR N89°52'39"E A DISTANCE OF 1,276.39 FEET.

LOT 1 AND LOT 2, CANTY SUBDIVISION NO. 2 AS RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, STATE OF COLORADO,

CONTAINING A CALCULATED AREA OF 614,855 SQUARE FEET OR 14.115 ACRES MORE OR LESS.

IN WITNESS WHEREOF:

THE AFOREMENTIONED PNC PARTNERS 80-20, LLC., _____ EXECUTIVE DIRECTOR, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 202__ A.D.

BY:
SHUBHAM PANDY, EXECUTIVE DIRECTOR, PNC PARTNERS 80-20, LLC

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202__ A.D., BY _____, EXECUTIVE DIRECTOR, PNC PARTNERS 80-20, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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.

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA FOR ANNEXATION = 3,867.94 FEET.
- ONE-QUARTER (1/4TH) OF THE TOTAL PERIMETER AREA = 966.98 FEET.(25.00%)
- PERIMETER OF THE AREA CONTIGUOUS WITH THE EXISTING CITY LIMITS = 1,109.90 FEET.(28.69%)
- TOTAL AREA TO BE ANNEXED = 614,855 SQUARE FEET

THE TOTAL CONTIGUOUS PERIMETER IS 28.7% WHICH EXCEEDS THE ¼ AREA REQUIRED.

GENERAL NOTES:

- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
- THIS ANNEXATION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON COMMITMENT NO. 720-811312-23, PREPARED BY FIDELITY NATIONAL TITLE WITH AN EFFECTIVE DATE OF AUGUST 17, 2023 AT 8:00 A.M.
- BASIS OF BEARINGS:** THE NORTH BOUNDARY LINE OF CANTY SUBDIVISION NO. 2, AS RECORDED UNDER RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WEST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AND AT THE EAST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL, ASSUMED TO BEAR N89°52'39"E A DISTANCE OF 1,276.39 FEET.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS MAP IS NOT A LAND SURVEY PLAT OR AND IMPROVEMENT SURVEY PLAT, THE PURPOSE OF THIS MAP IS TO GRAPHICALLY SHOW THE AREA TO BE ANNEXED TO THE CITY OF COLORADO SPRINGS AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- DATE OF PREPARATION IS AUGUST 14, 2023.
- THE EAST LINE OF THIS ANNEXATION SHOWN HEREON IS THE SAME AS THE WEST LINE OF THE OF THE ANNEXATION PLAT OF BANNING-LEWIS RANCH NO. 9.
- TAMLIN ROAD LIES ADJACENT TO A PORTION OF THE ANNEXED SITE. EDWARD-JAMES SURVEYING, INC., WAS NOT PROVIDED WITH ANY PUBLIC DOCUMENT DEFINING OR GRANTING USE.
- THIS SITE IS SUBJECT TO THE AVIGATION EASEMENT PER THE DOCUMENT RECORDED IN BOOK 3707 AT PAGE 571, RECORDS OF EL PASO COUNTY, COLORADO.
- THIS SITE IS SUBJECT TO THE PIPE LINE EASEMENT RECORDED IN BOOK 798 AT PAGE 161. THIS EASEMENT DOES NOT CONTAIN A SPECIFIC LOCATION AND IS BLANKET IN NATURE.
- AN ENCROACHMENT AGREEMENT FROM THE GAS LINE OWNERS MUST BE RECEIVED PRIOR TO LAND DISTURBANCE.

THIS SURVEY IS BASED UPON THE ANNEXATION PLATS AND PLANS AS SHOWN BELOW:

ANNEXATION PLAT- EASTVIEW ESTATES

ANNEXATION PLAT- BANNING-LEWIS RANCH NO. 2

ANNEXATION PLAT- BANNING-LEWIS RANCH NO. 9

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT "PTAA ADDITION NO. 1"

CITY PLANNING DIRECTOR

DATE

CITY ENGINEER

DATE

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO THE ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY THE ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON THE _____ DAY OF _____ 202____.

CITY CLERK

DATE

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A REGISTERED 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-QUARTER (1/4) OF THE PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS WITH THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 202__ A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____

STEVE SCHLEIKER, RECORDER

SURCHARGE: _____

BY: _____
DEPUTY

FILE NO. ANEX-23-0027

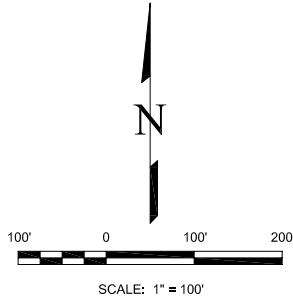
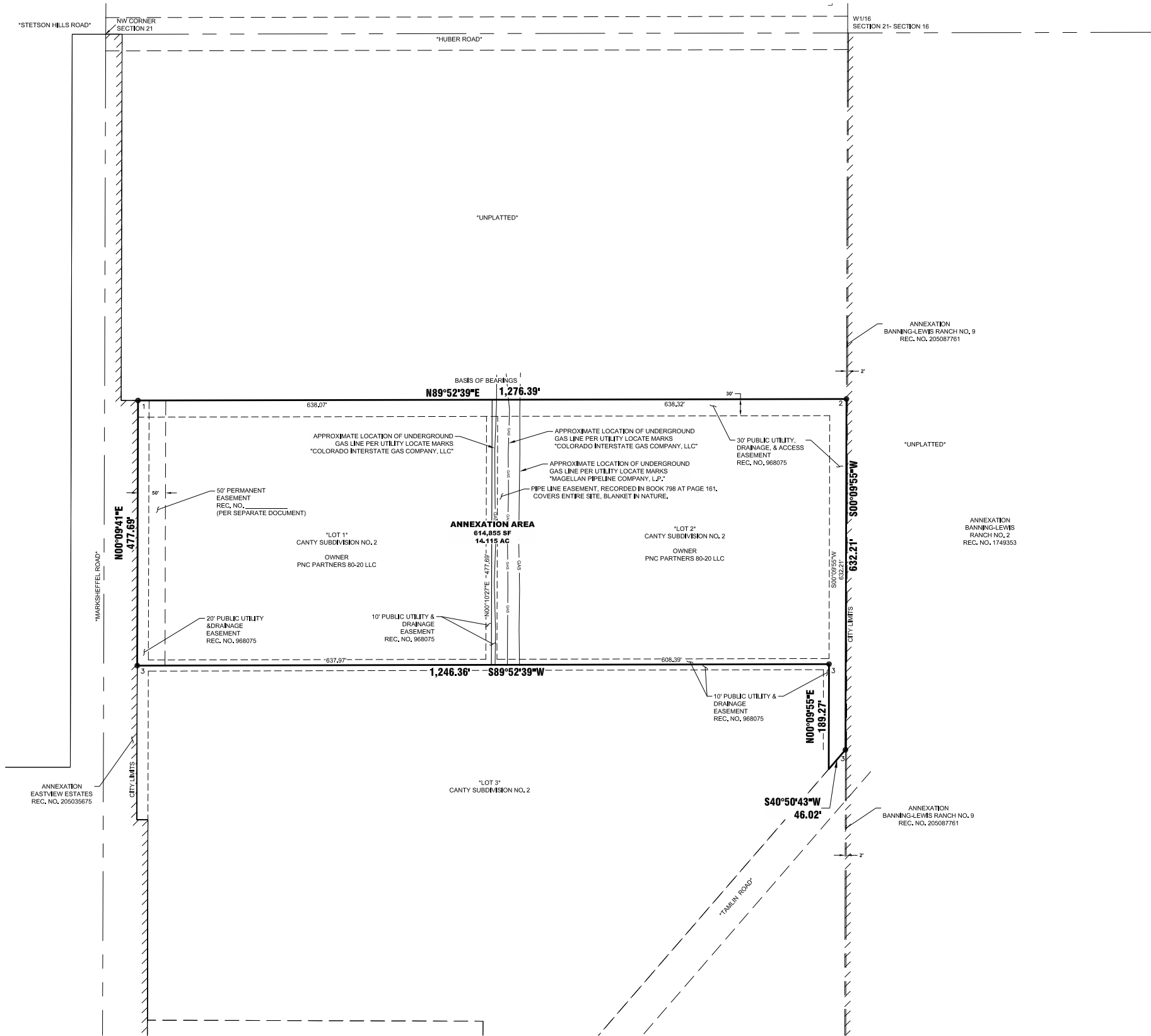
REVISIONS	NO.	DESCRIPTION	DATE
	1.	REVISE NOTES	6-16-2025

EDWARD-JAMES SURVEYING, INC.	926 Elton Drive Colorado Springs, CO 80907 Office: (719) 576-1216 Fax: (719) 576-1206	4732 Eagleridge Circle Pueblo, CO 81008 Office: (719) 545-6240 Fax: (719) 545-6247
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ANNEXATION PLAT PTAA ADDITION NO. 1	LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TWP 13S R65W OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO
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DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2451-00
DATE CREATED	8/14/2023
DATE ISSUED	DRAFT
SHEET NO	1 OF 2

ANNEXATION PLAT
PTAA ADDITION NO. 1
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH RANGE 65 WEST,
OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND:**
- 1 FOUND REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL
 - 2 FOUND NO. 4 REBAR AND 1-1/4" WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL
 - 3 FOUND NO. 4 REBAR AT GROUND LEVEL
 - 4 AREA IS NOT PART OF THIS SURVEY
- EXISTING CITY LIMITS
- ANNEXATION BOUNDARY
- EXISTING LOT LINES
- SECTION LINE

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206
4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247



**ANNEXATION PLAT
PTAA ADDITION NO. 1**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TWP 13S R65W
OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2451-00
DATE CREATED	8/14/2023
DATE ISSUED	DRAFT
SHEET NO	2 OF 2