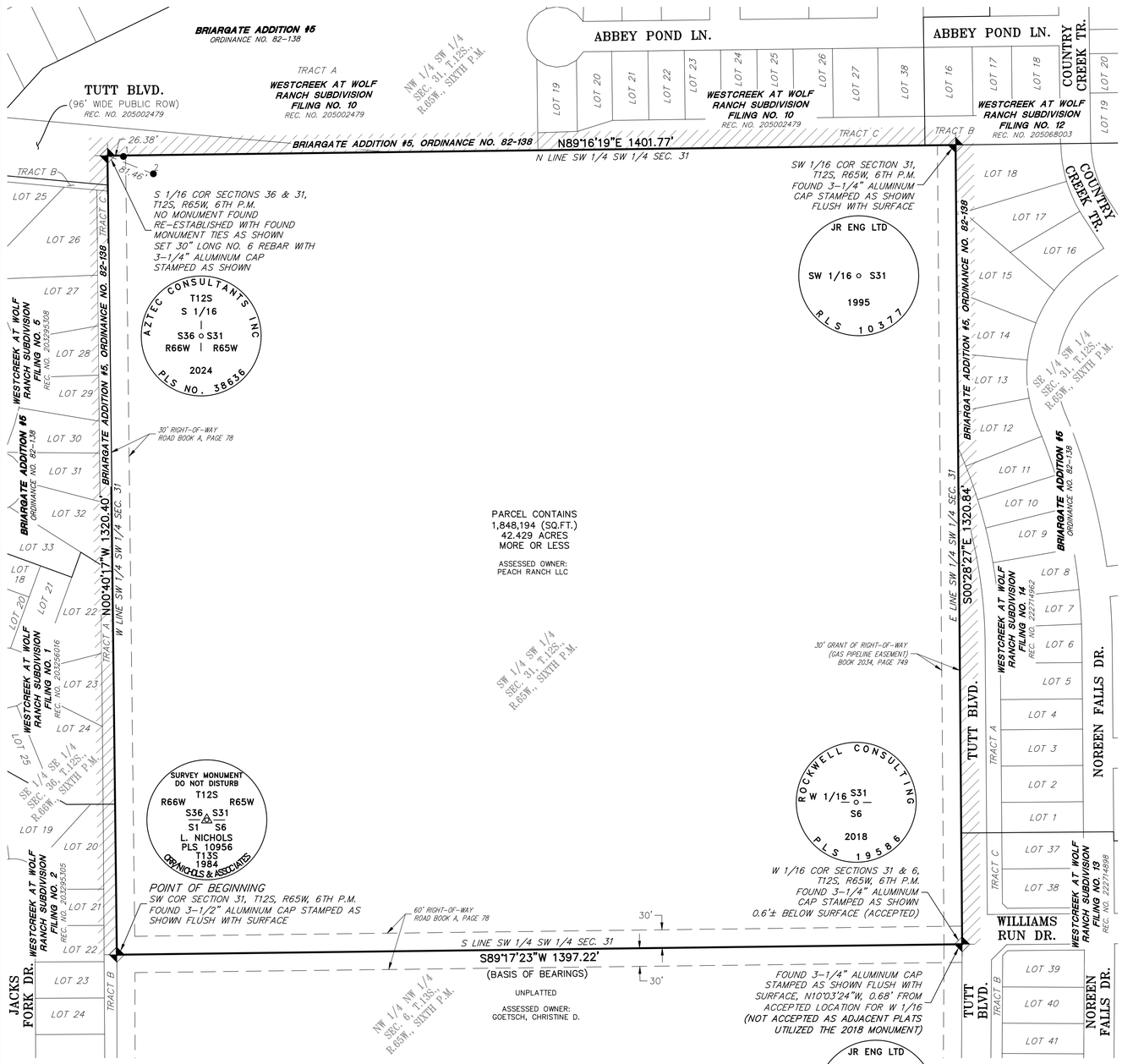
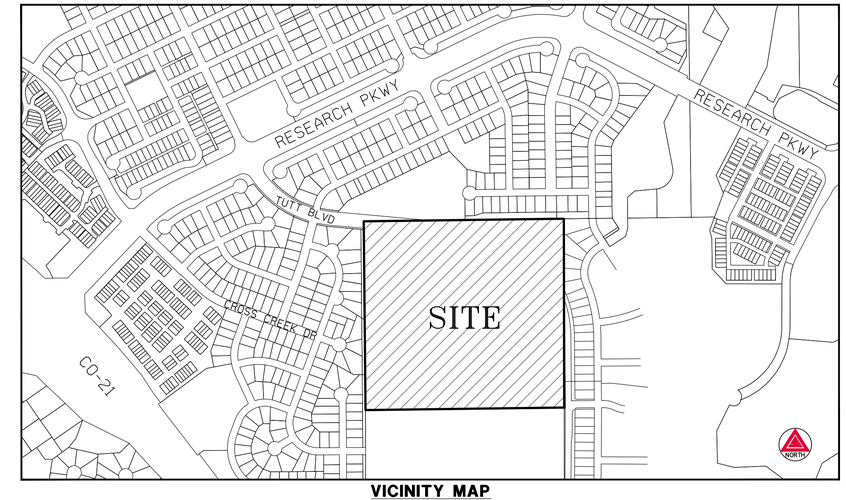
ANNEXATION PLAT
PEACH RANCH ADDITION NO. 1

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO





VICINITY MAP
SCALE 1" = 500'

ANNEXATION DESCRIPTION

BE IT KNOWN BY THESE PRESENTS:

THAT PEACH RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, NORTH 00°40'17" WEST, A DISTANCE OF 1,320.40 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 36 AND 31;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 NORTH 89°16'19" EAST, A DISTANCE OF 1,401.77 FEET TO THE SOUTHWEST SIXTEENTH CORNER;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 00°28'27" EAST, A DISTANCE OF 1,320.84 FEET TO THE WEST SIXTEENTH CORNER OF SECTIONS 31 & 6;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 89°17'23" WEST, A DISTANCE OF 1,397.22 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 42.429 ACRES, (1,848,194 SQUARE FEET), MORE OR LESS.

OWNER:

THE AFOREMENTIONED, PEACH RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY,

HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20__, A.D.

BY _____

AS _____

OF PEACH RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 20__, A.D. BY _____

AS _____ OF PEACH RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 89°17'23" WEST, A DISTANCE OF 1397.22 FEET.

GENERAL NOTES

1. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
2. PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
3. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY AND DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY OR TITLE SEARCH BY AZTEC CONSULTANTS INC..

ANNEXATION CONTIGUITY STATEMENT:

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 5,440.23'

ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 906.71' (16.67%)

PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 4,043.01' (74.32%)

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS MAP ACCURATELY REPRESENTS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF BRIGHTON, COLORADO AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE MUNICIPAL BOUNDARY OF THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

FOR REVIEW
DO NOT RECORD

ANTHONY K. PEALL
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80122
(303) 713-1898

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.

CITY APPROVAL

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

_____ _____ _____
CITY PLANNING DIRECTOR DATE

_____ _____ _____
CITY ENGINEER DATE

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 ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON

_____ DAY OF _____, 20____, A.D.

_____ _____ _____
CITY CLERK DATE

CLERK AND RECORDER:

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE

AT ____:____ __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

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

CITY FILE NO. ANEX-24-0012

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- [1] FOUND 1 INCH DIAMETER YELLOW PLASTIC CAP WITH NAIL "LS 22577", 1' ABOVE GRADE
- [2] FOUND NAIL ON NORTH SIDE OF MULTI TRUNK TREE 2' ABOVE GRADE
- CONTIGUOUS BOUNDARY, PER BRIARGATE ADDITION #5, ORDINANCE NO. 82-138

N
0' 50' 100' 200'
SCALE: 1" = 100'

APPLICANT/OWNER

PEACH RANCH LLC
1075 MANDEVILLA WAY
CORONA, CA 92879-8804
(360) 784-4288
ATTN: DAVID PEACOCK
ca-milkman@sbcglobal.net

SCALE	CKD	DWN	DATE
1" = 100'	AKP	BAM	09-20-2024

DATE	BY	REVISION DESCRIPTION
1/22/25	TP	ADDRESS CITY COMMENTS
10/31/24	TP	ADDRESS CITY COMMENTS
09/23/24	TP/BM	ADDRESS CITY COMMENTS & NAME CHANGE

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

PEACH RANCH ADDITION NO. 1 ANNEXATION PLAT
SW 1/4 SW1/4 SEC. 31, T12S, R65W, 6TH P.M.
EL PASO COUNTY, COLORADO

PREPARED FOR
TOLL BROTHERS
7100 E. BELLEVIEW AVENUE, SUITE 200, GREENWOOD VILLAGE, CO 80111

SHEET ONE OF 1 SHEETS

JOB NO. 142124-11