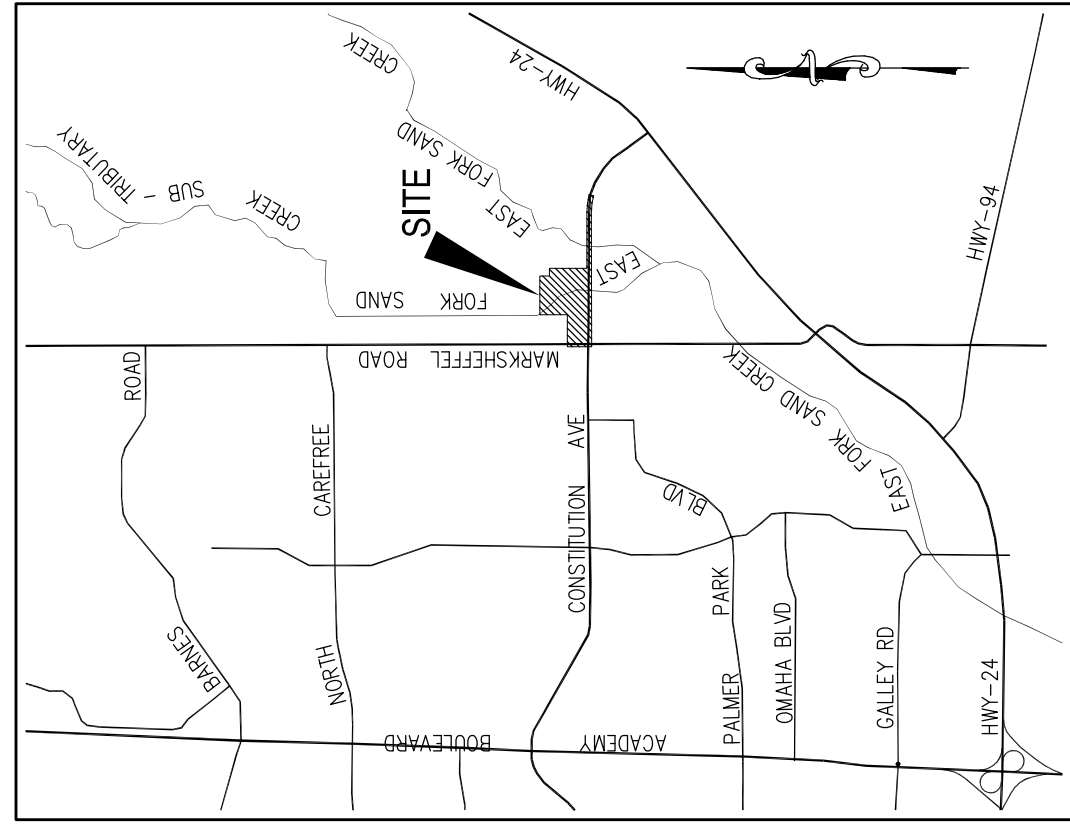


DETERMINATION OF CONTIGUOUS BOUNDARY

TOTAL PERIMETER TO ANNEX = 10,595.31 FEET
 TOTAL CONTIGUOUS = 2,901.37 FEET
 CONTIGUOUS = 27.4%
 TOTAL AREA TO BE ANNEXED = 53.2874 ACRES



VICINITY MAP
N.T.S.

ANNEXATION PLAT THE SANDS ADDITION NO. 4

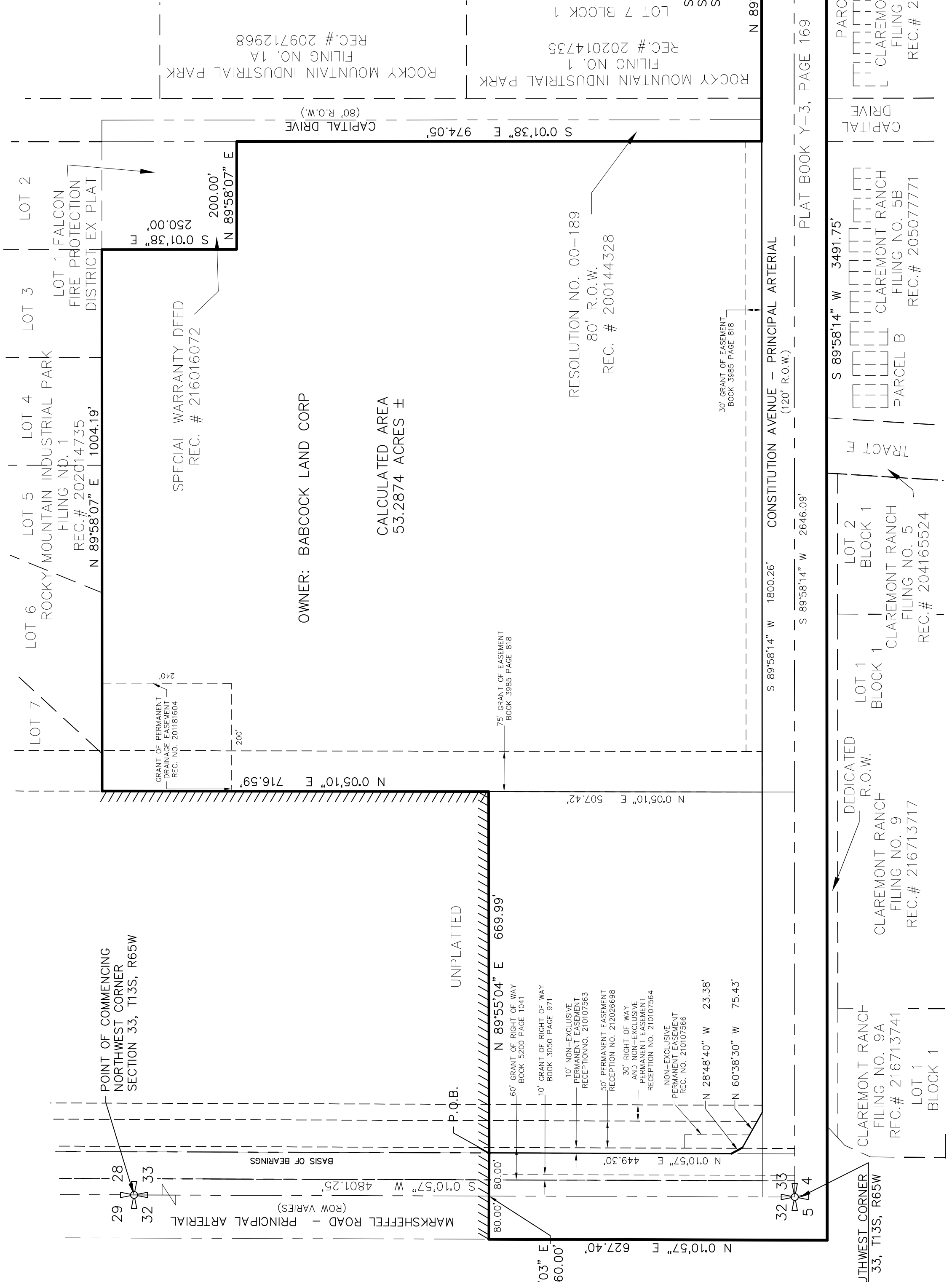
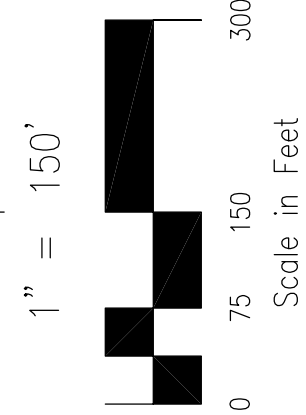
TO THE CITY OF COLORADO SPRINGS, STATE OF COLORADO
 A PARCEL OF LAND LYING WITHIN THE SOUTH HALF OF SECTION 33, AND THE EAST HALF OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST, AND THE NORTH HALF OF SECTION 4, AND A PORTION OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT BABCOCK LAND CORP., BEING THE BEING THE PETITIONER FOR THE ANNEXATION OF THE HEREINAFTER DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE SOUTH HALF OF SECTION 33, AND THE EAST HALF OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST, AND THE NORTH HALF OF SECTION 4, AND A PORTION OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD BEING COINCIDENT WITH A LINE BEING 80.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 33, BEING MONUMENTED AT THE SOUTH END BY A REBAR WITH A YELLOW PLASTIC CAP STAMPED AZTEC LS 36567, AND AT THE NORTH END BY A NO. 5 REBAR, ASSUMED TO BEAR N00°10'57"E.
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33;
 THENCE S00°10'57"W, A DISTANCE OF 4801.25 FEET TO A POINT COINCIDENT WITH THE CENTERLINE OF MARKSHEFFEL ROAD;
 THENCE S89°49'03"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD AS CONVEYED TO EL PASO COUNTY BY THE WARRANTY DEED AS RECORDED SEPTEMBER 14, 2010 UNDER RECEPTION NO. 210107562 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;



FLOODPLAIN STATEMENT:

REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NOS. 0804100EA3F AND 0804100Z56F, WITH EFFECTIVE DATES OF MARCH 17, 1997 AND DECEMBER 18, 2004 AND DECEMBER 29, 2004, INDICATE THAT PORTIONS OF THE PROPOSED SANDS DEVELOPMENT ARE CURRENTLY IMPACTED BY A SFHA ZONE "AE". A ZONE "AE" IS AN AREA THAT IS LIKELY TO BE INUNDATED BY FLOWS THAT OCCUR DURING A 100-YEAR EVENT, FOR WHICH A DETAILED STUDY HAS BEEN PERFORMED AND FOR WHICH PANEL MAPS NUMBERS, THE APPROXIMATE SITE BOUNDARY AND THE EXISTING FLOODPLAIN ZONES ATOP AN AERIAL BACKGROUND HAS BEEN INCLUDED IN THE APPENDIX. THE 100 YEAR AND 500 YEAR FLOODPLAINS AS DEFINED BY THE MOST RECENT LOMR (SEE APPENDIX A) AND HAVE BEEN SHOWN ON THE SANDS EXISTING CONDITION DRAINAGE MAP, WHICH IS PROVIDED IN THE APPENDIX OF THIS REPORT. CHANNEL IMPROVEMENTS, AS RECOMMENDED BY THE SAND CREEK DRAINAGE DISTRICT, WILL BE CONDUCTED WITH DEVELOPMENT OF THE SUBJECT SITE TO ADEQUATELY IMPROVE THE LETTER OF MAP REVISION (LOMR) AND LETTER OF MAP REVISION (LOMR) PROCESS WILL BE NEED TO BE CONDUCTED WITH DEVELOPMENT OF THE SUBJECT SITE TO ADEQUATELY IMPROVE THE REVISION FLOODPLAIN IMPACT ZONES.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "THE SANDS ADDITION NO. 4."

DIRECTOR OF PUBLIC WORKS _____ DATE _____
 DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____
 PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, COLORADO, IN 2001.
 CITY CLERK _____ DATE _____
 MAYOR _____ DATE _____

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HAS PERSONALLY AND CAREFULLY EXAMINED THE RECORDS OF THE COUNTY CLERK AND RECORDER OF THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

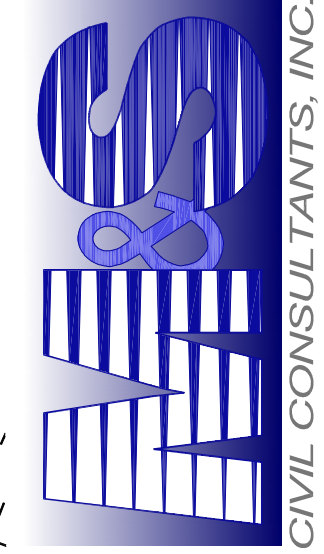
VERNON P. TAYLOR, COLORADO PLS NO. 25966
 FOR AND ON BEHALF OF:
 M&S CIVIL CONSULTANTS, INC.
 20 BOULDER CRESCENT, SUITE 110,
 COLORADO SPRINGS, CO.

NOTICE:
 ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS INSTRUMENT WITHIN TEN YEARS FROM THE DATE OF RECORDING. ANY DEFECT IN THIS INSTRUMENT BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CLERK AND RECORDER:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____ A.D., AND DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
 CHUCK BROERMAN, RECORDER

BY: _____ DEPUTY
 FEES: _____
 FEE: _____
 SURCHARGE: _____



20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

ANNEXATION PLAT
 THE SANDS ADDITION NO. 4
 JOB NO. 43-089
 DATE PREPARED: 12/19/2016
 DATE REVISED: 7/27/2017

FIGURE 7