

# EXHIBIT A

## PETITION FOR ANNEXATION

Karman Line - Addition "1"

14050 Bradley Road, Colorado Springs, CO

To the City Council of the City of Colorado Springs:

We, the undersigned, constituting and comprising the owners of 100% of the area (territory) (excluding public streets and alleys) described in Exhibit 'A' attached hereto and made a part of the Petition (the Described Area), do hereby petition that the Described Area be annexed to and become part of the City of Colorado Springs and do represent and state:

1. It is desirable and necessary that the Described Area be annexed to the City of Colorado Springs.
2. The requirements of Section 31-12-104 and 31-12-105, C.R.S. 1973, as amended, exist or have been met as these sections apply to annexation of the Described Area.
3. That the annexation of the Described Area complies with Section 30 of Article II of the Colorado Constitution.
4. That the undersigned request that the City of Colorado Springs approve the annexation of the Described Area.
5. That the legal description of the land owned by each Petitioner hereto is attached to and made a part of this Petition.

The Petitioner(s) hereto understand and are cognizant of the fact that the City of Colorado Springs ("City") is not legally required to annex the Described Area, and that if the City does annex the Described Area, the annexation shall be upon the conditions and agreement of the Petitioner(s) as set forth in the Annexation Agreement.

NOW, THEREFORE, in consideration of the foregoing statement, and in further consideration of the benefits which will accrue to the Petitioner(s) and the obligations resulting in the City if the Described Area is annexed to the City, the Petitioner(s) will comply with all applicable provisions of the Code of the City of Colorado Springs 2023, as amended, and all applicable ordinances, resolutions, and regulations of the City now existing or as hereinafter amended.

The covenants and agreements herein above set forth shall run with the land owned by each Petitioner hereto which is subject to this annexation and shall extend to and be binding upon the heirs, assigns, legal representatives and successors to each Petitioner. Each Petitioner expressly accepts the aforesaid covenants and agreements by proceeding with the Petition for Annexation to the City.

**OWNER:**

City of Colorado Springs

**MAILING ADDRESS:**

30 S. Nevada Ave, Ste 400  
Colorado Springs, CO 80903

**AUTHORIZED NAME (Printed):**

Gayle Sturdivant

**AUTHORIZED SIGNATURE:**

*Gayle Sturdivant*

**DATE:**

11/18/2024

**ADDRESS OF PARCEL TO BE ANNEXED:**

14050 Bradley Road - Parcel '1'

Colorado Springs, CO

**LEGAL DESCRIPTION:**

(See Attached Exhibit 'A')

**AFFIDAVIT**

STATE OF COLORADO )

) ss.

COUNTY OF EL PASO )

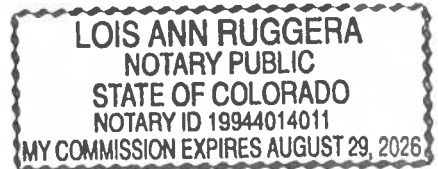
The foregoing instrument was executed before me this 18<sup>th</sup> day of November, 20 24, by

Gayle Sturdivant as City Engineer and Deputy Public Works Director  
City of Colorado Springs  
(Printed Name)

*Gayle Sturdivant*  
(Signature)

11/18/2024  
(Date)

**Witness my hand and official seal:**



My Commission expires: August 29, 2026

Notary Public: *Lois A. Ruggera*

The notarization signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107 (1)(cc)(IX)).

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LEGAL DESCRIPTION  
KARMAN LINE ADDITION 1

November 21, 2024

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, being the petitioner of the following described tract of land to wit:

A portion of the Northeast 1/4 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section; thence along the North-South Center line of said Section, S00°10'13"E (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the POINT OF BEGINNING; thence S83°12'03"E, a distance of 298.20 feet; thence S58°32'13"W, a distance of 346.39 feet, to the southeast corner of said Bradley Road Right-of-Way, also being a point on said Center line; thence along said Center line, N00°10'13"W, a distance of 216.10, to the POINT OF BEGINNING.

Containing 31,983 Sq. Ft. or 0.734 acres, more or less.



Stewart L. Mapes, Jr.  
Colorado Professional Land Surveyor No. 38245

**PETITION FOR ANNEXATION**

Karman Line - Addition "2"

**14050 Bradley Road, Colorado Springs, CO**

To the City Council of the City of Colorado Springs:

We, the undersigned, constituting and comprising the owners of 100% of the area (territory) (excluding public streets and alleys) described in Exhibit 'A' attached hereto and made a part of the Petition (the Described Area), do hereby petition that the Described Area be annexed to and become part of the City of Colorado Springs and do represent and state:

1. It is desirable and necessary that the Described Area be annexed to the City of Colorado Springs.
2. The requirements of Section 31-12-104 and 31-12-105, C.R.S. 1973, as amended, exist or have been met as these sections apply to annexation of the Described Area.
3. That the annexation of the Described Area complies with Section 30 of Article II of the Colorado Constitution.
4. That the undersigned request that the City of Colorado Springs approve the annexation of the Described Area.
5. That the legal description of the land owned by each Petitioner hereto is attached to and made a part of this Petition.

The Petitioner(s) hereto understand and are cognizant of the fact that the City of Colorado Springs ("City") is not legally required to annex the Described Area, and that if the City does annex the Described Area, the annexation shall be upon the conditions and agreement of the Petitioner(s) as set forth in the Annexation Agreement.

NOW, THEREFORE, in consideration of the foregoing statement, and in further consideration of the benefits which will accrue to the Petitioner(s) and the obligations resulting in the City if the Described Area is annexed to the City, the Petitioner(s) will comply with all applicable provisions of the Code of the City of Colorado Springs ~~2023~~, as amended, and all applicable ordinances, resolutions, and regulations of the City now existing or as hereinafter amended.

The covenants and agreements herein above set forth shall run with the land owned by each Petition hereto which is subject to this annexation and shall extend to and be binding upon the heirs, assigns, legal representatives and successors to each Petitioner. Each Petitioner expressly accepts the aforesaid covenants and agreements by proceeding with the Petition for Annexation to the City.

**OWNER:**

City of Colorado Springs

**MAILING ADDRESS:**

30 S. Nevada Ave., Ste 400  
Colorado Springs, CO 80903

**AUTHORIZED NAME (Printed):**

Gayle Sturdivant

**AUTHORIZED SIGNATURE:**

Gayle Sturdivant

**DATE:**

11/18/2024

**ADDRESS OF PARCEL TO BE ANNEXED:**

14050 Bradley Road - Parcel '2'  
Colorado Springs, CO

**LEGAL DESCRIPTION:**

**(See Attached Exhibit 'A')**

**AFFIDAVIT**

**STATE OF COLORADO )**

) ss.

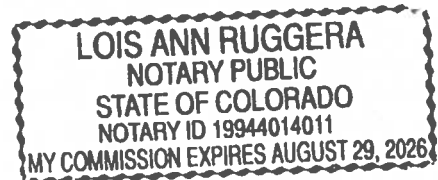
**COUNTY OF EL PASO )**

The foregoing instrument was executed before me this 18<sup>th</sup> day of November, 2024, by Gayle Sturdivant as City Engineer / Deputy Public Works Director, City of Colorado Springs (Printed Name)

Gayle Sturdivant (Signature)

11/18/2024 (Date)

**Witness my hand and official seal:**



**My Commission expires:** Aug 29, 2026

**Notary Public:** Lois A. Ruggera

The notarization signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107 (1)(cc)(IX)).

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LEGAL DESCRIPTION  
KARMAN LINE ADDITION NO. 2

November 21, 2024

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, being the petitioner of the following described tract of land to wit:

A portion of the Northeast 1/4 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section; thence along the North-South Center line of said Section, S00°10'13"E (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the POINT OF BEGINNING; thence leaving said Center line, N82°36'33"E, a distance of 938.09 feet; thence S70°05'12"W, a distance of 988.78 feet, to the southeast corner of said Bradley Road Right-of-Way, also being a point on said Center line; thence leaving said Center line, N58°32'13"E, a distance of 346.39 feet; thence N83°12'03"W, a distance of 298.20 feet, to the POINT OF BEGINNING.

Containing 68,575 Sq. Ft. or 1.574 acres, more or less.

Stewart L. Mapes, Jr.  
Colorado Professional Land Surveyor No. 38245



**PETITION FOR ANNEXATION**

Karman Line - Addition "3"

**14050 Bradley Road, Colorado Springs, CO**

To the City Council of the City of Colorado Springs:

We, the undersigned, constituting and comprising the owners of 100% of the area (territory) (excluding public streets and alleys) described in Exhibit 'A' attached hereto and made a part of the Petition (the Described Area), do hereby petition that the Described Area be annexed to and become part of the City of Colorado Springs and do represent and state:

1. It is desirable and necessary that the Described Area be annexed to the City of Colorado Springs.
2. The requirements of Section 31-12-104 and 31-12-105, C.R.S. 1973, as amended, exist or have been met as these sections apply to annexation of the Described Area.
3. That the annexation of the Described Area complies with Section 30 of Article II of the Colorado Constitution.
4. That the undersigned request that the City of Colorado Springs approve the annexation of the Described Area.
5. That the legal description of the land owned by each Petitioner hereto is attached to and made a part of this Petition.

The Petitioner(s) hereto understand and are cognizant of the fact that the City of Colorado Springs ("City") is not legally required to annex the Described Area, and that if the City does annex the Described Area, the annexation shall be upon the conditions and agreement of the Petitioner(s) as set forth in the Annexation Agreement.

NOW, THEREFORE, in consideration of the foregoing statement, and in further consideration of the benefits which will accrue to the Petitioner(s) and the obligations resulting in the City if the Described Area is annexed to the City, the Petitioner(s) will comply with all applicable provisions of the Code of the City of Colorado Springs ~~2023~~, as amended, and all applicable ordinances, resolutions, and regulations of the City now existing or as hereinafter amended.

The covenants and agreements herein above set forth shall run with the land owned by each Petition hereto which is subject to this annexation and shall extend to and be binding upon the heirs, assigns, legal representatives and successors to each Petitioner. Each Petitioner expressly accepts the aforesaid covenants and agreements by proceeding with the Petition for Annexation to the City.

**OWNER:**

City of Colorado Springs

**MAILING ADDRESS:**

30 S. Nevada Ave, Ste 400  
Colorado Springs, CO 80903

**AUTHORIZED NAME (Printed):**

Gayle Sturdivant

**AUTHORIZED SIGNATURE:**

Gayle Sturdivant

**DATE:**

11/18/2024

**ADDRESS OF PARCEL TO BE ANNEXED:**

14050 Bradley Road - Parcel '3'  
Colorado Springs, CO

**LEGAL DESCRIPTION:**

(See Attached Exhibit 'A')

**AFFIDAVIT**

**STATE OF COLORADO )**

) ss.

**COUNTY OF EL PASO )**

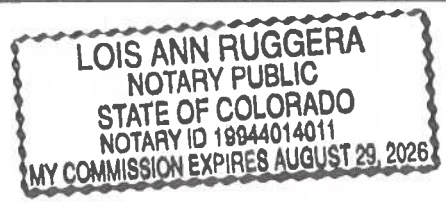
The foregoing instrument was executed before me this 18<sup>th</sup> day of November, 20 24, by

Gayle Sturdivant as City Engineer and Deputy Public Works Director  
City of Colorado Springs  
(Printed Name)

Gayle Sturdivant  
(Signature)

11/18/2024  
(Date)

**Witness my hand and official seal:**



**My Commission expires:** August 29, 2026

**Notary Public:** Lois A. Ruggera

The notarization signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107 (1)(cc)(IX)).



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**LEGAL DESCRIPTION  
KARMAN LINE ADDITION NO. 3**

November 21, 2024

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, being the petitioner of the following described tract of land to wit:

A portion of the Northeast 1/4 of Section 11 and the Northwest 1/4 of Section 12, Township 15 South, Range 65 West of the Sixth Principal Meridian, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section 11; thence along the North-South Center line of said Section, S00°10'13"E (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the POINT OF BEGINNING; thence leaving said Center line, N78°17'07"E, a distance of 2861.87 feet; thence S74°07'00"W, a distance of 2912.83 feet, to the southeast corner of said parcel, also being a point on said Center line; thence leaving said Center line, N70°05'12"E, a distance of 988.78 feet; thence S82°36'33"W, a distance of 938.09 feet, to the POINT OF BEGINNING.

Containing 202,415 Sq. Ft. or 4.647 acres, more or less.

Stewart L. Mapes, Jr.  
Colorado Professional Land Surveyor No. 38245



## PETITION FOR ANNEXATION

Karman Line - Addition '4'

**14050 Bradley Road, Colorado Springs, CO**

To the City Council of the City of Colorado Springs:

We, the undersigned, constituting and comprising the owners of 100% of the area (territory) (excluding public streets and alleys) described in Exhibit 'A' attached hereto and made a part of the Petition (the Described Area), do hereby petition that the Described Area be annexed to and become part of the City of Colorado Springs and do represent and state:

1. It is desirable and necessary that the Described Area be annexed to the City of Colorado Springs.
2. The requirements of Section 31-12-104 and 31-12-105, C.R.S. 1973, as amended, exist or have been met as these sections apply to annexation of the Described Area.
3. That the annexation of the Described Area complies with Section 30 of Article II of the Colorado Constitution.
4. That the undersigned request that the City of Colorado Springs approve the annexation of the Described Area.
5. That the legal description of the land owned by each Petitioner hereto is attached to and made a part of this Petition.

The Petitioner(s) hereto understand and are cognizant of the fact that the City of Colorado Springs ("City") is not legally required to annex the Described Area, and that if the City does annex the Described Area, the annexation shall be upon the conditions and agreement of the Petitioner(s) as set forth in the Annexation Agreement.

NOW, THEREFORE, in consideration of the foregoing statement, and in further consideration of the benefits which will accrue to the Petitioner(s) and the obligations resulting in the City if the Described Area is annexed to the City, the Petitioner(s) will comply with all applicable provisions of the Code of the City of Colorado Springs 2023, as amended, and all applicable ordinances, resolutions, and regulations of the City now existing or as hereinafter amended.

The covenants and agreements herein above set forth shall run with the land owned by each Petitioner hereto which is subject to this annexation and shall extend to and be binding upon the heirs, assigns, legal representatives and successors to each Petitioner. Each Petitioner expressly accepts the aforesaid covenants and agreements by proceeding with the Petition for Annexation to the City.

**OWNER:**

City of Colorado Springs

**MAILING ADDRESS:**

30 S. Nevada Ave, Ste 400  
Colorado Springs, CO 80903

**AUTHORIZED NAME (Printed):**

Gayle Sturdivant

**AUTHORIZED SIGNATURE:**

*Gayle Sturdivant*

**DATE:**

11/18/2024

**ADDRESS OF PARCEL TO BE ANNEXED:**

14050 Bradley Road - Parcel '4'

Colorado Springs, CO

**LEGAL DESCRIPTION:**

(See Attached Exhibit 'A')

**AFFIDAVIT**

STATE OF COLORADO )

) ss.

COUNTY OF EL PASO )

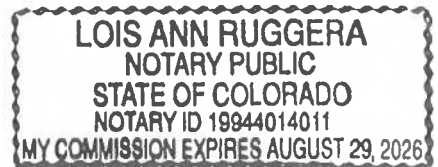
The foregoing instrument was executed before me this 18<sup>th</sup> day of November, 20 24, by

Gayle Sturdivant as City Engineer and Deputy Public Works Director, City of Colorado Springs  
(Printed Name)

*Gayle Sturdivant*  
(Signature)

11/18/2024  
(Date)

**Witness my hand and official seal:**



My Commission expires: August 29, 2026

Notary Public: *Lois A. Ruggera*

The notarization signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107 (1)(cc)(IX)).

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LEGAL DESCRIPTION  
KARMAN LINE ADDITION NO. 4

November 21, 2024

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, being the petitioner of the following described tract of land to wit:

A portion of the Northeast 1/4 of Section 11 and the North 1/2 of Section 12, Township 15 South, Range 65 West and the Northwest 1/4 of Section 7, Township 15 South, Range 64 West of the Sixth Principal Meridian, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section 11; thence along the North-South Center line of said Section, S00°10'13"E (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the POINT OF BEGINNING; thence leaving said Center line along the following six (6) courses:

1. N77°01'21"E, a distance of 5882.93 feet;
2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 13°32'32", a distance of 1165.50 feet;
3. S89°26'07"E, a distance of 1563.73 feet;
4. S89°08'51"W, a distance of 1682.73 feet;
5. along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of 13°47'51", a distance of 1187.47 feet;
6. S75°21'00"W, a distance of 5783.37 feet, to the southeast corner of said Bradley Road Right-of-Way, also being a point on said Center line;

thence leaving said Center line, N74°07'00"E, a distance of 2912.83 feet; thence S78°17'07"W, a distance of 2861.87 feet, to the POINT OF BEGINNING.

Containing 505,111 Sq. Ft. or 11.596 acres, more or less.

Stewart L. Mapes, Jr.  
Colorado Professional Land Surveyor No. 38245



**PETITION FOR ANNEXATION**

Karman Line - Addition '5'

**14050 Bradley Road, Colorado Springs, CO**

To the City Council of the City of Colorado Springs:

We, the undersigned, constituting and comprising the owners of 100% of the area (territory) (excluding public streets and alleys) described in Exhibit 'A' attached hereto and made a part of the Petition (the Described Area), do hereby petition that the Described Area be annexed to and become part of the City of Colorado Springs and do represent and state:

1. It is desirable and necessary that the Described Area be annexed to the City of Colorado Springs.
2. The requirements of Section 31-12-104 and 31-12-105, C.R.S. 1973, as amended, exist or have been met as these sections apply to annexation of the Described Area.
3. That the annexation of the Described Area complies with Section 30 of Article II of the Colorado Constitution.
4. That the undersigned request that the City of Colorado Springs approve the annexation of the Described Area.
5. That the legal description of the land owned by each Petitioner hereto is attached to and made a part of this Petition.

The Petitioner(s) hereto understand and are cognizant of the fact that the City of Colorado Springs ("City") is not legally required to annex the Described Area, and that if the City does annex the Described Area, the annexation shall be upon the conditions and agreement of the Petitioner(s) as set forth in the Annexation Agreement.

NOW, THEREFORE, in consideration of the foregoing statement, and in further consideration of the benefits which will accrue to the Petitioner(s) and the obligations resulting in the City if the Described Area is annexed to the City, the Petitioner(s) will comply with all applicable provisions of the Code of the City of Colorado Springs ~~2023~~, as amended, and all applicable ordinances, resolutions, and regulations of the City now existing or as hereinafter amended.

The covenants and agreements herein above set forth shall run with the land owned by each Petition hereto which is subject to this annexation and shall extend to and be binding upon the heirs, assigns, legal representatives and successors to each Petitioner. Each Petitioner expressly accepts the aforesaid covenants and agreements by proceeding with the Petition for Annexation to the City.

**OWNER:**

City of Colorado Colorado Springs

**MAILING ADDRESS:**

30 S. Nevada Ave., Ste 400  
Colorado Springs, CO 80903

**AUTHORIZED NAME (Printed):**

Gayle Sturdivant

**AUTHORIZED SIGNATURE:**

Gayle Sturdivant

**DATE:**

11/18/2024

**ADDRESS OF PARCEL TO BE ANNEXED:**

14050 Bradley Road - Parcel '5'

Colorado Springs, CO

**LEGAL DESCRIPTION:**

(See Attached Exhibit 'A')

**AFFIDAVIT**

**STATE OF COLORADO )**

) ss.

**COUNTY OF EL PASO )**

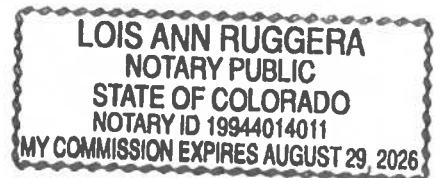
The foregoing instrument was executed before me this 18<sup>th</sup> day of November, 20 24, by

Gayle Sturdivant as City Engineer and Deputy Public Works Director, City of Colorado Springs.  
(Printed Name)

Gayle Sturdivant  
(Signature)

11/18/2024  
(Date)

**Witness my hand and official seal:**



**My Commission expires:** August 29, 2026

**Notary Public:** Lois A. Ruggera

The notarization signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107 (1)(cc)(IX)).

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LEGAL DESCRIPTION  
KARMAN LINE ADDITION NO. 5

November 21, 2024

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, being the petitioner of the following described tract of land to wit:

A portion of the Northeast 1/4 of Section 11 and the North 1/2 of Section 12, Township 15 South, Range 65 West and the North 1/2 of Section 7, the North 1/2 of Section 8 and the North 1/2 of Section 9, Township 15 South, Range 64 West of the Sixth Principal Meridian, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section 11; thence along the North-South center line of said Section, S00°10'13"E (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the POINT OF BEGINNING; thence leaving said Center line along the following three (3) courses:

1. N76°49'30"E, a distance of 5868.34 feet;
2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 14°09'40", a distance of 1133.16 feet;
3. N89°59'29"E, a distance of 3913.56 feet, to a point on the east line of Bradley Road as described in Reception Number 222103960;

thence leaving said east line, N89°59'29"E, a distance of 12202.94 feet; thence S89°42'25"W, a distance of 12202.32 feet to a point on said east line of Bradley Road; thence leaving said east line along the following three (3) courses:

1. S89°42'25"W, a distance of 3930.14 feet;
2. along the arc of a curve to the left, having a radius of 4934.09 feet, a central angle of 14°09'40", a distance of 1218.77 feet;
3. S75°32'45"W, a distance of 5798.59 feet, to the southwest corner of said Bradley Road Right-of-Way, also being a point on said center line of Section 11;

thence leaving said center line along the following six (6) courses:

1. N75°21'00"E, a distance of 5783.37 feet;
2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 13°47'51", a distance of 1187.47 feet;
3. N89°08'51"E, a distance of 1682.73 feet;
4. N89°26'07"W, a distance of 1563.73 feet;

- 
- 
5. Along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of 13°32'32", a distance of 1165.50 feet;
  6. S77°01'21"W, a distance of 5882.93 feet, to the POINT OF BEGINNING.

Containing 776,725 Sq. Ft. or 17.831 acres, more or less.



Stewart L. Mapes, Jr.  
Colorado Professional Land Surveyor No. 38245



**PETITION FOR ANNEXATION**

**Karman Line - Addition "6"**

**14050 Bradley Road, Colorado Springs, CO**

To the City Council of the City of Colorado Springs:

We, the undersigned, constituting and comprising the owners of 100% of the area (territory) (excluding public streets and alleys) described in Exhibit 'A' attached hereto and made a part of the Petition (the Described Area), do hereby petition that the Described Area be annexed to and become part of the City of Colorado Springs and do represent and state:

1. It is desirable and necessary that the Described Area be annexed to the City of Colorado Springs.
2. The requirements of Section 31-12-104 and 31-12-105, C.R.S. 1973, as amended, exist or have been met as these sections apply to annexation of the Described Area.
3. That the annexation of the Described Area complies with Section 30 of Article II of the Colorado Constitution.
4. That the undersigned request that the City of Colorado Springs approve the annexation of the Described Area.
5. That the legal description of the land owned by each Petitioner hereto is attached to and made a part of this Petition.

The Petitioner(s) hereto understand and are cognizant of the fact that the City of Colorado Springs ("City") is not legally required to annex the Described Area, and that if the City does annex the Described Area, the annexation shall be upon the conditions and agreement of the Petitioner(s) as set forth in the Annexation Agreement.

NOW, THEREFORE, in consideration of the foregoing statement, and in further consideration of the benefits which will accrue to the Petitioner(s) and the obligations resulting in the City if the Described Area is annexed to the City, the Petitioner(s) will comply with all applicable provisions of the Code of the City of Colorado Springs ~~20~~ ~~23~~, as amended, and all applicable ordinances, resolutions, and regulations of the City now existing or as hereinafter amended.

The covenants and agreements herein above set forth shall run with the land owned by each Petitioner hereto which is subject to this annexation and shall extend to and be binding upon the heirs, assigns, legal representatives and successors to each Petitioner. Each Petitioner expressly accepts the aforesaid covenants and agreements by proceeding with the Petition for Annexation to the City.

**OWNER:**

City of Colorado Springs

**MAILING ADDRESS:**

30 S. Nevada Ave, Ste 400  
Colorado Springs, CO 80903

**AUTHORIZED NAME (Printed):**

Gayle Sturdivant

**AUTHORIZED SIGNATURE:**

Gayle Sturdivant

**DATE:**

11/18/2024

**ADDRESS OF PARCEL TO BE ANNEXED:**

14050 Bradley Road - Parcel '6'  
Colorado Springs, CO

**LEGAL DESCRIPTION:**

(See Attached Exhibit 'A')

**AFFIDAVIT**

**STATE OF COLORADO )**

) ss.

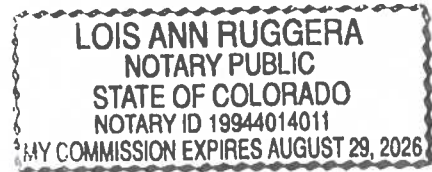
**COUNTY OF EL PASO )**

The foregoing instrument was executed before me this 18<sup>th</sup> day of November, 20 24, by  
Gayle Sturdivant as City Engineer and Deputy Public Works Director  
city of Colorado Springs (Printed Name)

Gayle Sturdivant  
(Signature)

11/18/2024  
(Date)

**Witness my hand and official seal:**



**My Commission expires:** August 29, 2026

**Notary Public:** Lois A. Ruggera

The notarization signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107 (1)(cc)(IX)).

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LEGAL DESCRIPTION  
RIGHT-OF-WAY

November 21, 2024

A portion of Sections 1, 11, and 12, Township 15 South, Range 65 West, and Sections 3, 4, 5, 6, 7, 8 and 9, Township 15 South, Range 64 West, and Section 34, Township 14 South, Range 64 West, all of the Sixth Principal Meridian, County of El Paso, Colorado, being more particularly described as follows:

**COMMENCING** at the North 1/4 Corner of said Section 11; thence along the North-South Center line of said Section, S00°10'13"E (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the **POINT OF BEGINNING**; thence along the north line of said Bradley Road Right-of-Way along the following four (4) courses:

1. N76°10'57"E, a distance of 5797.62 feet;
2. along the arc of a curve to the right, having a radius of 5105.00 feet, a central angle of 13°39'41", a distance of 1217.22 feet;
3. N89°51'34"E, a distance of 1124.08 feet,
4. N89°50'56"E, a distance of 2790.67 feet, to the northeast corner of said Bradley Road;

thence along a line 30 feet north of and parallel with the North line of the Northeast Quarter of said Section 7, N89°51'09"E, a distance of 2696.46 feet; thence along a line being 30 feet north of and parallel with the South line of the Southwest Quarter of said Section 5, N89°51'30"E, a distance of 2643.89 feet; thence along a line being 30 feet north of and parallel with the South line of the Southeast Quarter of said Section 5, N89°51'16"E, a distance of 2643.11 feet; thence along a line being 30 feet north of and parallel with the South line of said Section 4, S89°50'09"W, a distance of 4240.68 feet, to the westernmost corner of Parcel 14 as described in Right-of-Way Dedication, as Reception Number 99008225; thence along the west line of said Parcel 14, the following three (3) courses:

1. along the arc of a curve to the left, having a radius of 938.94 feet, a central angle of 90°50'07", a distance of 1488.57 feet;
2. N00°59'58"W, a distance of 1,378.90 feet;
3. along the arc of a curve to the right, having a radius of 2,080.00 feet, a central angle of 12°50'19", a distance of 466.08 feet, to a point on the west line of Parcel 17 as described in Right-of-Way Application Number 96/176, as Reception Number 98152755;

thence continuing along said west line the following three (3) courses:

1. along the arc of a curve to the right, having a radius of 2,080.00 feet, a central angle of 26°50'23", a distance of 974.36 feet;
2. N38°40'43"E, a distance of 690.00 feet;
3. along the arc of a curve to the left, having a radius of 1,920.00 feet, a central angle of 41°28'18", a distance of 1,389.73 feet, to a point on the west line of Parcel 19 as described in said Right-of-Way Application;

thence continuing along said west line, N02°47'42"W, a distance of 2,422.85 feet, to the West-Center Sixteenth Corner of said Section 34; thence along the East-West Centerline of said Section 34, N89°23'24"E, a distance of 160.12 feet, to a point along the east line of said Parcel 19; thence leaving

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said East-West Centerline, along said east line, S02°47'42"E, a distance of 2,416.75 feet; thence along the arc of a curve to the right, having a radius of 2080.00 feet, a central angle of 5°33'37", a distance of 201.85 feet to the northeast corner of said Parcel 17; thence along the east line of said Parcel 17 the following four (4) courses:

1. along the arc of a curve to the right, having a radius of 2080.00 feet, a central angle of 35°54'41", a distance of 1,303.69 feet;
2. S38°40'43"W, a distance of 690.00 feet;
3. along the arc of a curve to the left, having a radius of 1920.00 feet, a central angle of 39°40'44", a distance of 1,329.65 feet;
4. S00°59'58"E, a distance of 2543.98 feet, to the southeast corner of said Parcel 17;

thence along the east line of Drennan Road as described in Reception Number 099131064, S00°59'58"E, a distance of 180.00 feet; thence leaving said east line, along the south line of Drennan Road as described in Reception Number 099131064, the following four (4) courses;

1. S89°50'09"W, a distance of 5355.99 feet;
2. S89°51'16"W, a distance of 2643.69 feet;
3. S89°51'30"W, a distance of 2643.89 feet;
4. S89°51'09"W, a distance of 2694.46 feet; to the southeast corner of Bradley Road Right-of-Way as depicted on the exhibit for the Warranty Deed recorded as Reception Number 222103960;

thence along the south line of said Bradley Road the following four (4) courses:

1. S89°50'56"W, a distance of 2792.19 feet;
2. S89°51'35"W, a distance of 1124.51 feet;
3. along the arc of a non-tangent curve to the left, having a radius of 4895.00', a central angle of 13°39'41", a distance of 1167.15 feet;
4. S76°10'57"W, a distance of 5848.61 feet, to the southwest corner of said Bradley Road;

thence along the North-South Center line of said Section 11, N00°10'13"W, a distance of 216.10 feet, to the **POINT OF BEGINNING**

Containing 6,615,241 Sq. Ft. or 151.865 acres, more or less.



Stewart L. Mapes, Jr.  
Colorado Professional Land Surveyor No. 38245

**PETITION FOR ANNEXATION**

**Karman Line - Addition "6"**

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**14050 Bradley Road, Colorado Springs, CO**

To the City Council of the City of Colorado Springs:

We, the undersigned, constituting and comprising the owners of 100% of the area (territory) (excluding public streets and alleys) described in Exhibit 'A' attached hereto and made a part of the Petition (the Described Area), do hereby petition that the Described Area be annexed to and become part of the City of Colorado Springs and do represent and state:

1. It is desirable and necessary that the Described Area be annexed to the City of Colorado Springs.
2. The requirements of Section 31-12-104 and 31-12-105, C.R.S. 1973, as amended, exist or have been met as these sections apply to annexation of the Described Area.
3. That the annexation of the Described Area complies with Section 30 of Article II of the Colorado Constitution.
4. That the undersigned request that the City of Colorado Springs approve the annexation of the Described Area.
5. That the legal description of the land owned by each Petitioner hereto is attached to and made a part of this Petition.

The Petitioner(s) hereto understand and are cognizant of the fact that the City of Colorado Springs ("City") is not legally required to annex the Described Area, and that if the City does annex the Described Area, the annexation shall be upon the conditions and agreement of the Petitioner(s) as set forth in the Annexation Agreement.

NOW, THEREFORE, in consideration of the foregoing statement, and in further consideration of the benefits which will accrue to the Petitioner(s) and the obligations resulting in the City if the Described Area is annexed to the City, the Petitioner(s) will comply with all applicable provisions of the Code of the City of Colorado Springs 20021, as amended, and all applicable ordinances, resolutions, and regulations of the City now existing or as hereinafter amended.

The covenants and agreements herein above set forth shall run with the land owned by each Petition hereto which is subject to this annexation and shall extend to and be binding upon the heirs, assigns, legal representatives and successors to each Petitioner. Each Petitioner expressly accepts the aforesaid covenants and agreements by proceeding with the Petition for Annexation to the City.

**OWNER:**

NORRIS RANCH JOINT VENTURE, LLC

**MAILING ADDRESS:**

PO BOX 1385

COLORADO SPRINGS, CO 80901

AUTHORIZED NAME (Printed):  
Craig Dossey - Authorized Representative

AUTHORIZED SIGNATURE:  
[Handwritten Signature]

DATE:  
9/4/2024

ADDRESS OF PARCEL TO BE ANNEXED:  
ADDITION '6'  
Colorado Springs, CO

LEGAL DESCRIPTION:  
(See Attached Exhibit 'A')

AFFIDAVIT

STATE OF COLORADO )

) ss.

COUNTY OF EL PASO )

The foregoing instrument was executed before me this 4 day of Sept, 2024, by  
Craig Dossey

(Printed Name)

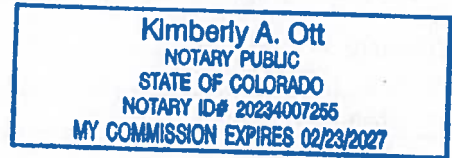
Kimberly A Ott

(Signature)

9-4-24

(Date)

Witness my hand and official seal:



My Commission expires: 2-23-2027

Notary Public: Kimberly A Ott

The notarization signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107 (1)(cc)(IX)).

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LEGAL DESCRIPTION  
Norris Ranch Area

November 21, 2024

A portion of Sections 3, 4, and 5, Township 15 South, Range 65 West, and Sections 32, 33, and 34, Township 14 South, Range 64 West, all of the Sixth Principal Meridian, County of El Paso, Colorado, being more particularly described as follows:

**BEGINNING** at the North 1/4 Corner of said Section 32; thence along the north line of the Northeast Quarter of said Section 32, S89°38'17"E (Basis of Bearings is the north line of the Northeast Quarter of Section 32, Township 14 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 2-1/2" aluminum cap, properly marked, stamped PLS 22095, flush with grade and at the Northwest Corner of Section 33, Township 14 South, Range 65 West of the Sixth Principal Meridian, by a 3-1/4" aluminum cap, properly marked, stamped PLS 27270, flush with grade and measured to bear S89°38'17"E, a distance of 2597.62 feet), a distance of 2597.62 feet, to the Northwest Corner of said Section 33; thence along the North line of said Section 33, N89°31'16"E, a distance of 1299.28 feet, to the West 1/16<sup>th</sup> corner shared between Section 28, Township 14 South, Range 64 West and said Section 33; thence along the West 1/16<sup>th</sup> line, S02°35'00"E, a distance of 1318.96 feet, to the North-West 1/16<sup>th</sup> Corner of said Section 33; thence along the North 1/16<sup>th</sup> line of said Section 33, N89°30'42"E, a distance of 1305.00 feet, to the Center-North 1/16<sup>th</sup> Corner of said Section 33; thence along the North-South Center line of said Section 33, N02°50'16"W, a distance of 1318.97 feet, to the North 1/4 Corner of said Section 33; thence along the North line of said Section 33, N89°32'00"E, a distance of 2598.45 feet, to the Northeast Corner of said Section 33; thence along the East line of said Section 33, S03°02'26"E, a distance of 2623.99 feet, to the East 1/4 Corner of Said Section 33; thence along the East-West Center line of said Section 34, N89°23'24"E, a distance of 1326.61 feet, to the Center-West 1/16<sup>th</sup> Corner of said Section 34; thence along the west line of Parcel 19 as described in Application 96/176 recorded as Reception Number 98152755, S02°47'42"E, a distance of 2422.85 feet, to the north corner of Parcel 16 as described in said Application; thence along the arc of a curve to the right, having a radius of 1920.00 feet, a central angle of 5°51'19", a distance of 196.21 feet to the northwest corner of Parcel 17 as described in said Application; thence along the west line of said Parcel 17, the following three (3) courses;

1. along the arc of a compound curve to the right, having a radius of 1920.00 feet, a central angle of 35°36'59", a distance of 1193.52 feet;
2. S38°40'43"W, a distance of 690.00 feet;
3. along the arc of a curve to the left, having a radius of 2080.00 feet, a central angle of 26°50'23", a distance of 974.36 feet, to the north corner of Parcel 14 as described in said Application;

thence along the west line of said Parcel 14, the following three (3) courses;

1. along the arc of a curve to the left, having a radius of 2080.00 feet, a central angle of 12°50'19", a distance of 466.08 feet;
2. S00°59'58"E, a distance of 1,378.90 feet;
3. along the arc of a curve to the right, having a radius of 938.94 feet, a central angle of 90°50'07", a distance of 1488.57 feet to the southwest corner of said Parcel 14;

thence along the north line of the 60' right-of-way as described in Book A, Page 78, the following two (2) courses:

1. S89°50'09"W, a distance of 4240.68 feet;
2. S89°51'16"W, a distance of 1264.61 feet, to the southeast corner of the parcel described in Reception Number 217000009;

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thence leaving said north line, N01°14'08"W, a distance of 2598.21 feet, to a point on the East-West Center line of said Section 5; thence along said Center line, N89°49'10"E, a distance of 1267.44 feet, to the West 1/4 Corner of said Section 4; thence leaving said West 1/4 Corner along the East-West Center line of said Section 4, N89°31'07"E, a distance of 1127.65 feet; thence along the following four (4) courses:

1. N01°10'22"W, a distance of 890.06 feet;
2. S89°31'07"W, a distance of 1114.58 feet;
3. S89°49'10"W, a distance of 1333.11 feet;
4. S01°10'22"E, a distance of 890.13 feet, to a point on the East-West Center line of said Section 5;

thence along said Center line, S89°49'10"W, a distance of 4.65 feet, to the Center-East 1/16th Corner of said Section 5; thence along the East 1/16th line of said Section 5, N01°14'08"W, a distance of 2651.22 feet, to the East 1/16th Corner shared between said Section 5 and said Section 32; thence along the South line of said Section 32, N89°13'19"W, a distance of 1328.25 feet, to the South 1/4 Corner of said Section 32; thence along the North-South Center line of said Section 32, N01°43'12"W, a distance of 2615.20 feet, to the Center 1/4 Corner of said Section 32; thence continuing along said Center line, N01°41'21"W, a distance of 2638.43 feet, to the **POINT OF BEGINNING**.

Containing 76,697,657 Sq. Ft., 1,760.736 acres, more or less.

TOGETHER WITH:

The north 30 feet of the Northwest Quarter of Section 7, Township 15 South, Range 64 West, of the Sixth Principal Meridian, El Paso County, Colorado, contiguous on the south with the Right-of-Way conveyed under Reception Number 099131064.



Stewart L. Mapes, Jr.  
Colorado Professional Land Surveyor No. 38245