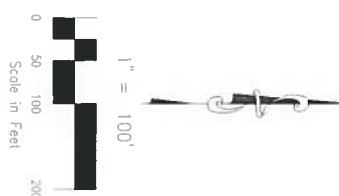
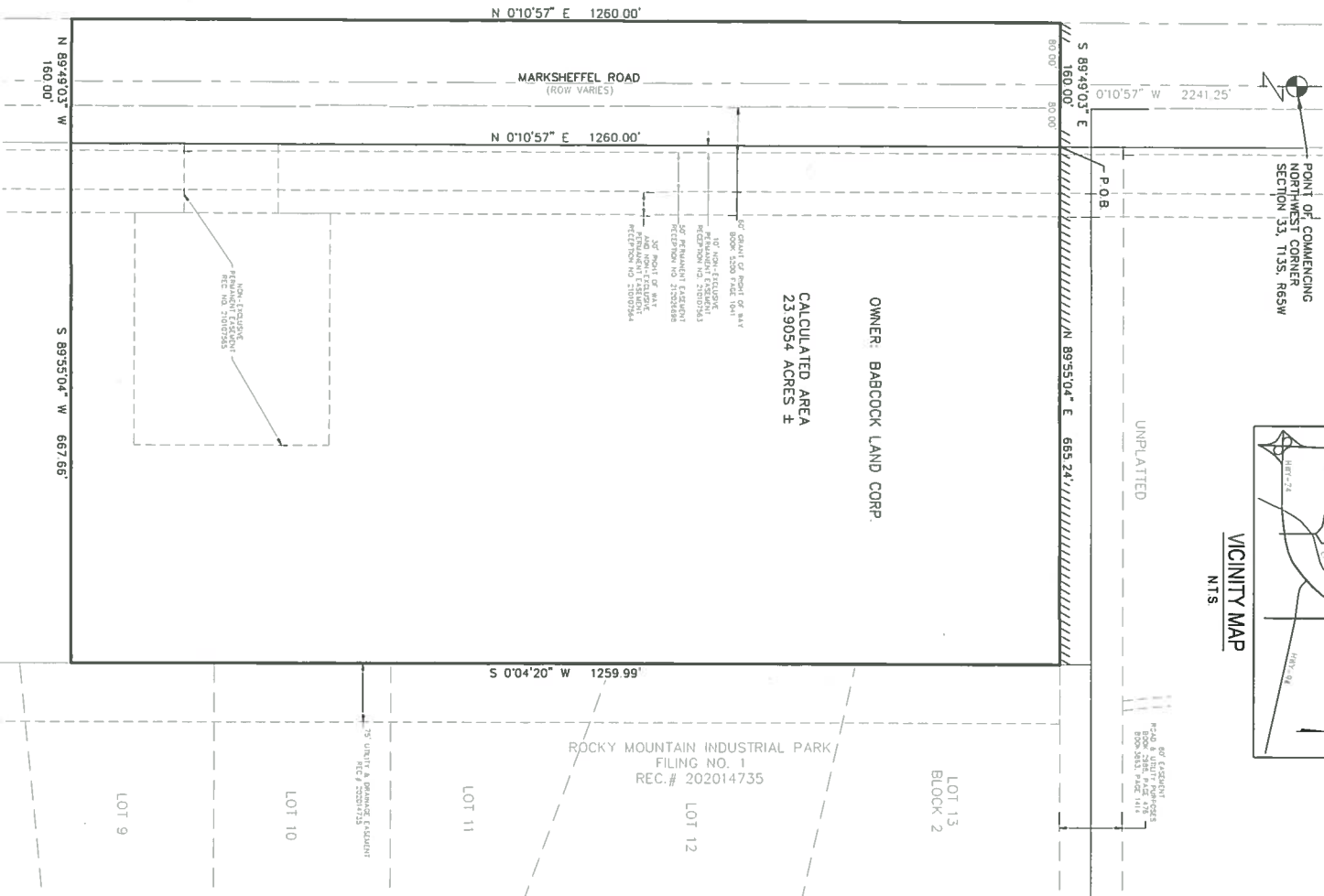
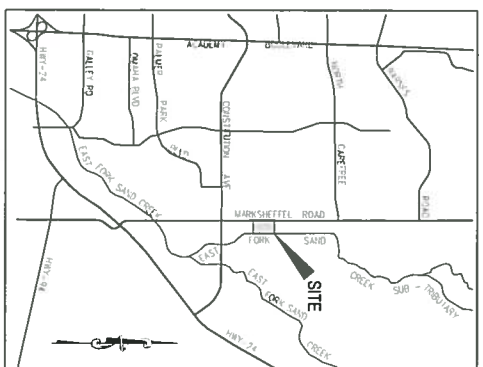


ANNEXATION PLAT

THE SANDS ADDITION NO. 2

TO THE CITY OF COLORADO SPRINGS, STATE OF COLORADO
A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 33,
TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPLE MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



BE IT KNOWN BY THESE PRESENTS:
THAT BARCOCK LAND CORP., BEING THE PETITIONER FOR THE ANNEXATION OF THE HEREINAFTER DESCRIBED PROPERTY:

LEGAL DESCRIPTION:
A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

ON 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 NO. 101577E

THE NORTHEAST CORNER OF SAID SECTION 33, BEING 500.101577W, A DISTANCE OF 2241.25 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 ALSO BEING A POINT ON THE SOUTH END OF SAID SECTION 33, BEING MONUMENTED BY A REBAR (PURSUANT TO BOOK 3883, PAGE 1788, A PAGE 1710 OF SAID COUNTY RECORDS) SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

THE NORTHERLY CORNER OF SAID SECTION 33, BEING 500.101577W, A DISTANCE OF 2241.25 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 ALSO BEING A POINT ON THE SOUTH END OF SAID SECTION 33, BEING MONUMENTED BY A REBAR (PURSUANT TO BOOK 3883, PAGE 1788, A PAGE 1710 OF SAID COUNTY RECORDS) SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

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STATE OF COLORADO }
COUNTY OF EL PASO } SS
THE ABOVE AND FOREGOING WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__ A.D., BY SIGNATORY AND TITLE _____
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____

DETERMINATION OF CONTIGUOUS BOUNDARY
TOTAL PERIMETER TO ANHEX = 4172.89 FEET
TOTAL CONTIGUOUS = 825.24 FEET
TOTAL CONTIGUOUS = 1985
TOTAL AREA TO BE ANNEXED = 23,905.4 ACRES

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. 2.

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 REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO CONSTITUTION AND THE STATUTES THEREUNDER HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CORY L. SHARP
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 32820
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

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 BROGRIAN, RECORDER

BY: _____ DEPUTY
FEE: _____
SURCHARGE: _____

LAND USE REVIEW FILE NUMBER: _____

ANNEXATION PLAT
FILE NO. 23-089
DATE PREPARED: 12/19/2016
DATE REVISED: 4/4/2017

20 BOLDER CREEK, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.565.5465