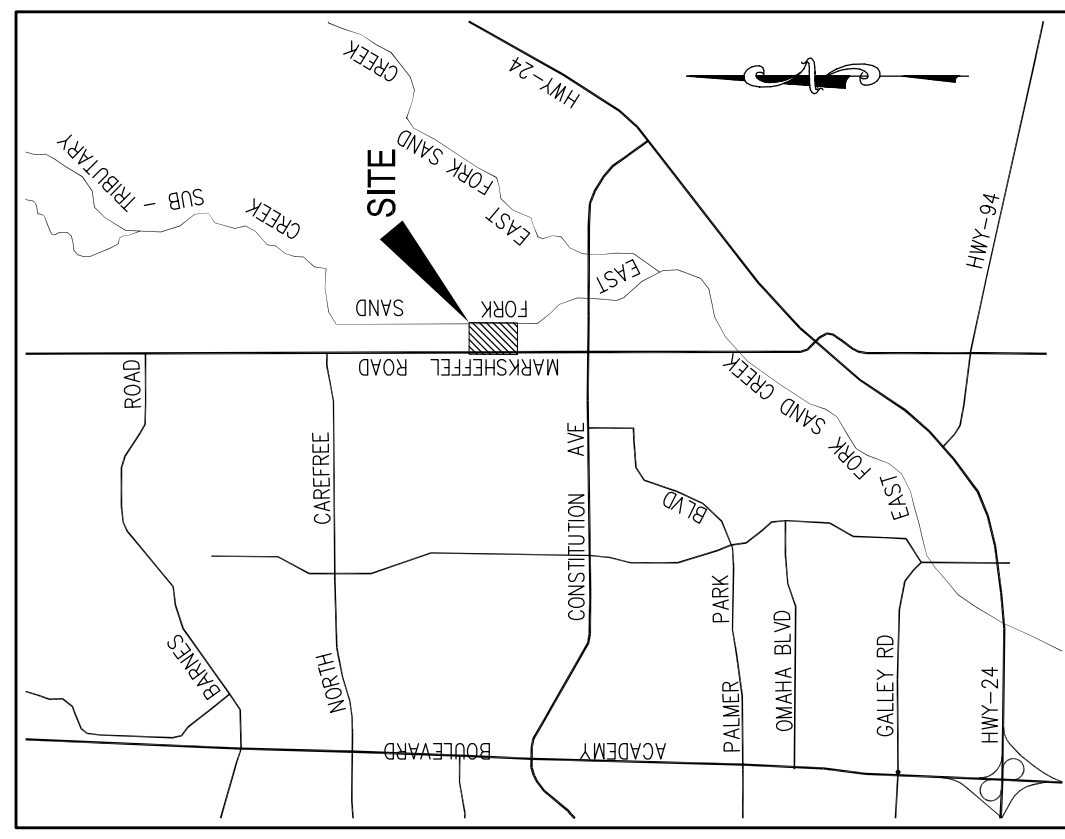


ANNEXATION PLAT THE SANDS ADDITION NO. 2

TO THE CITY OF COLORADO SPRINGS, STATE OF COLORADO
A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 33, AND THE EAST
HALF OF SECTION 32, TOWNSHIP 13 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 WEST HALF OF SECTION 33, AND THE EAST HALF OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF 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 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 07/26/62 OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER; SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF A 80 FOOT EASEMENT FOR ROAD AND UTILITY PURPOSES (PURSUANT TO BOOK 3863 AT PAGE 1414 AND BOOK 2988 AT PAGE 476 OF SAID COUNTY RECORDS); SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE N89°55'04"E ALONG THE SOUTH LINE OF SAID EASEMENT, A DISTANCE OF 665.24 FEET TO A POINT ON THE WESTERLY LINE OF ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 202014735 OF SAID COUNTY RECORDS; THENCE S00°04'20"W ALONG SAID WESTERLY LINE, A DISTANCE OF 1259.99 FEET; THENCE S89°55'04"W, A DISTANCE OF 667.66 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD; THENCE N89°49'03"W, A DISTANCE OF 160.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD; THENCE N00°10'57"E ALONG SAID WESTERLY LINE, A DISTANCE OF 1260.00 FEET; THENCE S89°49'03"E, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING; OR LESS.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 23.9054 ACRES OF LAND, MORE OR LESS.

DO HEREBY REQUEST ANNEXATION TO THE CITY OF COLORADO SPRINGS THE ABOVE DESCRIBED PROPERTY.
BABCOCK LAND CORP.

FIRST SIGNATORY AND TITLE

SECOND SIGNATORY AND TITLE

STATE OF COLORADO }
COUNTY OF EL PASO }

THE ABOVE AND FOREGOING WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ A.D., BY SIGNATORY AND TITLE

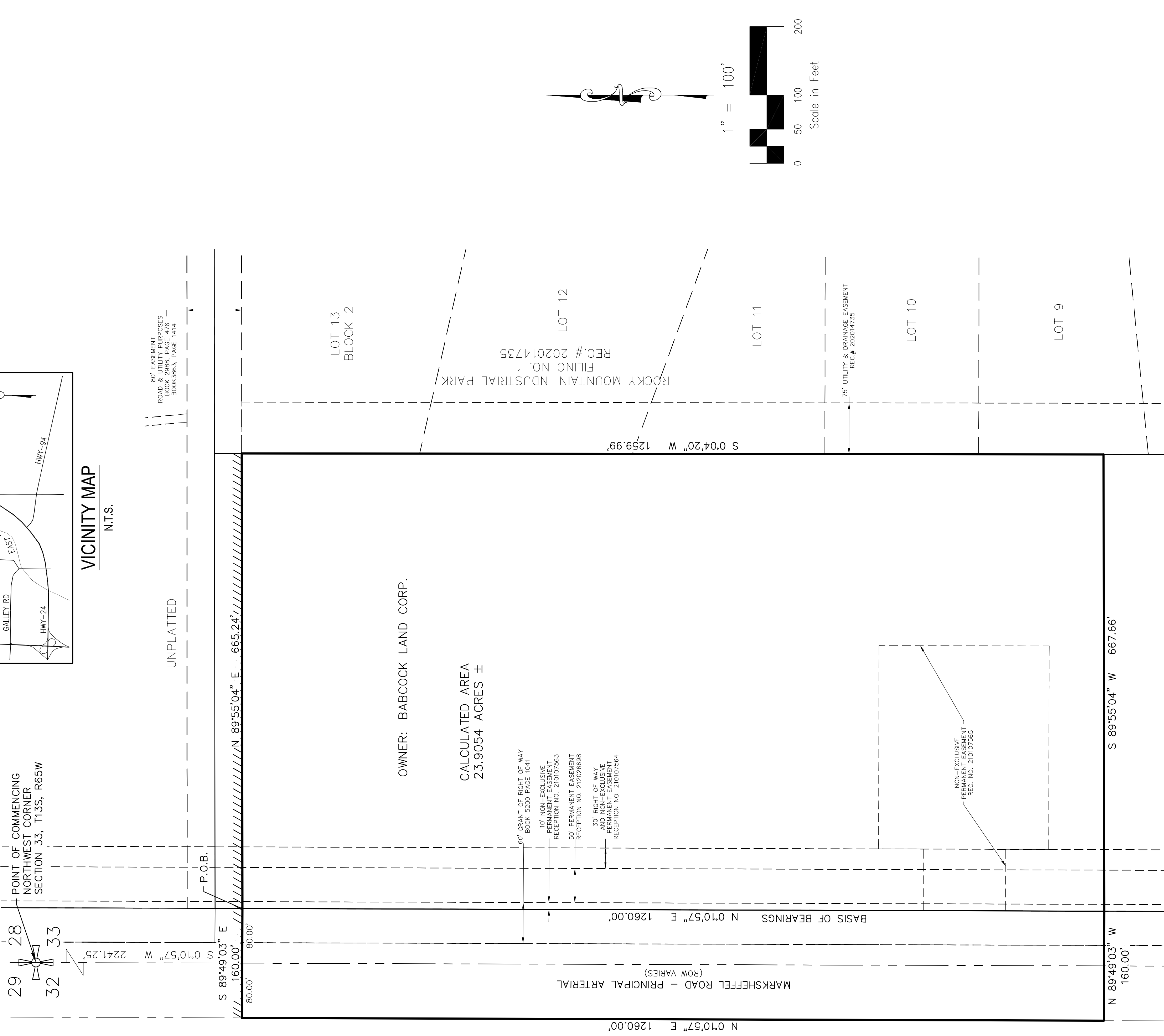
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

DETERMINATION OF CONTIGUOUS BOUNDARY

TOTAL PERIMETER TO ANNEX = 4,172.89 FEET
TOTAL CONTIGUOUS = 825.24 FEET
CONTIGUOUS = 19.8%
TOTAL AREA TO BE ANNEXED = 23.9054 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 PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE LOCATION AND BEARINGS OF THE BOUNDARIES OF THE SUBJECT PROPERTY AND THE RECORDS OF THE CITY OF 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:
BABCOCK LAND CORP.
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 SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT, MAY ANY ACTION BE BROUGHT TO QUESTION THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO }

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: _____

FEES: _____

SURCHARGE: _____

FLOODPLAIN STATEMENT:

REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANELS, CRETAKUSE AND CRENSHAW WITH EFFECTIVE DATES OF MARCH 1997 AND REVISED TO REFLECT LOMR'S DATED NOVEMBER 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 INUNDED BY FLOWS THAT OCCUR DURING A 100-YEAR EVENT FOR WHICH A DETAILED STUDY HAS BEEN PERFORMED AND FOR WHICH BASE FLOOD ELEVATIONS HAVE BEEN ESTABLISHED. COORDINATE EXHIBITS SHOWING THE UPRIMES OF THE PROPOSED SANDS DEVELOPMENT ARE 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 BASIN PLANNING COMMISSION, WILL BE REQUIRED TO BE CONDUCTED TO PREVENT FLOODING OF THE SANDS ADDITION. CIVIL CONSULTANTS, INC. HAS REVIEWED THE LOMR AND 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 MAP AND RECORD THE REVISED FLOODPLAIN IMPACT ZONES.

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



ANNEXATION PLAT
THE SANDS ADDITION NO. 2
JOB NO. 43-089
DATE PREPARED: 12/19/2016
DATE REVISED: 7/27/2017

LAND USE FILE NUMBER: CPC A17-00005

SHEET 1 OF 1