May 6, 2026
Job No. 2451-00

EXHIBIT "A"

A TRACT OF LAND BEING A PORTION OF NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH BOUNDARY LINE OF CANTY SUBDIVISION NO. 2 AS RECORDED AT RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WEST END BY A NO 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AND AT THE EAST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL, ASSUMED TO BEAR N89°52'39"E A DISTANCE OF 1,276.39 FEET.

LOT 1 AND LOT 2, CANTY SUBDIVISION NO. 2, AS RECORDED UNDER RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, STATE OF COLORADO,
EXCEPTING OUT THE TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 225045130, RECORDS OF EL PASO COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 225045130, SAID POINT BEING ON THE NORTHERLY LINE OF SAID CANTY SUBDIVISION NO. 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FIVE (5) FIVE COURSES:

1. N89°52'39"E A DISTANCE OF 1,252.02 FEET;
2. S00°09'55"W A DISTANCE OF 632.21 FEET;
3. S40°50'43"W A DISTANCE OF 46.02 FEET;
4. N00°09'55"E A DISTANCE OF 189.27 FEET;
5. S89°52'39"W A DISTANCE OF 1,220.51 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND A DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 225045130,

THENCE ON THE EASTERLY LINE OF SAID TRACT THE FOLLOWING TWO (2) COURSES:

1. N00°07'11"E A DISTANCE OF 439.95 FEET;
2. N01°35'40"W A DISTANCE OF 37.75 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 602,612 SQUARE FEET OR 13.834 ACRES MORE OR LESS.

TOGETHER WITH

THE TRACT OF LAND A DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 225045130, RECORDS OF EL PASO COUNTY, STATE OF COLORADO,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NUMBER 223088006 OF THE RECORDS OF EL PASO COUNTY, SAID PARCEL IS LOCATED IN A PORTION OF LOT 1 OF THE CANTY SUBDIVISION NO. 2, IN THE WEST HALF OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER SAID PROPERTY DESCRIBED BY RECEPTION NUMBER 223088006, SAID POINT ALSO BEING THE POINT OF BEGINNING;

1. THENCE N89°52'39" E ON THE NORTHERLY PROPERTY LINE OF SAID PARCEL A DISTANCE OF 24.37 FEET;

2. THENCE S01°35'40" E A DISTANCE OF 37.75 FEET;

926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
PHONE: (719) 576-1216 FAX: (719) 576-1206
http://ejsurveying.com

3. THENCE S00°07'11"W TO THE SOUTHERLY PROPERTY LINE OF SAID PROPERTY DESCRIBED BY RECEPTION NUMBER 223088006, A DISTANCE OF 439.95 FEET;

4. THENCE ALONG SAID SOUTHERLY PROPERTY LINE, S89°52'39" W, TO THE EAST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD, A DISTANCE OF 25.85 FEET;

5. THENCE ALONG SAID EAST RIGHT OF WAY LINE, N00°09'41"E., TO SAID NORTHERLY
PROPERTY LINE, A DISTANCE OF 477.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 12,243 SQUARE FEET OR 0.281 ACRES, MORE OR LESS.

ANNEXATION CONTAINS A TOTAL AREA OF 614,855 SQUARE FEET OR 14.115 ACRES

LEGAL DESCRIPTION STATEMENT

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS CORRECT.

_____
JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

ANNEXATION PLAT

PTAA ADDITION NO. 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH RANGE 65 WEST, OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT SSS EDUCATION CORP, A COLORADO NON-PROFIT CORPORATION, THE CITY OF COLORADO SPRINGS, A HOME RULE CITY, AND COLORADO MUNICIPAL CORPORATION, BEING THE PETITIONERS OF THE ANNEXATION OF THE FOLLOWING TRACT OF LAND TO WIT:

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH BOUNDARY LINE OF CANTY SUBDIVISION NO, 2 AS RECORDED AT RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WEST END BY A NO 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AND AT THE EAST END BY A NO, 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL, ASSUMED TO BEAR N89°52'39"E A DISTANCE OF 1,276.39 FEET.

LOT 1 AND LOT 2, CANTY SUBDIVISION NO. 2, AS RECORDED UNDER RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, STATE OF COLORADO, EXCEPTING OUT THE TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 225045130, RECORDS OF EL PASO COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 225045130, SAID POINT BEING ON THE NORTHERLY LINE OF SAID CANTY SUBDIVISION NO. 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FIVE (5) FIVE COURSES:

1. N89°52'39"E A DISTANCE OF 1,252.02 FEET;
2. S00°09'55"W A DISTANCE OF 632.21 FEET;
3. S40°50'43"W A DISTANCE OF 46.02 FEET;
4. N00°09'55"E A DISTANCE OF 189.27 FEET;
5. S89°52'39"W A DISTANCE OF 1,220.51 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND A DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 225045130,

THENCE ON THE EASTERLY LINE OF SAID TRACT THE FOLLOWING TWO (2) COURSES:

1. N00°07'11"E A DISTANCE OF 439.95 FEET;
2. N01°35'40"W A DISTANCE OF 37.75 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 602,612 SQUARE FEET OR 13.834 ACRES MORE OR LESS.

TOGETHER WITH

THE TRACT OF LAND A DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 225045130, RECORDS OF EL PASO COUNTY, STATE OF COLORADO,BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NUMBER 223088006 OF THE RECORDS OF EL PASO COUNTY, SAID PARCEL IS LOCATED IN A PORTION OF LOT 1 OF THE CANTY SUBDIVISION NO. 2, IN THE WEST HALF OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER SAID PROPERTY DESCRIBED BY RECEPTION NUMBER 223088006, SAID POINT ALSO BEING THE POINT OF BEGINNING;

1. THENCE N89°52'39" E ON THE NORTHERLY PROPERTY LINE OF SAID PARCEL A DISTANCE OF 24.37 FEET;
2. THENCE S01°35'40" E A DISTANCE OF 37.75 FEET;
3. THENCE S00°07'11"W TO THE SOUTHERLY PROPERTY LINE OF SAID PROPERTY DESCRIBED BY RECEPTION NUMBER 223088006, A DISTANCE OF 439.95 FEET;
4. THENCE ALONG SAID SOUTHERLY PROPERTY LINE, S89°52'39" W., TO THE EAST RIGHT OF WAY LINE OF MARKSHEFFEL ROAD, A DISTANCE OF 25.85 FEET;
5. THENCE ALONG SAID EAST RIGHT OF WAY LINE, N00°09'41"E., TO SAID NORTHERLY PROPERTY LINE, A DISTANCE OF 477.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 12,243 SQUARE FEET OR 0.281 ACRES, MORE OR LESS.

ANNEXATION CONTAINS A TOTAL AREA OF 614,855 SQUARE FEET OR 14.115 ACRES

OWNER:

THE AFOREMENTIONED, SSS EDUCATION CORP, A COLORADO NON-PROFIT CORPORATION, SHUBHAM PANDEY, PRESIDENT , HAS EXECUTED THIS INSTRUMENT THIS _____DAY OF _____202___A.D.

BY: _____
SHUBHAM PANDEY, PRESIDENT, SSS EDUCATION CORP, A COLORADO NON-PROFIT CORPORATION

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202__ A.D., BY SHUBHAM PANDEY, PRESIDENT, SSS EDUCATION CORP, A COLORADO NON-PROFIT CORPORATION

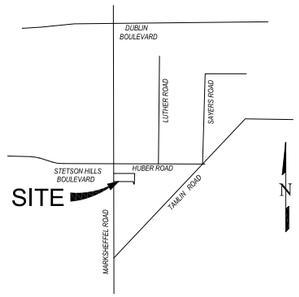
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

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.*



VICINITY MAP
NOT TO SCALE

OWNER:

THE AFOREMENTIONED, CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20__ A.D.

_____
BLESSING A. MOBOLADE,
MAYOR

ATTEST:

_____
CITY CLERK

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ A.D. BY BLESSING A. MOBOLADE, MAYOR OF THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY, AND COLORADO MUNICIPAL CORPORATION.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA FOR ANNEXATION = 3,867.94 FEET.
- ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER AREA = 644.66 FEET.(16.67%)
- PERIMETER OF THE AREA CONTIGUOUS WITH THE EXISTING CITY LIMITS = 1,109.90 FEET.(28.69%)
- TOTAL AREA TO BE ANNEXED = 614,855 SQUARE FEET

GENERAL NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
2. THIS ANNEXATION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON COMMITMENT NO. 720-511312-23, PREPARED BY FIDELITY NATIONAL TITLE WITH AN EFFECTIVE DATE OF AUGUST 17, 2023 AT 8:00 A.M.
3. **BASIS OF BEARINGS:** THE NORTH BOUNDARY LINE OF CANTY SUBDIVISION NO. 2, AS RECORDED UNDER RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WEST END BY A NO, 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AND AT THE EAST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL, ASSUMED TO BEAR N89°52'39"E A DISTANCE OF 1,276.39 FEET.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. THIS MAP IS NOT A LAND SURVEY PLAT OR AND IMPROVEMENT SURVEY PLAT, THE PURPOSE OF THIS MAP IS TO GRAPHICALLY SHOW THE AREA TO BE ANNEXED TO THE CITY OF COLORADO SPRINGS AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
6. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
7. DATE OF PREPARATION IS APRIL 09, 2026.
8. THE EAST LINE OF THIS ANNEXATION SHOWN HEREON IS THE SAME AS THE WEST LINE OF THE OF THE ANNEXATION PLAT OF BANNING-LEWIS RANCH NO. 9.
9. TAMLIN ROAD LIES ADJACENT TO A PORTION OF THE ANNEXED SITE. EDWARD-JAMES SURVEYING, INC., WAS NOT PROVIDED WITH ANY PUBLIC DOCUMENT DEFINING OR GRANTING USE.
10. THIS SITE IS SUBJECT TO THE AVIGATION EASEMENT PER THE DOCUMENT RECORDED IN BOOK 3707 AT PAGE 571, RECORDS OF EL PASO COUNTY, COLORADO.
11. THIS SITE IS SUBJECT TO THE PIPE LINE EASEMENT RECORDED IN BOOK 798 AT PAGE 161. THIS EASEMENT DOES NOT CONTAIN A SPECIFIC LOCATION AND IS BLANKET IN NATURE.
12. AN ENCROACHMENT AGREEMENT FROM THE GAS LINE OWNERS MUST BE RECEIVED PRIOR TO LAND DISTURBANCE.
13. A PORTION OF LOT 1, CANTY SUBDIVISION NO. 2 WAS DEEDED TO THE CITY OF COLORADO SPRINGS IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 225045130.

THIS SURVEY IS BASED UPON THE ANNEXATION PLATS AND PLANS AND DOCUMENTS AS SHOWN BELOW:

ANNEXATION PLAT- EASTVIEW ESTATES

ANNEXATION PLAT- BANNING-LEWIS RANCH NO. 2

ANNEXATION PLAT- BANNING-LEWIS RANCH NO. 9

DEED RECEPTION NUMBER 225045130

CITY APPROVAL:

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

_____ _____
CITY PLANNING DIRECTOR DATE

_____ _____
CITY ENGINEER DATE

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO THE ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY THE ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON THE _____DAY OF _____ 202_____.

_____ _____ _____
CITY CLERK DATE

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE-DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS WITH THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

_____
JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE AT _____O'CLOCK ___M. THIS _____ DAY OF _____, 202__A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____ STEVE SCHLEIKER, RECORDER

SURCHARGE:_____ BY: _____
DEPUTY

FILE NO. ANEX-23-0027

REVISIONS		
NO.	DESCRIPTION	DATE
1.	REMSE NOTES	6-16-2025
2.	REMSE NOTES	4-08-2026
3.	ADDRESSED CITY COMMENTS	4-17-2026

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206
4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247

ANNEXATION PLAT
PTAA ADDITION NO. 1

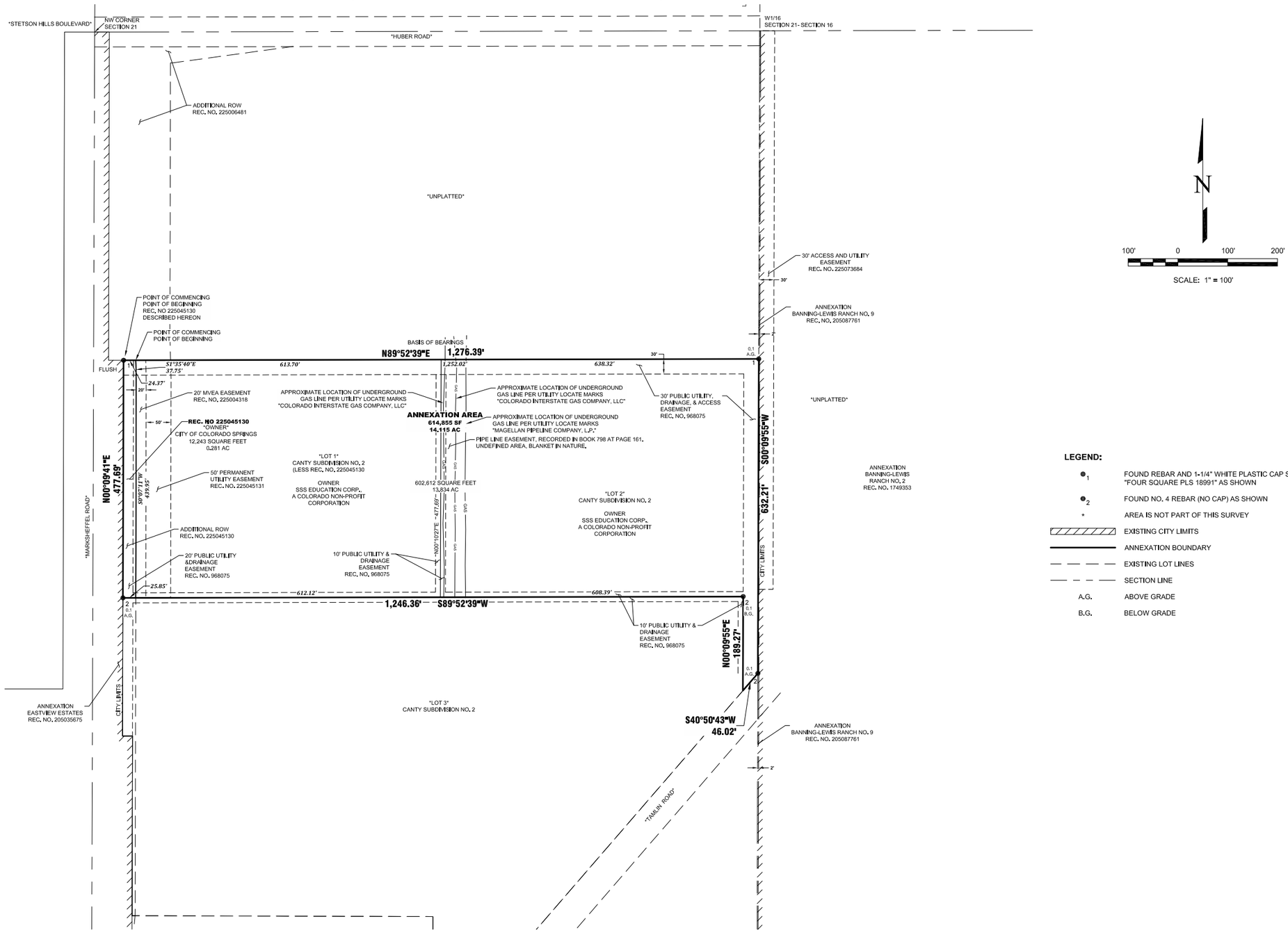
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TWP 13S R65W OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2451-00
DATE CREATED	8/14/2023
DATE ISSUED	4/17/2026
SHEET NO	1 OF 2

ANNEXATION PLAT

PTAA ADDITION NO. 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH RANGE 65 WEST, OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO



LEGEND:

●1	FOUND REBAR AND 1-1/4" WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AS SHOWN
●2	FOUND NO. 4 REBAR (NO CAP) AS SHOWN
*	AREA IS NOT PART OF THIS SURVEY
	EXISTING CITY LIMITS
	ANNEXATION BOUNDARY
	EXISTING LOT LINES
	SECTION LINE
A.G.	ABOVE GRADE
B.G.	BELOW GRADE

FILE NO. ANEX-23-0027

REVISIONS

NO.	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206
4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247

ANNEXATION PLAT
PTAA ADDITION NO. 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TWP 13S R65W OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2451-00
DATE CREATED	8/14/2023
DATE ISSUED	4/17/2026
SHEET NO	2 OF 2