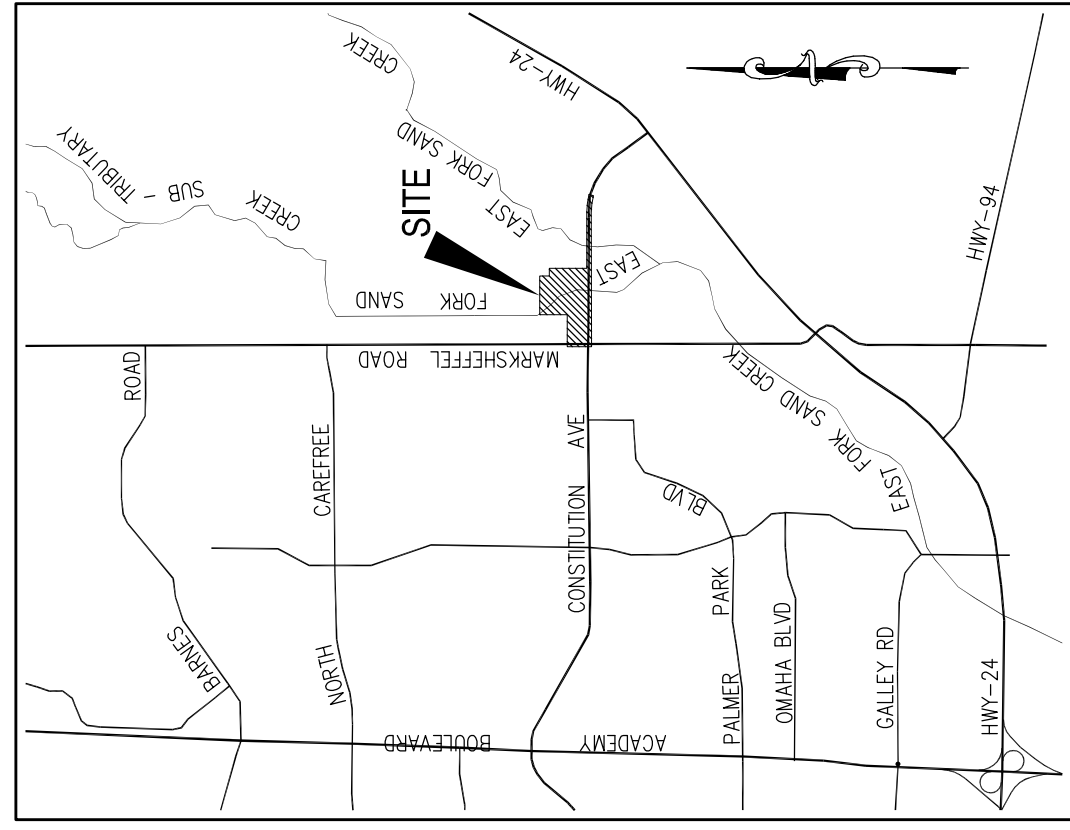


**DETERMINATION OF CONTIGUOUS BOUNDARY**

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

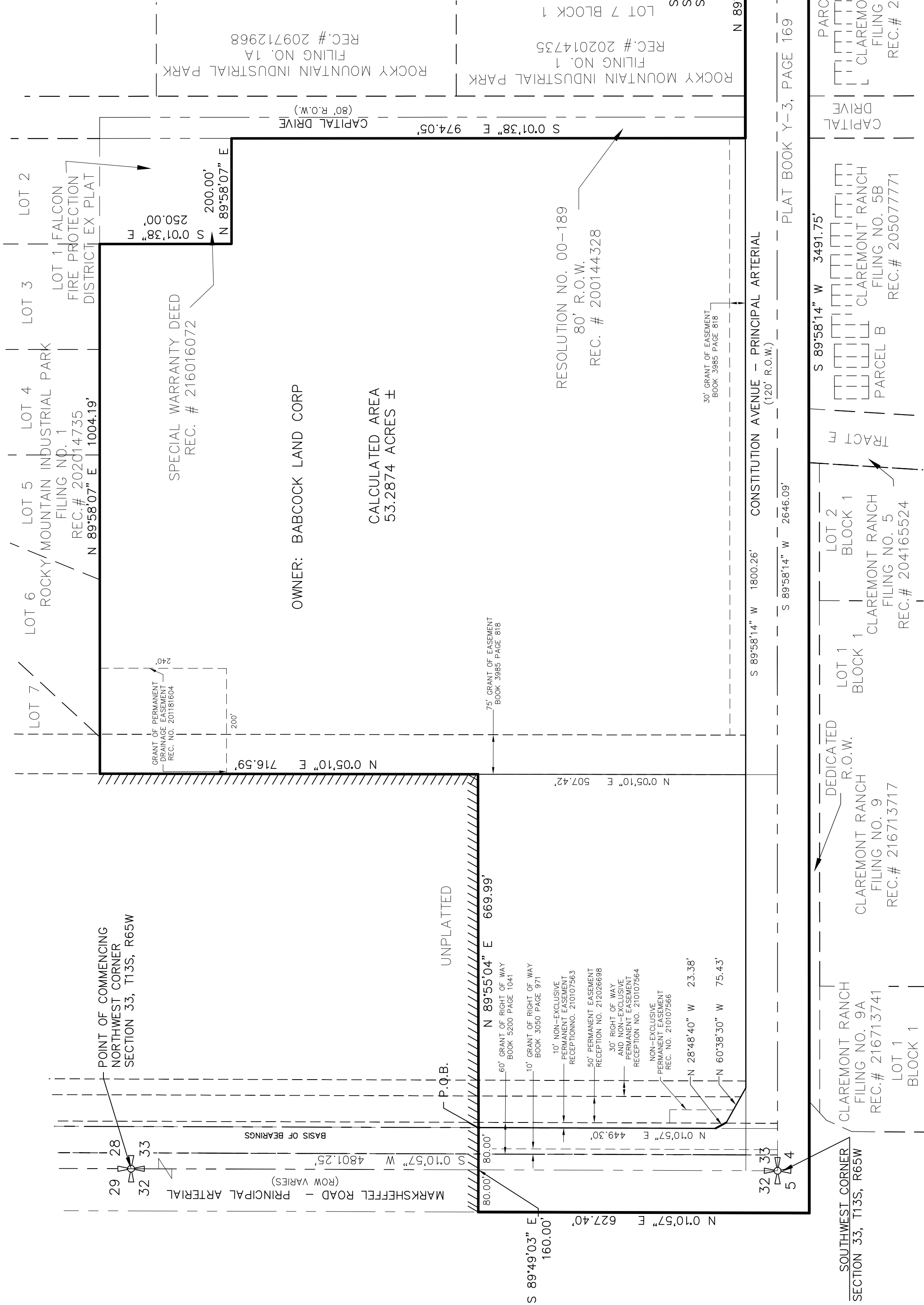
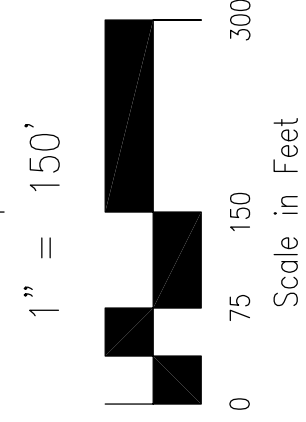
TO THE CITY OF COLORADO SPRINGS, STATE OF COLORADO  
 A PARCEL OF LAND LYING WITHIN THE SOUTH HALF OF SECTION 33, AND THE EAST HALF OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST, AND THE NORTH HALF OF SECTION 4, AND A PORTION OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, 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 480.125 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 0804100Z58F, WITH EFFECTIVE DATES OF MARCH 17, 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 INUNDATED BY FLOWS THAT OCCUR DURING A 100-YEAR EVENT, FOR WHICH A DETAILED STUDY HAS BEEN PERFORMED AND FOR WHICH PANEL MAPS NUMBERS, 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 MAP AND RECORD THE REVISED 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 INDEPENDENTLY SURVEYED AND ACCURATELY SURVEYED, AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS 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 THAT IS DISCOVERED 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: \_\_\_\_\_



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

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