N 0'10'57" E

N 28'48'40" W 23.38'

60°38'30" W 75,43

SOUTHWEST CORNER SECTION 33, 1135, R65W

CLAREMONT RANCH FILING NO. 9A REC.# 216713741

CLAREMONT RANCH FILING NO. 9 REC.# 216713717

LOT 1
BLOCK 1
CLAREMONT RANCH
FILING NO. 5
REC.# 204165524

TED

LOT 2 BLOCK 1

TRACT E

PARCEL B FILING NO. 5B
REC.# 205077771

CAPITAL DRIVE

CLAREMONT RANCH | FILING NO. 5 REC.# 204165524

CLAREMONT RANCH FILING NO. 5 REC.# 204165524

TRACT C

S 89'58'14" W 3491.75"

S 89'58'14" W

CONSTITUTION AVENUE

BOOK

Y-3, PAGE 169

89'58'14" E

688.41

SOUTHEAST CORNER SOUTHWEST QUARTER SECTION 33, T135, R65W

ANNEXATION PLAT BANNING-LEWIS RANCH NO. 2 REC.# 1749353

SON 3385 PACE BIB

LOT 1

S 89'49'03" E

BOOK 5200 PAGE 1041

N 89'55'04" E 669.

UNPLATTED

BOOK JOSO PACE 971

TO NON-EXCLUSIVE
PECEPTIONNO STOROTS63

RESOLUTION NO. 00-189

S 0'01'38" E

974.05

80' R.O.W. REC. # 200144328

ROCKY MOUNTAIN INDUSTRIAL FILING NO. 1 REC.# 202014735

NOTARY PUBLIC

MARKSHEFFEL

N 0'05'10" E 716.59' | VSS

OWNER:

BABCOCK LAND CORP

CALCULATED AREA 53.2874 ACRES ±

ROAD

POINT OF COMMENCING NORTHWEST CORNER SECTION 33, T13S, R65W

- DRAWACE PEC. NO.

SPECIAL WARRANTY DEED REC. # 216016072 \

z S 0'01'38" 250.00'

200.00° 89°58'07"

LOT 7

LOT 6 LOT 5 LOT 4
ROCKY MOUNTAIN INDUSTRIAL PARK

LOT 3

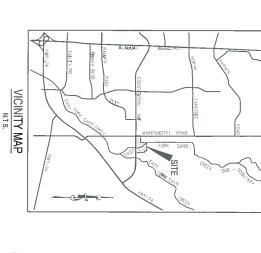
LOT 2

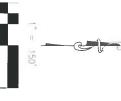
LOT 1 FALCON
FIRE PROTECTION
DISTRICT FX PLAT

干 SANDS ADD ANNEXATION PLAT TION NO.

4

TO THE CITY OF COLORADO SPRINGS, STATE OF COLORADO
A PARCEL OF LAND LYING WITHIN THE SOUTH HALF OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST, AND THE NORTH HALF OF
SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPLE 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:

I. OF LAND LYING WITHIN THE SOUTH HALF OF SECTION 33, TOWNSHIP 13 SOUTH, 55 WEST AND THE HORTH HALF OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 "THE SIXTH PRINCIPAL MERDIDAN, EL PASO COUNTY, COLOPADO, AND BEING MORE ARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS. BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD BEING CONCODENT WITH A LINE BEING 80,000 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 33, BERHG 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 NOO'10'57"E.

COMMENCING AT THE HORTHWEST CORNER OF SAID SECTION 33.

THENCE SOUT 10'57'W, A DISTANCE OF 4801.25 FEET TO A POINT COINCIDENT WITH CENTERLINE OF MARKSHEFFEL ROAD.

THENCE SS9'9'57'3"E, A DISTANCE OF 80 00 FEET TO A POINT ON THE EASTERLY RIGHT—WAY LINE OF SAID MARKSHEFFEL ROAD AS CONNEYED TO EL PASO COUNTY BY WARRANTY DEED AS RECORDE SEPTEMBER 14, 2010 UNDER RECEPTION NO. 210107562

THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER SAID POINT BEING POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED: SODIOSTYM, A DISTANCE OF 4801.25 FEET TO A POINT COINCIDENT WITH WE OF MARKSHEFFEL ROAD; VE OF SOUTH ON THE EASTERLY RIGHT-4589-49'03"E, A DISTANCE OF EO.00 FEET TO A POINT ON THE EASTERLY RIGHT-45 OF SAID MARKSHEFFEL ROAD AS CONNETE TO EL PASO COUNTY BY OF SAID MARKSHEFFEL ROAD AS CONNETE TO EL PASO COUNTY BY OF THE EL PASO COUNTY CLERK AND RECORDER SAID POINT BEING BEING OF THE EL PASO COUNTY CLERK AND RECORDER SAID POINT BEING BEING BEING OF THE PARCEL OF LAND HEREIN DESCRIBED;

T 7, BLOCK 2 AS PLATTED IN ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1, AS CORNED UNDER RECEPTION NO. 202014735 OF SAN COUNTY RECORDS;

ROCE NEW STORM THE SOUTHERLY LINE OF BLOCK 2, AS PLATTED IN SAND ROCKY WITHAN INDUSTRIAL PARK FILING NO. 1, A DISTANCE OF 1004.19 FEEL TO THE RITHWEST CORNER OF THE SPECIAL WARRANTY DEED, AS RECORDED UNDER RECEPTION LINE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAND SPECIAL WARRANTY DEED, TO SAND SPECIAL WARRANTY DEED, TO SAND SPECIAL WARRANTY DEED STORMER OF SAND COUNTY RECORDS;

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIONED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "THE SANDS ADDITION NO. 4".

CITY APPROVAL:

DIRECTOR OF PUBLIC WORKS

1. \$0001387E, A DISTANCE OF 250.00 FEET;
2. NB95507FE, A DISTANCE OF 200.00 FEET TO A POINT ON THE WESTERLY
RIGHT-OF-WAY LINE OF CAPITAL DRIVE AS DESCRIBED IN THE RESOLUTION NO. 00-189, AS
RECORDED UNDER RECEPTION NO. 200144328 OF SAID COUNTY RECORDS;

SOUTO 138"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 974 05 A POINT ON THE MORTHERLY RIGHT-OF-WAY LINE OF CONSTITUTION AVENUE AS ED IN PLAT BOOK Y-3 AT PAGE 189 OF SAID COUNTY, RECORDS, WESSEN 14"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 688 41 OTHE SOUTHEASTERLY CORNER OF LOT 7, BLOCK 1 AS PLATTED IN SAID ROCKY IN MOUSTRAL PARK FILLIG NO. 11.

CHTY CLERK

PURSUANT TO AN ORDINARCE MADE AND ADDPTED BY THE CITY COLORADO, IN 2001

OF COLORADO SPRINGS

DATE

N89581-YE, A DISTANCE 786.41 FEET TO A POINT ON CURVE; ALONG THE ARC OF A 1,397.00 FOOT RADIUS CURVE TO THE RGHT, THROUGH A NIFAL ANGLE OF 1425603". AN ARC LENGH OF 477.90 FEET (THE LONG CHORD HICH BEARS 582°47'56"E. A LONG CHORD DISTANCE OF 476.63 FEET;

THENCE S14'24'55"W ACROSS SAID CONSTITUTION AVENUE, A DISTANCE OF 120,00 FEET TO A POINT ON THE SQUTHERLY RIGHT-OF-WAY LINE OF SAID CONSTITUTION AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES.

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY STATES THAT THE ACCOMPANING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERMISTON AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDINSION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORAD PROVISO STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR'S STATEMENT:

DATE

DATE

ALONG THE ARC OF A 1,777.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL NGLE OF 14°27'53", AN ARC LENGTH OF 44.5.62 FEET (THE LONG CHORD OF WHICH BEARS 2°48'50"M, A LONG CHORD DISTANCE OF 447.42 FEET)

SAID PARCEL CONTAINS A CALCULATED AREA OF 53.2874 ACRES OF LAND, MORE OR LESS THENCE NOO'10'57"E, A DISTANCE OF 627.40 FEET;
THENCE S59'49'03"E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING

DO HEREBY REQUEST ANNEXATION THE CITY OF COLORADO SPRINGS THE ABOVE DESCRIBED PROPERTY

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

FIRST SIGNATORY AND TITLE SECOND SIGNATORY AND TITLE WITNESS MY HAND AND OFFICIAL COUNTY OF EL PASO STATE OF COLORADO SS

O'CLOCK __M, THIS ____ DAY OF __AID DULY RECORDED UNDER RECEPTION NO. RECORDS OF EL PASO COUNTY, COLORADO.

OF THE

COUNTY OF EL PASO \$55

L HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

STATE OF COLORADO

CLERK AND RECORDER:

CAPITAL DRIVE

ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1A REC.# 209712968

BY: DEPUTY FEES: CHUCK BROERMAN, RECORDER

SURCHARGE:

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

DETERMINATION OF CONTIGUOUS BOUNDARY

TRACT A	N 89'58'14" E 765.41"
IGSIDE RIVE	TRACT
Ch=NBZ'48'50"W Cht=44862	Ch=282.47.26.5. Ch=42.83.
120.00° S 14"24"55" W	

ANNEXATION PLAT BANNING-LEMS RANCH NO. 18 REC.# 205101482

ANNEXATION PLAT THE SANDS ADDITION NO. 4 JOB NO 43-089 DATE PREPARED: 12/19/2016 DATE REVISED: 4/14/2017





LAND USE REVIEW FILE NUMBER:

SHEET 1 OF