

# 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, 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:**

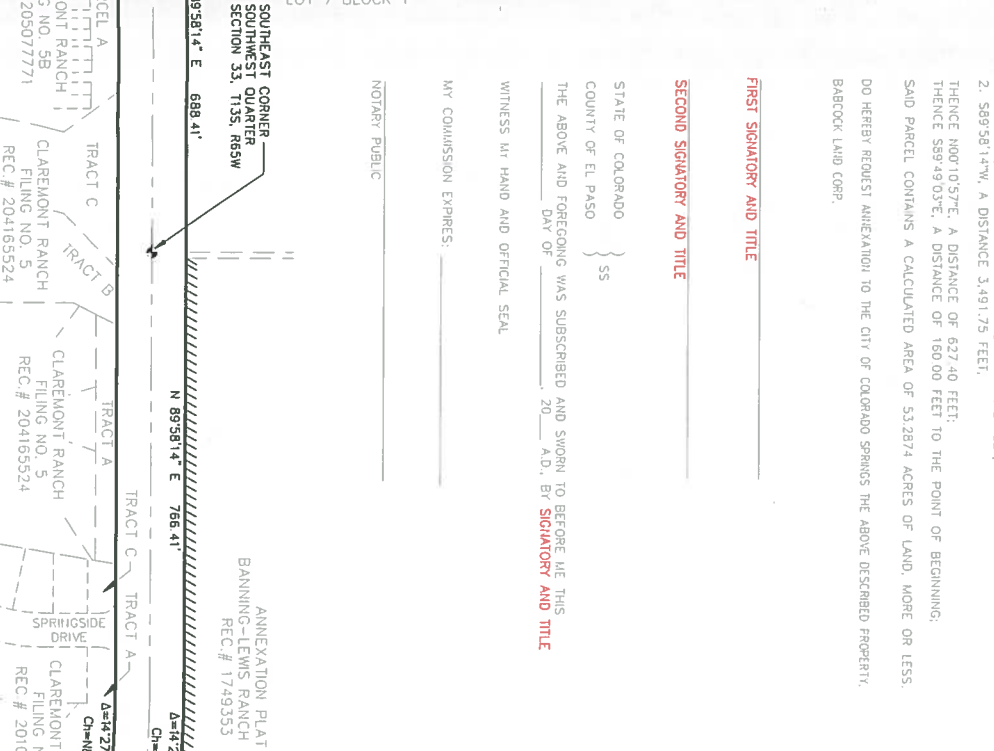
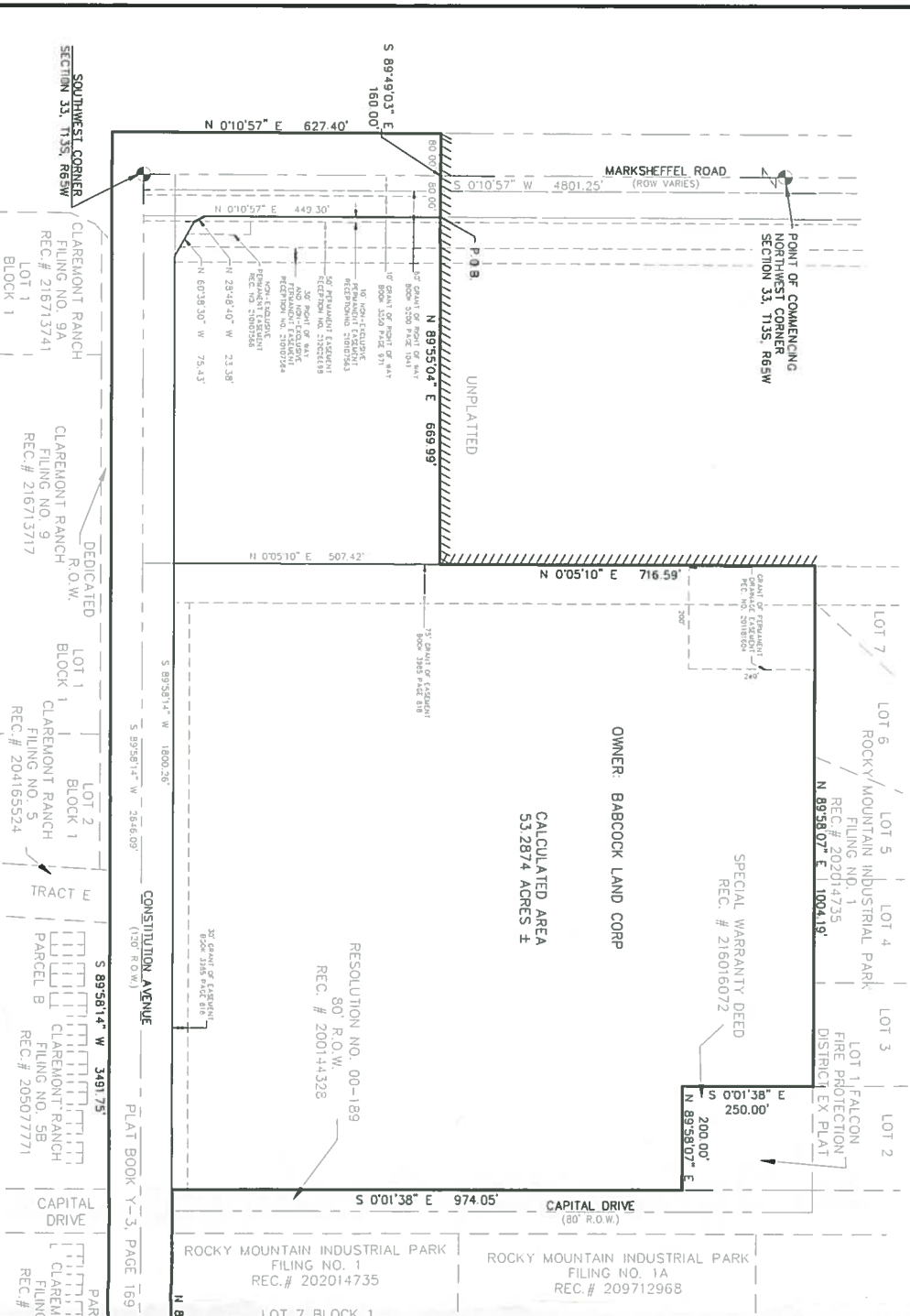
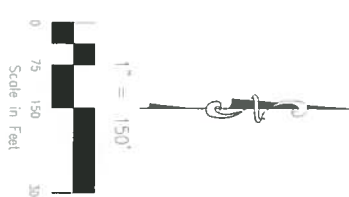
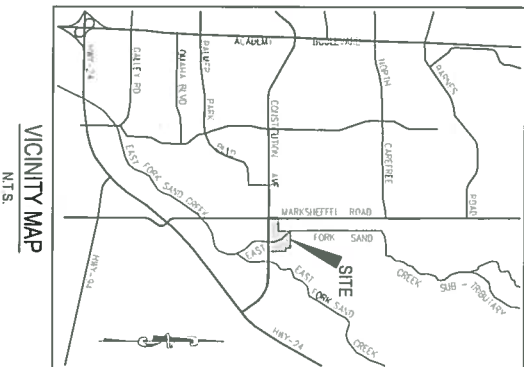
THAT BABCOCK LAND CORP. BEING THE PETITIONER FOR THE ANNEXATION OF THE HEREINAFTER DESCRIBED PROPERTY

**LEGAL DESCRIPTION:**

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, 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 35567", AND AT THE NORTH END BY A NO. 5 REBAR, ASSUMED TO BEAR N001057°E.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33, THENCE S001057°E A DISTANCE OF 4801.25 FEET TO A POINT COINCIDENT WITH THE CENTERLINE OF MARKSHEFFEL ROAD, THENCE S89°49'03"E A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD AS CONNECTED TO EL PASO COUNTY BY THE WARRANTY DEED AS RECORDED SEPTEMBER 14, 2010 UNDER RECEPTION NO. 210107552 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.



**OWNER: BABCOCK LAND CORP.**  
**CALCULATED AREA 53.2874 ACRES ±**

**RESOLUTION NO. 00-189**  
80' R.O.W.  
REC. # 200114328

**SPECIAL WARRANTY DEED**  
REC. # 216016072

**LOT 7 BLOCK 1**  
ROCKY MOUNTAIN INDUSTRIAL PARK  
FILING NO. 1A  
REC. # 209712968

**LOT 1, FALCON FIRE PROTECTION DISTRICT EX PLAT**  
REC. # 202014325

**LOT 2, 3, 4, 5, 6, 7**  
ROCKY MOUNTAIN INDUSTRIAL PARK  
REC. # 202014325

**LOT 1, 2, 3, 4, 5, 6, 7**  
CLAREMONT RANCH  
FILING NO. 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9J, 9K, 9L, 9M, 9N, 9O, 9P, 9Q, 9R, 9S, 9T, 9U, 9V, 9W, 9X, 9Y, 9Z  
REC. # 216713741, 216713742, 216713743, 216713744, 216713745, 216713746, 216713747, 216713748, 216713749, 216713750, 216713751, 216713752, 216713753, 216713754, 216713755, 216713756, 216713757, 216713758, 216713759, 216713760, 216713761, 216713762, 216713763, 216713764, 216713765, 216713766, 216713767, 216713768, 216713769, 216713770, 216713771, 216713772, 216713773, 216713774, 216713775, 216713776, 216713777, 216713778, 216713779, 216713780, 216713781, 216713782, 216713783, 216713784, 216713785, 216713786, 216713787, 216713788, 216713789, 216713790, 216713791, 216713792, 216713793, 216713794, 216713795, 216713796, 216713797, 216713798, 216713799, 216713800

**ANNEXATION PLAT BANNING-LEWIS RANCH NO. 2**  
REC. # 1749333

**ANNEXATION PLAT BANNING-LEWIS RANCH NO. 18**  
REC. # 205101482

**ANNEXATION PLAT THE SANDS ADDITION NO. 4**  
DATE PREPARED: 12/19/2016  
DATE REVISED: 4/14/2017

**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\_\_\_\_ AD. AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
CHUCK BRIDGEMAN, RECORDER

BY: \_\_\_\_\_ DEPUTY

**FEES:**  
FEE: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_

**DETERMINATION OF CONTIGUOUS BOUNDARY**  
TOTAL PERIMETER TO ANNEX = 10,566.31 FEET  
TOTAL CONTIGUOUS = 2,903.37 FEET  
TOTAL AREA TO BE ANNEXED = 53.2874 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. 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 REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER SUPERVISORIAL AND ACCURATELY SHOWS THE DESCRIBED TRACT OF SAID LANDS AND THE SURROUNDING LANDS. THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE COLORADO REVENUE STATUTES, 1973 AS AMENDED, AND 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, LLC.

**CLERK AND RECORDER:**  
STATE OF COLORADO } SS  
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\_\_\_\_ AD. AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
CHUCK BRIDGEMAN, RECORDER

BY: \_\_\_\_\_ DEPUTY

**FEES:**  
FEE: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_

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**CIVIL CONSULTANTS, INC.**  
2090 BROADWAY, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5165

SHEET 1 OF 1