

ANNEXATION PLAT
AUTHENTIX WOLF RANCH, ADDITION NO. 1
LOCATED IN THE EAST HALF OF SECTION 6, 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 THE HOOKS GROUP LP, A TEXAS LIMITED PARTNERSHIP AND TRI-LAKES DEVELOPMENT CORP., A COLORADO CORPORATION, BEING THE PETITIONER FOR THE ANNEXATION OF THE HEREINAFTER DESCRIBED REAL PROPERTY;

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6 AND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, BOTH PORTIONS LOCATED IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, SAID PARCEL ALSO BEING DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT THE EL PASO COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 217136073 AND GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 212073109 IN SAID RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 6 IS ASSUMED TO BEAR SOUTH 88°07'28" WEST AS MONUMENTED ON THE EAST BY A 3.25" ALUMINUM CAP STAMPED, "JRENG 2001, PLS 17502" IN MONUMENT BOX AND ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED, "LS 17477, 2002" WITH ALL OTHER BEARINGS RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6;

THENCE SOUTH 88°07'28" WEST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 6, A DISTANCE OF 60.06 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221157494, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221119650, BOTH RECORDED IN SAID RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°44'40" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED AT RECEPTION NO. 221157494, A DISTANCE OF 181.98 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED BY QUIT CLAIM DEED RECORDED AT RECEPTION NO. 208000846 IN SAID RECORDS;

THENCE SOUTH 88°17'45" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED BY SAID QUIT CLAIM DEED RECORDED AT RECEPTION 208000846 IN SAID RECORDS, A DISTANCE OF 387.74 FEET TO THE NORTHERLY CORNER COMMON TO THAT PARCEL DESCRIBED BY QUIT CLAIM DEED RECORDED AT RECEPTION NUMBER 208000846 IN SAID RECORDS AND THAT PARCEL DESCRIBED AS PARCEL B IN SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 217136073 IN SAID RECORDS;

THENCE SOUTH 00°38'15" WEST ALONG A LINE COMMON TO THAT PARCEL DESCRIBED BY QUIT CLAIM DEED RECORDED AT RECEPTION NUMBER 208000846 IN SAID RECORDS AND THAT PARCEL DESCRIBED AS PARCEL B IN SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 217136073 IN SAID RECORDS, A DISTANCE OF 165.14 FEET TO THE SOUTHERLY CORNER COMMON TO SAID PARCELS AND THE NORTHEAST OWNER OF THAT PARCEL DESCRIBED AT BOOK 3806, PAGE 1241 IN SAID RECORDS;

THENCE SOUTH 88°17'45" WEST, ON THE SOUTHERLY LINE OF SAID PARCEL B AND THE NORTHERLY LINE OF SAID PARCEL DESCRIBED AT BOOK 3806, PAGE 1241 IN SAID RECORDS, A DISTANCE OF 399.85 FEET TO THE MOST WESTERLY CORNER COMMON TO SAID PARCELS ON THE EASTERLY NON-EXCLUSIVE RIGHT-OF-WAY OF FOXTROT DRIVE DESCRIBED BY WARRANTY DEED RECORDED AT BOOK 2751, PAGE 361 IN SAID RECORDS;

THENCE NORTH 00°38'15" EAST, ALONG SAID EASTERLY NON-EXCLUSIVE RIGHT-OF-WAY, A DISTANCE OF 128.16 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED BY PERSONAL REPRESENTATIVE'S DEED RECORDED AT RECEPTION NUMBERS 210010535 AND 213024030 IN SAID RECORDS;

THENCE SOUTH 88°07'28" WEST ON SAID SOUTH LINE, A DISTANCE OF 50.01 FEET TO THE WESTERLY NON-EXCLUSIVE RIGHT-OF-WAY OF SAID FOXTROT DRIVE, ALSO BEING A POINT ON THE EASTERLY LINE OF THAT PARCEL DESCRIBED AS PARCEL C IN SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 217136073 IN SAID RECORDS;

THENCE SOUTH 00°38'15" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 128.01 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AT RECEPTION NO. 211038455 IN SAID RECORDS BEING COINCIDENT WITH THE SOUTHEAST CORNER OF SAID PARCEL C;

THENCE SOUTH 88°17'45" WEST ON A LINE COMMON TO SAID PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED AT RECEPTION NO. 211038455 AND SAID PARCEL C, A DISTANCE OF 399.85 FEET TO THE WESTERLY CORNER COMMON TO SAID PARCELS AND THE EASTERLY LINE OF CUMBRE VISTA SUBDIVISION FILING NO. 6B RECORDED AT RECEPTION NO. 219714309 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY LINE AND THE WESTERLY LINE OF SAID PARCELS DESCRIBED BY SPECIAL WARRANTY DEED AT RECEPTION NUMBER 217136073 IN SAID RECORDS AND BY GENERAL WARRANTY DEED AT RECEPTION NUMBER 212073109 IN SAID RECORDS, THE FOLLOWING THREE (3) COURSES:

- 1. NORTH 00°38'15" EAST, A DISTANCE OF 329.98 FEET;
2. NORTH 00°25'42" EAST, A DISTANCE OF 330.24 FEET;
3. NORTH 00°04'56" EAST, A DISTANCE OF 2.86 FEET TO THE SOUTHERLY LINE OF THE RIDGE AT CUMBRE VISTA FILING NO. 2 RECORDED AT RECEPTION NO. 216713762 IN SAID RECORDS;

THENCE NORTH 88°12'48" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 647.14 FEET TO THE WESTERLY LINE OF CARPENTER SUBDIVISION, RECORDED AT BOOK 32, PAGE 51, RECEPTION NO. 20414 IN SAID RECORDS;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID CARPENTER SUBDIVISION THE FOLLOWING TWO (2) COURSES:

- 1. SOUTH 08°20'05" WEST, A DISTANCE OF 5.66 FEET;
2. NORTH 88°42'00" EAST, A DISTANCE OF 593.17 FEET TO THE NORTHWESTERN CORNER OF A PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. \_\_\_\_\_ IN SAID RECORDS;

THENCE SOUTH 00°45'32" WEST ALONG THE WESTERLY LINE OF LAST SAID PARCEL AND THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221119650 IN SAID RECORDS, A DISTANCE OF 307.22 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 746,278 SQUARE FEET OR 17.1322 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

NOTES

- 1. 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 OR 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 PURSUANT TO STATE STATUTE 13-80-105 C.R.S.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS ANNEXATION MAP DOES NOT REPRESENT A LAND SURVEY PLAT, IMPROVEMENT SURVEY PLAT, OR IMPROVEMENT LOCATION CERTIFICATE AND NO MONUMENTS WERE SET.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
5. BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 6 IS ASSUMED TO BEAR SOUTH 88°07'28" WEST AS MONUMENTED ON THE EAST BY A 3.25" ALUMINUM CAP STAMPED, "JRENG 2001, PLS 17502" IN MONUMENT BOX AND ON THE WEST BY A 2.5" ALUMINUM CAM STAMPED, "LS 17477, 2002".
6. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08041C0529G WITH A MAP REVISED DATE OF DECEMBER 7, 2018.
7. SEE ALTA SURVEY PREPARED BY MANHARD CONSULTING, DATED \_\_\_\_\_ AND FILED WITH THE COUNTY OF EL PASO IN THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_ FOR INFORMATION REGARDING MONUMENTATION, RECORD DIMENSIONS, EASEMENTS, AND BOUNDARY ANALYSIS.

OWNER

IN WITNESS WHEREOF:

THE AFOREMENTIONED, TRI-LAKES DEVELOPMENT CORP., A COLORADO CORPORATION, HAS EXECUTED THIS

INSTRUMENT THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_

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

TITLE: \_\_\_\_\_

NOTARIAL:

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )SS

THE ABOVE AND AFOREMENTIONED WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_ OF THE

TRI-LAKES DEVELOPMENT CORP., A COLORADO CORPORATION

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES \_\_\_\_\_

OWNER

IN WITNESS WHEREOF:

THE AFOREMENTIONED, MCKEEVER INTERESTS LLC, GENERAL PARTNER OF THE HOOKS GROUP LP, A TEXAS LIMITED PARTNERSHIP, HAS EXECUTED THIS

INSTRUMENT THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: SCOTT I. MCKEEVER, JR.

TITLE: MANAGER

NOTARIAL:

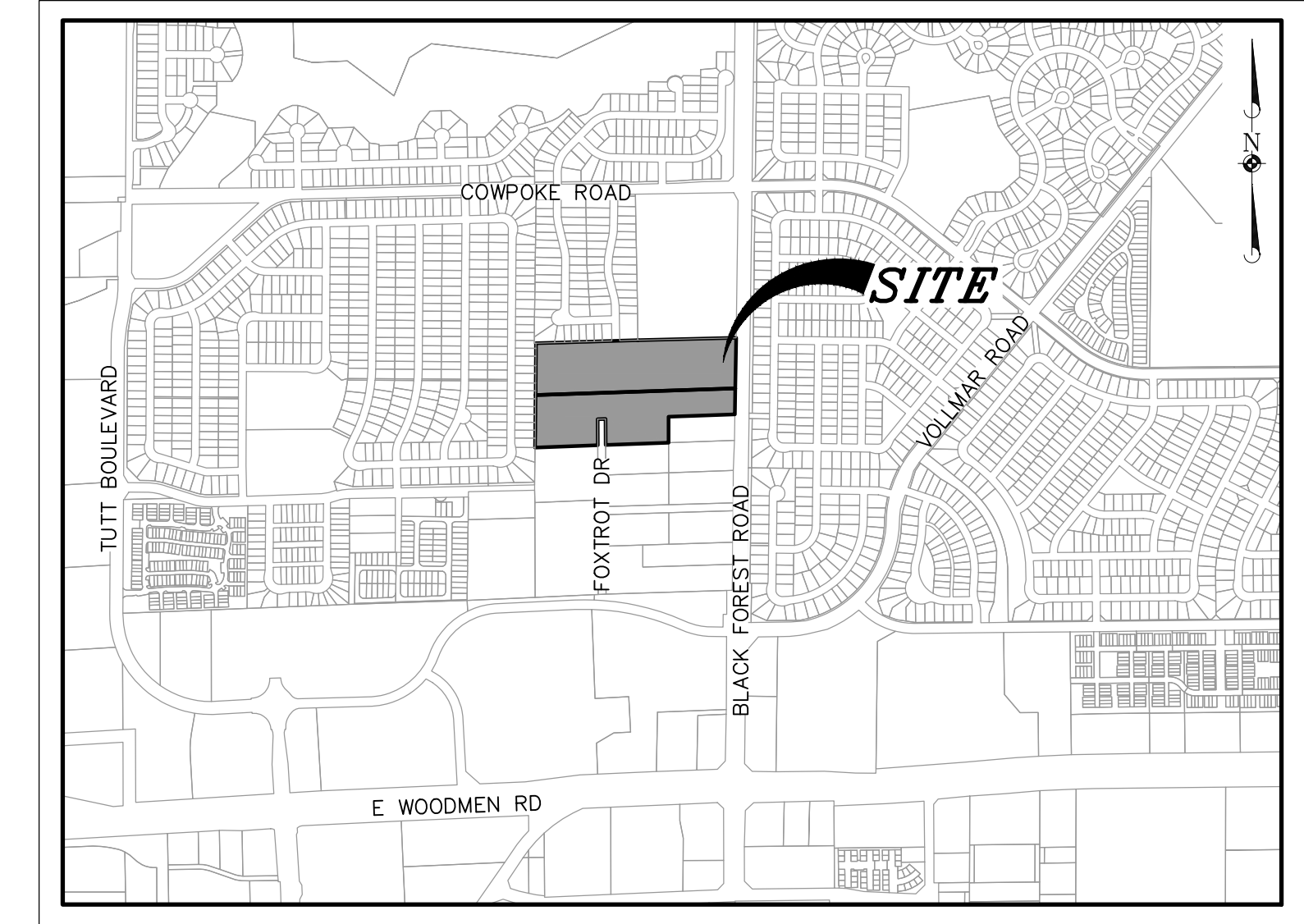
STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )SS

THE ABOVE AND AFOREMENTIONED WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY SCOTT I. MCKEEVER, JR. AS MANAGER OF MCKEEVER INTERESTS LLC, GENERAL PARTNER OF THE HOOKS GROUP LP, A TEXAS LIMITED PARTNERSHIP

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES \_\_\_\_\_



VICINITY MAP

(1" = 1000)

SURVEYOR'S CERTIFICATION

I, DAVID J. BERGLUND, A LICENSED 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.

DAVID J. BERGLUND
COLORADO PLS NO. 38199
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD RD., SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
(303) 708-0500

CONTIGUITY STATEMENT

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 4057.01 FEET.
• ONE-SIXTH (1/6) OF TOTAL PERIMETER AREA = 676.17 FEET (16.67%)
• PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1310.22 FEET (32.30%).

CITY APPROVAL

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

CITY PLANNING DIRECTOR DATE

CITY ENGINEER DATE

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

CITY CLERK DATE

CLERK AND RECORDER

STATE OF COLORADO )
COUNTY OF EL PASO ) S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK \_\_\_M. THIS DAY OF \_\_\_\_\_, 20\_\_ A.D., AND IS DULY RECORDED AT THE RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

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

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

Table with columns for DATE, REVISIONS, and PER CITY COMMENTS with various dates and revision numbers.

Manhard CONSULTING logo and contact information including address, phone, and website.

AUTHENTIX WOLF RANCH, ADDITION NO. 1
COUNTY OF EL PASO, STATE OF COLORADO
ANNEXATION PLAT

Project management information including PROJ MGR, PROJ ASSOC, DRAWN BY, DATE, SCALE, SHEET 1 OF 2, and CPCS003.01.

