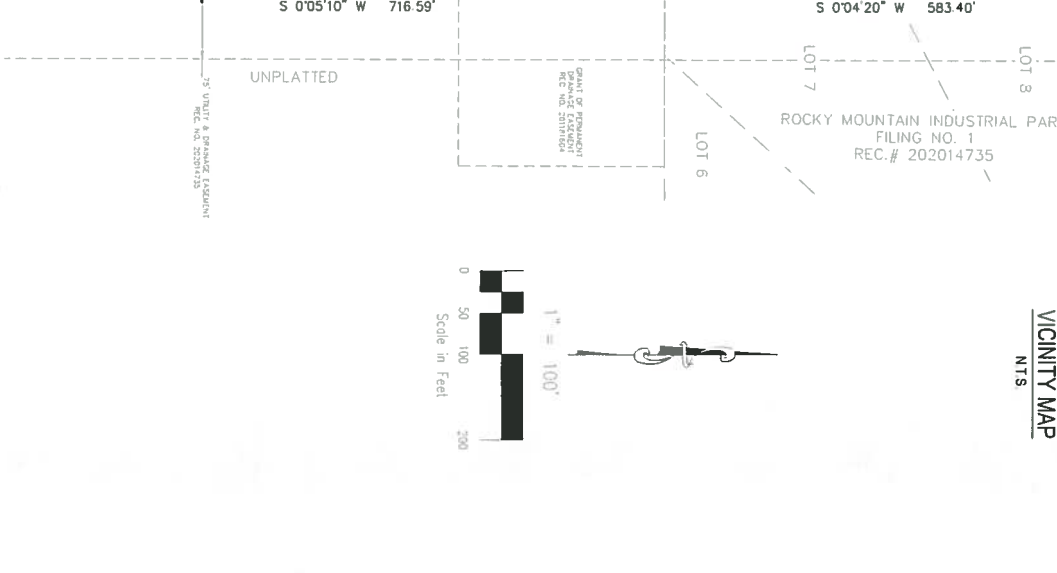
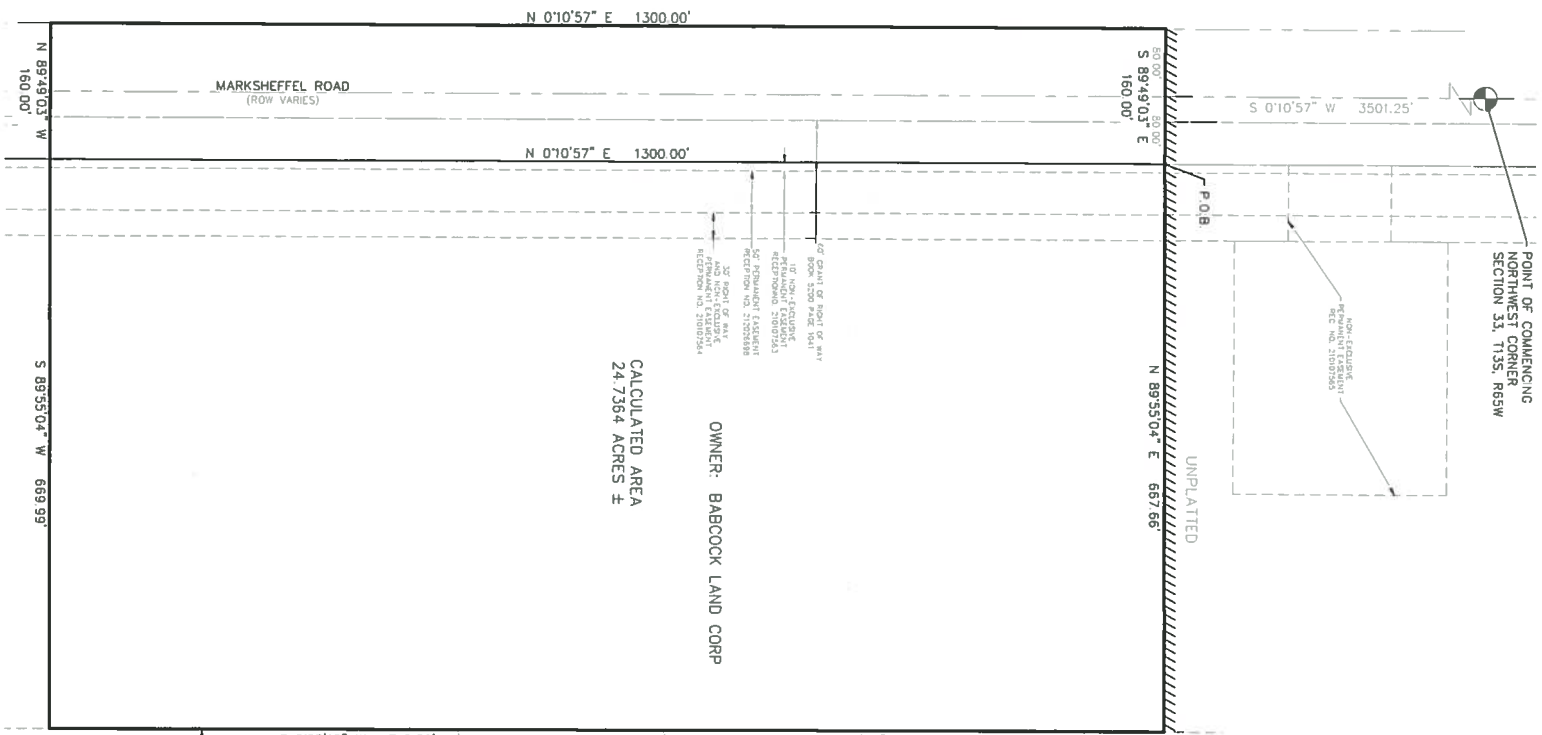
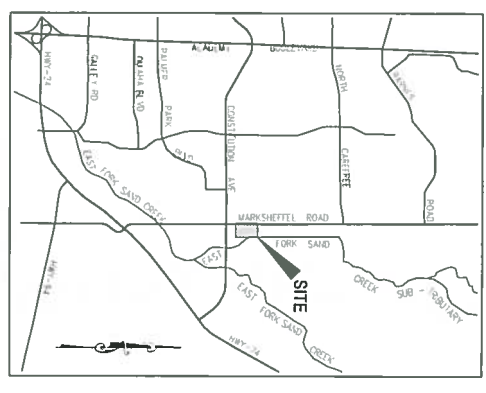


ANNEXATION PLAT

THE SANDS ADDITION NO. 3

TO THE CITY OF COLORADO SPRINGS, STATE OF COLORADO
 A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 33,
 TOWNSHIP 13 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 WEST HALF OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE 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 3501.25 FEET TO A POINT COINCIDENT WITH THE CENTERLINE OF MARKSHEFFEL ROAD;
 THENCE S89°49'03"E, A DISTANCE OF 90.00 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 ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.
 THENCE N89°55'04"E, A DISTANCE OF 667.66 FEET TO A POINT ON THE WESTERLY LINE OF ROCKY MOUNTAIN INDUSTRIAL PARK, FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 202014735 OF SAID COUNTY RECORDS;
 THENCE S00°04'20"W ALONG SAID WESTERLY LINE, A DISTANCE OF 583.40 FEET TO THE SOUTHWESTERLY CORNER OF LOT 7, BLOCK 2 AS PLATTED IN SAID ROCKY MOUNTAIN INDUSTRIAL PARK, FILING NO. 1,
 THENCE S00°05'10"W, A DISTANCE OF 716.59 FEET;
 THENCE S89°55'04"W, A DISTANCE OF 669.99 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD,
 THENCE N89°49'03"E, A DISTANCE OF 130.00 FEET;
 THENCE N00°10'57"W, A DISTANCE OF 130.00 FEET;
 THENCE S89°49'03"E, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 24.7364 ACRES OF LAND, MORE OR LESS.

DO HEREBY REQUEST ANNEXATION TO THE CITY OF COLORADO SPRINGS THE ABOVE DESCRIBED PROPERTY.
 BABCOCK LAND CORP

FIRST SIGNATORY AND TITLE _____

SECOND SIGNATORY AND TITLE _____

STATE OF COLORADO }
 COUNTY OF EL PASO } SS
 THE ABOVE AND FOREGOING WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__ A.D., BY **SIGNATORY AND TITLE**
 WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC _____

DETERMINATION OF CONTIGUOUS BOUNDARY
 TOTAL PERIMETER TO ANNEX = 4,287.64 FEET
 TOTAL CONTIGUOUS = 827.66 FEET
 TOTAL AREA TO BE ANNEXED = 24.7364 ACRES

LAND USE REVIEW FILE NUMBER: _____

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. 3.

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 HIS SUPERVISION 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 MY KNOWLEDGE AND BELIEF.

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

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 BROGEMAN, RECORDER

BY: _____ DEPUTY
 FEES: _____
 SURCHARGE: _____

ANNEXATION PLAT
 THE SANDS ADDITION NO. 3
 JOB NO. 12-089
 DATE PREPARED 12/19/2016
 DATE REVISED 4/4/2017

