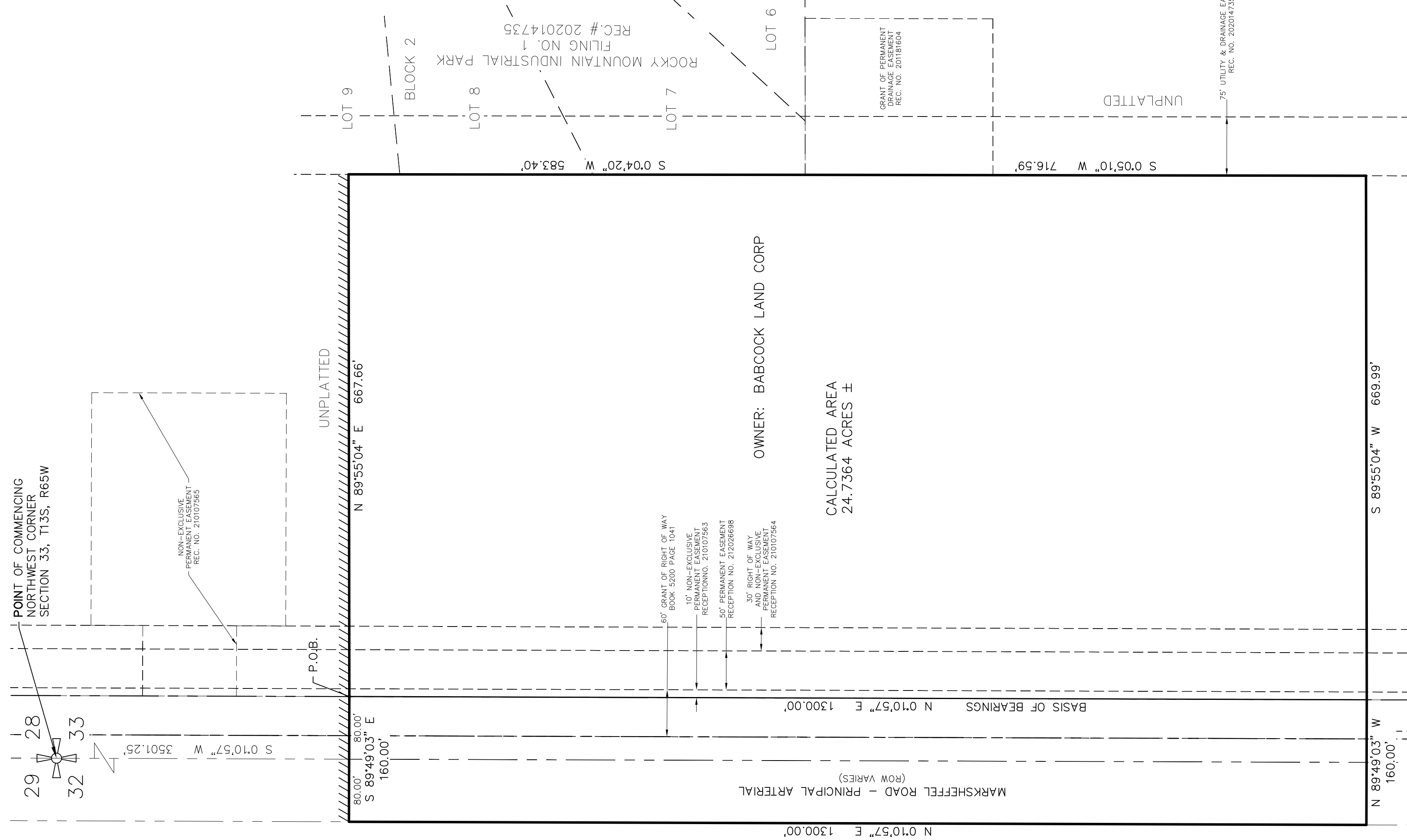
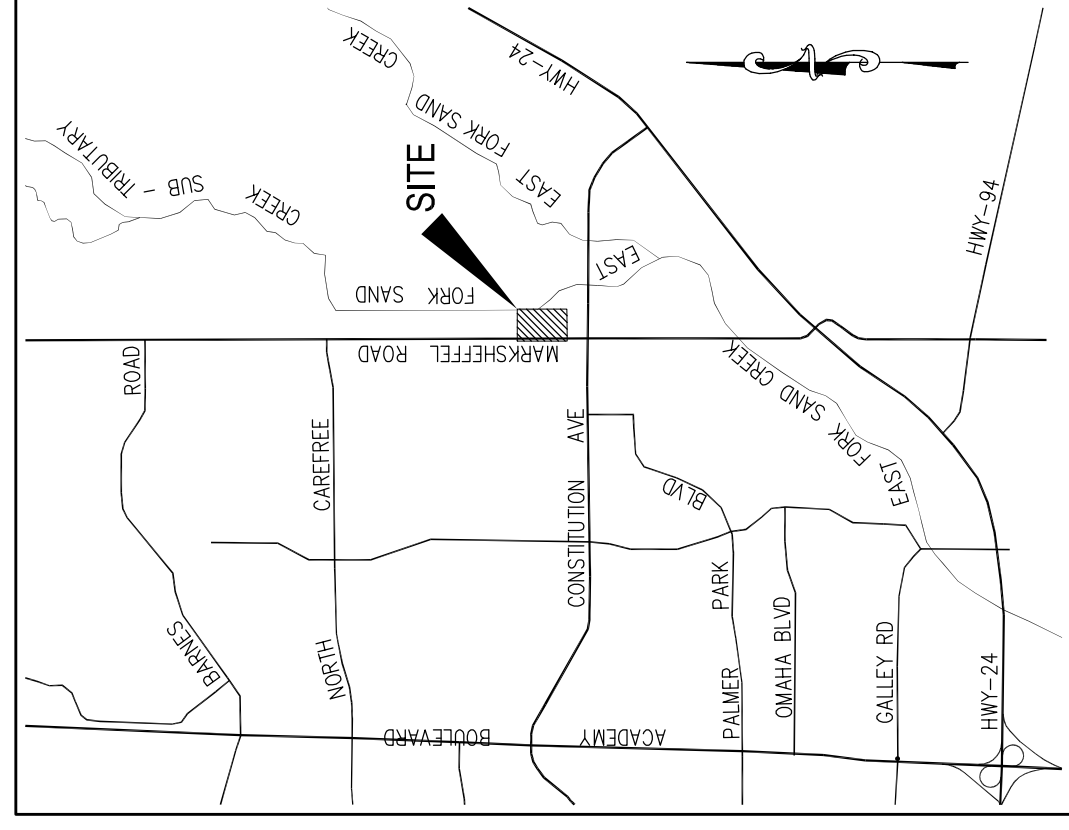


ANNEXATION PLAT THE SANDS ADDITION NO. 3

TO THE CITY OF COLORADO SPRINGS, STATE OF COLORADO
A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 33, AND THE EAST HALF OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE EAST HALF OF SECTION 32, 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 BABCOCK LAND CORP., BEING THE BEING THE PETITIONER FOR THE ANNEXATION OF THE HERINAFTER DESCRIBED PROPERTY:

LEGAL DESCRIPTION:
A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 33, AND THE EAST HALF OF SECTION 32, TOWNSHIP 13 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 3501.25 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 DEED 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;
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"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID MARKSHEFFEL ROAD;
THENCE N00°10'57"E ALONG SAID WESTERLY LINE, A DISTANCE OF 1300.00 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.
00 HEREBY REQUEST ANNEXATION TO THE CITY OF COLORADO SPRINGS THE ABOVE DESCRIBED PROPERTY.
BABCOCK LAND CORP.

FIRST SIGNATORY AND TITLE
STATE OF COLORADO }
COUNTY OF EL PASO } SS

SECOND SIGNATORY AND TITLE
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: _____

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

DETERMINATION OF CONTIGUOUS BOUNDARY
TOTAL PERIMETER TO ANNEX = 4,257.64 FEET
TOTAL CONTIGUOUS = 827.66 FEET
CONTIGUOUS = 19.4%
TOTAL AREA TO BE ANNEXED = 24.7364 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. 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 PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT 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
ON THE _____ DAY OF _____, 20____, A.D.,
MKS 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 SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE BROUGHT TO CHALLENGE THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CLERK AND RECORDER:

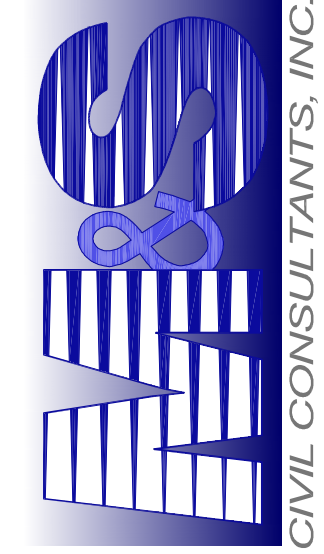
STATE OF COLORADO }
COUNTY OF EL PASO } SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK _____ M., THIS _____ DAY OF _____, 20____, A.D., AND DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BROERMAN, RECORDER

BY: DEPUTY _____
FEES: _____
FEE: _____
SURCHARGE: _____

FLOODPLAIN STATEMENT:

REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE EL PASO CREEK WASH AND OVERSEER, THE EL PASO CREEK WASH, SPRING 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 BASE FLOOD ELEVATIONS HAVE BEEN ESTABLISHED. COORDINATE EXHIBIT SHOWING THE UPRIMES OF THE FLOODPLAIN IS ATTACHED TO THIS INSTRUMENT. THE UPRIMES OF THE FLOODPLAIN 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 BASIN PLANNING COMBINED (SCDPC), WILL BE REQUIRED WITH THE DEVELOPMENT OF THE SUBJECT LAND. THE CITY OF COLORADO SPRINGS, COLORADO, HAS REVIEWED THE UPRIMES OF THE LETTER OF MAP REVISION (LOMR) AND LETTER OF MAP REVISION (LOMR) PROCESS WILL BE USED TO BE CONDUCTED WITH DEVELOPMENT OF THE SUBJECT SITE TO ADEQUATELY MAP AND RECORD THE REVISED FLOODPLAIN IMPACT ZONES.

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719-555-5465



ANNEXATION PLAT
THE SANDS ADDITION NO. 3
JOB NO. 43-089
DATE PREPARED: 12/19/2016
DATE REVISED: 7/27/2017