20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485 9 SHEET 1 REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NOS. 08041C05437 AND 08041C0756F, WITH EFFECTIVE DATES OF MARCH 17, 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. A FLOODPLAIN EXHIBIT SHOWING THE DFIRM PANEL MAPS NUMBERS, THE APPROXIMATE SITE BOUNDARY, AND THE EXISTING FLOODPLAIN ZONES 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 STUDY (SCDBPS), WILL BE REQUIRED WITH THE DEVELOPMENT OF THE SUBJECT SITE AND UPON CONSTRUCTION WILL ALTER THE EXISTING FLOODPLAIN. A FEMA CONDITIONAL LETTER OF MAP REVISION (CLOMR) AND LETTER OF MAP REVISION (LOMR) PROCESS WILL BE NEED TO BE CONDUCTED WITH DEVELOPMENT OF THE SUBJECT SITE TO ADEQUATELY MAP AND RECORD  $\overset{\longleftarrow}{\infty}$ THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE 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 HIS KNOWLEDGE AND BELIEF. SPRINGS, SURVEY WITHIN THREE YEARS AFTER 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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. Y APPROVE NO. 4". A.D., . O N I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

O'CLOCK \_\_.M., THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_, AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_ OF TRECORDS OF EL PASO COUNTY, COLORADO. ANNEXATION PLAT BANNING-LEWIS RANCH N REC.# 205101482 OF COLORADO THE UNDERSIGNED HEREBY OF "THE SANDS ADDITION N NNSULTANTS, INC DATE DATE BY THE CITY ADOPTED ON BEHALF OF THE CITY OF COLORADO SPRINGS, FOR FILING THE ACCOMPANYING ANNEXATION PLAT SURVEYOR'S STATEMENT: VERNON P. TAYLOR, COLORADO PLS NO. 25966 FOR AND ON BEHALF OF: M&S CIVIL CONSULTANTS, INC 20 BOULDER CRESCENT, SUITE 110, COLORADO SPRINGS, CO. ≥ STATEMENT CLERK AND RECORDER \_120.00' \_S 14°24'55" \ PURSUANT TO AN ORDINANCE MADE AND COLORADO, IN 2001. COMMUNITY DEVELOPMENT ANNEXATION PLAT
THE SANDS ADDITION NO. 4
JOB NO. 43-089
DATE PREPARED: 12/19/2016
DATE REVISED: 7/27/2017 APPROVAL: SS CHUCK BROERMAN, RECORDER FLOODPLAIN COUNTY OF EL PASO STATE OF COLORADO △=14\*27'53" R=1777.00' L=448.62¬ Ch=N82\*48'50"W ChL=447.42' ChL=476.63" BY: DEPUTY DIRECTOR OF SURCHARGE: CITY CLERK CITY NOTICE: DIRECTOR MAYOR FEES: CLAREMONT RANCH FILING NO. 1 REC.# 201024309 . E F F  $\sim$ ANNEXATION PLAT BANNING-LEWIS RANCH NO. REC.# 1749353 **ISHIP 13 SOUTH, RANGE** 65 WEST, OF THE SIXTH THENCE N89°55'04"E, A DISTANCE OF 669.99 FEET;

THENCE N00°05'10"E, A DISTANCE OF 716.59 FEET TO THE SOUTHWESTERLY CORNER OF LOT 7, BLOCK 2 AS PLATTED IN ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 202014735 OF SAID COUNTY RECORDS;

THENCE N89°58'07"E ALONG THE SOUTHERLY LINE OF BLOCK 2, AS PLATTED IN SAID ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1, A DISTANCE OF 1004.19 FEET TO THE NORTHWEST CORNER OF THE SPECIAL WARRANTY DEED, AS RECORDED UNDER RECEPTION NO. 216016072 OF SAID COUNTY RECORDS;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID SPECIAL WARRANTY DEED THE FOLLOWING TWO (2) COURSES: THENCE SO0\*01'38"E ALONG SAID WESTERLY RIGHT—OF—WAY LINE, A DISTANCE OF 974.05 FEET TO A POINT ON THE NORTHERLY RIGHT—OF—WAY LINE OF CONSTITUTION AVENUE AS RECORDED IN PLAT BOOK Y—3 AT PAGE 169 OF SAID COUNTY RECORDS;
THENCE N89\*58'14"E ALONG SAID NORTHERLY RIGHT—OF—WAY LINE, A DISTANCE OF 688.41 FEET TO THE SOUTHEASTERLY CORNER OF LOT 7, BLOCK 1 AS PLATTED IN SAID ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT—OF—WAY LINE THE FOLLOWING TWO (2) COURSES: 1. ALONG THE ARC OF A 1,777.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°27'53", AN ARC LENGTH OF 448.62 FEET (THE LONG CHORD OF WHICH BEARS N82°48'50"W, A LONG CHORD DISTANCE OF 447.42 FEET;
2. S89°58'14"W, A DISTANCE 3,491.75 FEET TO THE WESTERLY RIGHT—OF—WAY LINE OF SAID MARKSHEFFEL ROAD; 1. SOO"01'38"E, A DISTANCE OF 250.00 FEET;
2. N89°58'07"E, 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; THENCE S14°24'55"W ACROSS SAID CONSTITUTION AVENUE, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTHERLY RIGHT—OF—WAY LINE OF SAID CONSTITUTION AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT—OF—WAY LINE THE FOLLOWING TWO (2) COURSES: A17-00007 ACRES OF LAND, MORE OR LESS. NGS THE ABOVE DESCRIBED PROPERTY. 9 DBINE DBINE SbBINCSIDE TRACT 1. N89°58'14"E, A DISTANCE 766.41 FEET TO A POINT ON CURVE;
2. ALONG THE ARC OF A 1,897.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°26'03", AN ARC LENGTH OF 477.90 FEET (THE LONG CHORD WHICH BEARS S82°47'56"E, A LONG CHORD DISTANCE OF 476.63 FEET; THENCE NO0°10'57"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 627.40 FEET; THENCE S89°49'03"E, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING; RN TO BEFORE ME THIS D., BY SIGNATORY AND CPC TRACT NUMBER: CLARÈMONT RANCH FILING NO. 5 REC.# 204165524 SAID PARCEL CONTAINS A CALCULATED AREA OF 53.2874 COLORADO SPR NATHE SOUTH HALF OF SECTION 33, AND THE EAST HALF OF SECTION 32, TOWNOR SECTION 4, AND A PORTION OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO F USE SUBSCRIBED DO HEREBY REQUEST ANNEXATION TO THE CITY OF LAND CLAREMONT RANCH FILING NO. 5 REC.# 204165524 SS AND FOREGOING DAY OF STATE OF COLORADO EL PASO COLORADO 90 ABOVE 0F COUNTY THE SANCH CHARACTER CONTRACTOR CONTRA TO THE CITY OF COLORADO SPRINGS, ANNEXATION BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EASTERLY RIGHT—OF—WAY LINE OF MARKSHEFEL 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 NO.10'57"E.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33;

THENCE SOO'10'57"W, A DISTANCE OF 4801.25 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 WARRANTY DEED AS RECORDED SEPTEMBER 14, 2010 UNDER RECEPTION NO. 210107562 OF THE RECORDS OF THE PARCEL OF LAND HEREIN DESCRIBED; CLAREMONT FILING NO FOL Y BLOCK 1 169 DF SECTION 33, AND THE EAST HALF IT, AND THE NORTH HALF OF SECTION UTH, RANGE 65 WEST OF THE SIXTH IT, AND BEING MORE PARTICULARLY KEC.# 209712968 ROCKY MOUNTAIN INDUSTRIAL REC.# 202014735 OF FILING NO. 1A ROCKY MOUNTAIN INDUSTRIAL PARK DBINE CAPITAL CAPITAL DRIVE 2 0.01,28" E 674.05، BABCOCK LAND CORP., BEING THE BEING THE PETITIONER FOR THE HEREINAFTER DESCRIBED PROPERTY: PRESENTS PROTECTION SICT EX PLAT 200.00'  $^{\circ}$  $\Gamma$ PLA1 720.00° 2 0.01°38° E ARTERIAL A PARCEL OF LAND LYING WITHIN THE SOUTH HALF OF OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST, 4, AND A PORTION OF SECTION 5, TOWNSHIP 14 SOUTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: LOT FIRE F DISTRI( PRINCIPAL THESE WARRANTY DEED # 216016072 ARCEL B REC. PAR<del>X</del> DESCRIPTION: R.O. NIHLIM KY/MOUNTAIN INDUSTRIAL F FILING NO. 1 REC.# 202014735 N 89°58'07" E 1004.19' AVENUE (120' F AND LYING WITHIN THE NORTH HALF  $\stackrel{\mathsf{B}}{\vdash}$ CALCULATED AREA 53.2874 ACRES ± SPECIAL REC. KNOWN J TOAMT CONSTITUTION BABCOCK 2646.09 1 | BLOCK 1 CLAREMONT RANCH FILING NO. 5 REC.# 204165524 LOT 2 BLOCK GAL  $\vdash$ OWNER: AND BE Ш 6 ROCK 89.28, Ю A PARCEL ( 65 WEST, /  $\vdash$ LOT 1 BLOCK CLAREMONT RANCH FILING NO. 9 REC.# 216713717 150, 216.59، N 0.02,10, E Scale N 0.02,10, E 20√5, BOUNDARY UNPLATTED POINT OF COMMENCING NORTHWEST CORNER SECTION 33, T13S, R65W 10,595.31 FEET 2,901.37 FEET 27.4% 53.2874 ACRES 23.38 CONTIGUOUS 10' NON-EXCLUSIVE PERMANENT EASEMENT RECEPTIONNO. 21010756. CLAREMONT RANCH FILING NO. 9A REC.# 216713741 12k3/ SITE 28.48'40" , GRANT OF BOOK 5200 **VICINITY MAP EO**BK TOTAL PERIMETER TO ANNEX
TOTAL CONTIGUOUS
CONTIGUOUS
TOTAL AREA TO BE ANNEXED TENS ONES AND LENST MARKSHEFFEL ROAD 9 F **DETERMINATION** 446.30 N 0,10,21, E 32 33 SOUTHWEST CORNER SECTION 33, T13S, R65W 4801.25° M "∠S,Ol.O 29 32 T (ROW VARIES) MARKSHEFFEL ROAD - PRINCIPAL ARTERIAL 89\*49'03" E 160.00' .04.728 N 0,10,21, E **ACADEMY**