

# PETITION FOR ANNEXATION

## AUTHENTIX WOLF RANCH ADDITION NO. 1

To the City Council of the City of Colorado Springs:

We, the undersigned, constituting and comprising the owners of 100%\* of the area (territory) (excluding public streets and alleys) described in Exhibit 1 attached hereto and made a part of the Petition (the "Described Area"), do hereby petition that the Described Area be annexed to and become a part of the City of Colorado Springs and do represent and state:

1. It is desirable and necessary that the Described Area be annexed to the City of Colorado Springs.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S. 1973, as amended, exist or have been met as these sections apply to the annexation of the Described Area.
3. That the annexation of the Described Area complies with Section 30 of Article II of the Colorado Constitution.
4. That the undersigned request that the City of Colorado Springs approve the annexation of the Described Area.
5. That the legal description of the land owned by each Petitioner hereto is attached to and made part of this Petition.

**The Petitioner(s) hereto understand and are cognizant of the fact that the City of Colorado Springs ("City") is not legally required to annex the Described Area, and that if the City does annex the Described Area, the annexation shall be upon the conditions and agreement of the Petitioner(s) as set forth in the Annexation Agreement.**

**NOW, THEREFORE, in consideration of the foregoing statement, and in further consideration of the benefits which will accrue to the Petitioner(s) and the obligations resulting to the City if the Described Area is annexed to the City, the Petitioner(s) agree and covenant that if the Described Area is annexed to the City, the Petitioner(s) will comply with all applicable provisions of the Code of the City of Colorado Springs 2001, as amended, and all applicable ordinances, resolutions, and regulations of the City now existing or as hereinafter amended.**

**The covenants and agreements herein above set forth shall run with the land owned by each Petitioner hereto which is subject to this annexation and shall extend to and be binding upon the heirs, assigns, legal representatives and successors to each Petitioner. Each Petitioner expressly accepts the aforesaid covenants and agreements by proceeding with the Petition for Annexation to the City.**

**HOOKS GROUP LP**

**Scott I. McKeever Jr**  
**Manager, McKeever Interests LLC,**  
**General Partner**

*SCOTT I. McKeever*

**Name (Print)**



**Signature**

*12 Sept 2023*

**Date**

1675 Tuskegee Pl, Suite 203  
Colorado Spring, CO 80915

**Mailing Address**

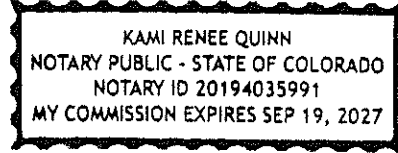
**Legal Description: See Exhibit A**

AFFIDAVIT

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

The foregoing instrument was executed before me this 12 day of Sept, 2023, by

Notary Republic (CO)  
Kami Quinn



Witness my hand and official seal.

My Commission expires: Sept. 19, 2027

Kami Quinn  
Notary Public

The notarized signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107(1)(cc)(IX)).

## EXHIBIT A

### LEGAL DESCRIPTION

#### Hooks Group LP Property

The Land referred to herein below is situated in the County of El Paso, State of Colorado, and is described as follows:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, 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, 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 CORNER 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, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 00°38'15" EAST, A DISTANCE OF 329.98 FEET;
- 2) NORTH 00°25'42" EAST, A DISTANCE OF 12.04 FEET TO THE NORTHWESTERLY CORNER OF SAID SPECIAL WARRANTY DEED AT RECEPTION NO. 217136073;

THENCE NORTH 88°07'28" EAST, ALONG SAID SECTION LINE AND THE NORTH LINE OF SPECIAL WARRANTY DEED AT RECEPTION NO. 217136073, A DISTANCE OF 1,237.98 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 354,821 SQUARE FEET OR 8.1456 ACRES, MORE OR LESS.

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