

# 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.**

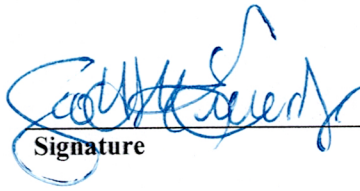
**NOW, THEREFORE, in consideration of the foregoing statement, and in further consideration of the benefits which will accrue to the Petitioner(s) and the obligations resulting to the City if the Described Area is annexed to the City, the Petitioner(s) agree and covenant that if the Described Area is 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 Petition 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.**

**THE HOOKS GROUP LP**

**Scott I. McKeever Jr.**

**Name (Print)**



**Signature**

**04 March 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 )

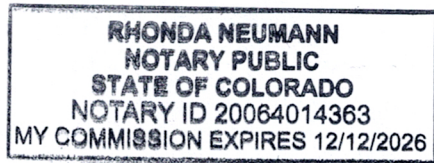
The foregoing instrument was executed before me this 4th day of March, 2023, by

Scott I. McKeever, Jr.  
Manager, McKeever Interests, LLC,  
General Partner of The Hooks Group LP

Witness my hand and official seal.

My Commission expires: 12/12/2026

Rhonda Neumann  
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:

**Parcel A:**

The North 165 feet of the Northeast quarter of the Southeast quarter of Section 6 in Township 13 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado.

**Parcel B:**

That portion of the Northeast Quarter of the Southeast Quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M. El Paso County, Colorado:

Commencing at the Southwest corner of said Northeast Quarter of said Southeast Quarter and run Northerly on the West line thereof a distance of 1114.3 feet; thence angle right  $87^{\circ} 39' 30''$  Easterly for 450 feet for the point of beginning of the tract to be described hereby; continue this last mentioned course Easterly 400 feet; thence angle right Southerly Parallel with the West line of said Northeast Quarter of said Southeast Quarter of Section 6 a distance of 165 feet; thence angle right Westerly Parallel with the South line of said Northeast Quarter of said Southeast Quarter a distance of 400 feet; thence angle right Northerly parallel with the West line of said Northeast Quarter of said Southeast Quarter a distance of 165 feet to the Point of beginning.

**Parcel C:**

That Portion of the Northeast quarter of the Southeast quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M.;

Commencing at the Southwest corner of said Northeast quarter of said Southeast quarter and run North on the West line thereof a distance of 949.3 feet for the point of beginning of the Tract to be described hereby: Continue this last mentioned course Northerly 165 feet; thence angle right  $87^{\circ} 39' 30''$  Easterly 400 feet; thence angle right Southerly Parallel with the West line of said Northeast quarter of said Southeast quarter of said Section 6 a distance of 165 feet; thence angle right Westerly Parallel with the South line of said Northeast quarter of said Southeast quarter a distance of 400 feet to the Point of beginning.

**Parcel D:**

The Southerly 50 feet of the Northerly 215 feet of the Northeast quarter of the Southeast quarter of Section 6, Township 13 South, Range 65 west of the 6th P.M., County of El Paso, State of Colorado;

(Said Tract being the same 50.00 foot wide private road conveyed by Personal Representatives Deeds recorded February 2, 2010 at Reception No. 210010535 and February 13, 2013 at Reception No. 213024030, lying Southerly of and adjacent to a Tract of land set forth in Deed recorded February 24, 1956 in Book 1554 at Page 636, County of El Paso, State of Colorado.)

**Parcel E:**

Non exclusive right of way for roadway purposes as set forth and more fully described in the Warranty Deed recorded May 19, 1975 in Book 2751 at Page 360, County of El Paso, State of Colorado.

LESS AND EXCEPT that portion as conveyed to the City of Colorado Springs on August 19, 2021 at Reception No. 221157494.