

EXHIBIT 12A

**PLANNER AFFIDAVIT
NEAGLE-DUTCHER FAMILY ADDITION**

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

Tamara Baxter, the affiant, Planning Supervisor, first being duly sworn, deposes and says as follows:

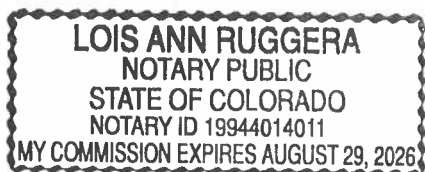
1. She is a planner for the City of Colorado Springs.
2. She has reviewed Neagle-Dutcher Family Addition Annexation Plat and the accompanying petition and is familiar with such plat and the location of the property described therein.
3. The legal description of the property contained in the petition is the same as that of the plat.
4. There has been adopted by the City Council of the City of Colorado Springs, as provided for in Section 31-12-105 C.R.S., a "three-mile-plan" which includes the area described in the petition for annexation and the annexation plat.
5. This annexation will not extend the boundaries of the city limits of the City of Colorado Springs beyond three miles in any direction from the municipal boundary.
6. An Annexation Impact Report was not required per Section 31-12-108.5 C.R.S.
7. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowners thereof, unless its tracts or parcels are separated by dedicated street, road or other public way.
8. The property subject to annexation is within the unincorporated area of El Paso County, Colorado.

FURTHER AFFIANT SAYETH NOT.

Tamara Baxter

Tamara Baxter
City of Colorado Springs
Planning Department

SUBSCRIBED AND SWORN TO before me this 23rd day of October, 2024
Witness my hand and official seal.



Lois A. Ruggera
NOTARY PUBLIC
My Commission expires: Aug 29, 2026