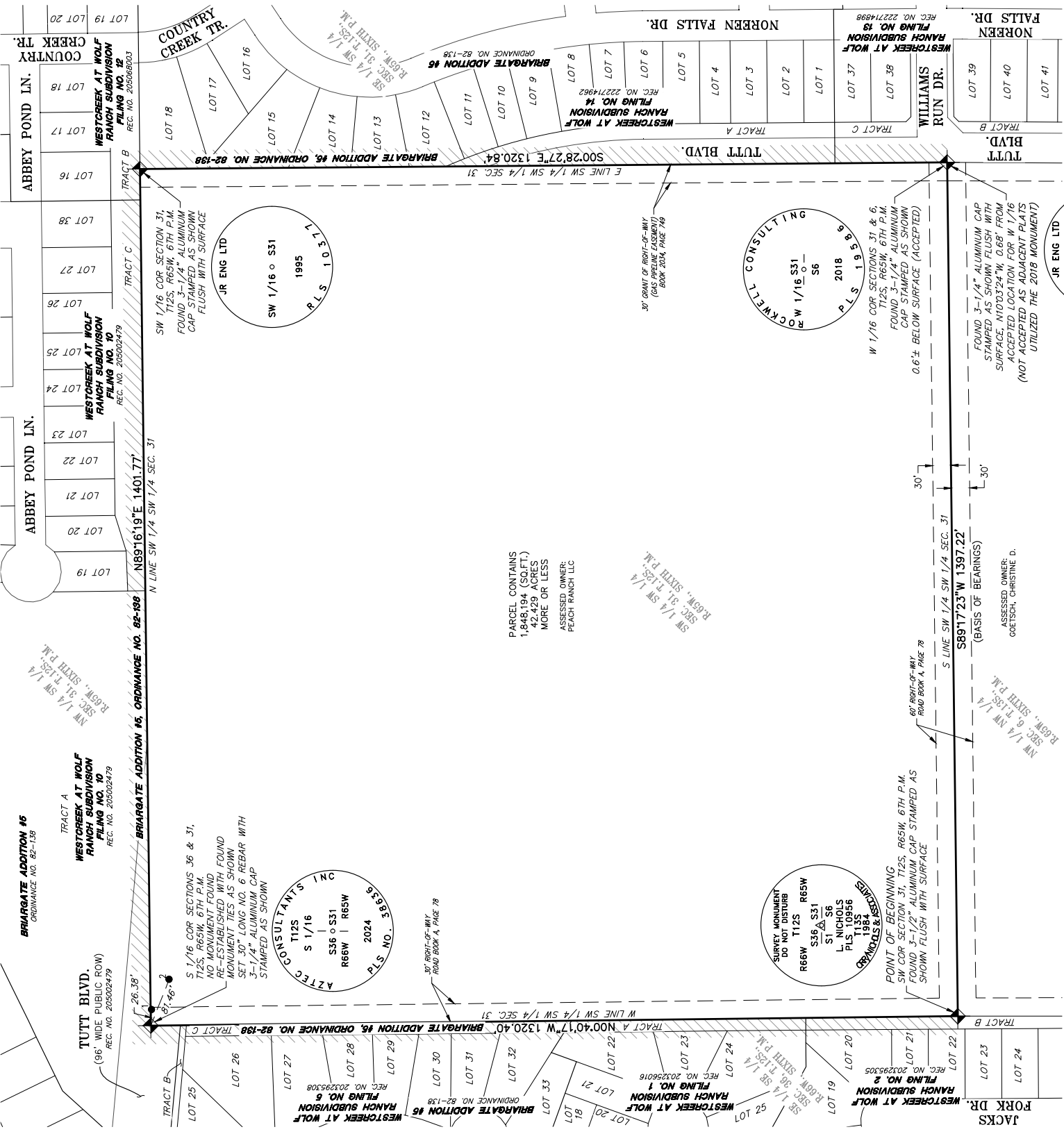


ANNEXATION PLAT

PEACH RANCH ADDITION NO. 1

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- 1 FOUND SECTION CORNER AS SHOWN HEREON
- 2 FOUND 1 INCH DIAMETER YELLOW PLASTIC CAP WITH NAIL "LS 22577", 1" ABOVE GRADE
- 3 FOUND NAIL ON NORTH SIDE OF MULTI TRUNK TREE 2' ABOVE GRADE

CONTIGUOUS BOUNDARY, PER BRIARGATE ADDITION #5, ORDINANCE NO. 82-138



ANNEXATION DESCRIPTION

BE IT KNOWN BY THESE PRESENTS: THAT PEACH RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 NORTH 09°01'27" WEST, A DISTANCE OF 1,320.40 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 36 AND 31;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 NORTH 89°19'19" EAST, A DISTANCE OF 1,401.77 FEET TO THE SOUTHWEST SIXTEENTH CORNER;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 09°28'27" EAST, A DISTANCE OF 1,320.84 FEET TO THE WEST SIXTEENTH CORNER OF SECTIONS 31 & 6;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 89°17'23" WEST, A DISTANCE OF 1,397.22 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 42,429 ACRES, (1,848,194 SQUARE FEET), MORE OR LESS.

ANNEXATION CONTIGUITY STATEMENT:

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 5,440.23'

ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 906.71' (16.67%)

PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 4,043.01' (74.32%)

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HAVE BEEN ENGAGED BY PEACH RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY, TO SURVEY AND PREPARE THIS ANNEXATION PLAT. I HAVE PERSONALLY CONDUCTED THE SURVEY AND BELIEVE THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF BRIGHTON, COLORADO AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS THE PROPERTY OF THE CITY OF BRIGHTON, COLORADO. THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

DO NOT RECORD FOR REVIEW

ANTHONY K. PEALL
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38636
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
 300 EAST MINERAL AVENUE, SUITE 1
 LITTLETON, CO. 80122
 (303) 713-1898

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 THE DEFECT OR NO EVENT MAY AN ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY IF THE DEFECT IS MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CITY APPROVAL

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "PEACH RANCH ADDITION NO. 1."

CITY PLANNING DIRECTOR _____ DATE _____
 CITY ENGINEER _____ DATE _____

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON _____ DAY OF _____ 20____ A.D.

CLERK AND RECORDER:

STATE OF COLORADO }
 COUNTY OF EL PASO }
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE AT _____ M., THIS _____ DAY OF _____ 20____ A.D. AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER
 _____ DEPUTY
 REC. _____

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 89°17'23" WEST, A DISTANCE OF 1,397.22 FEET.

GENERAL NOTES

- PER C.R.S. 39-91-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET, ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- PER THE STATE OF COLORADO BOARD OF LICENSED LAND SURVEYORS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON IS BASED UPON THE BEST AVAILABLE INFORMATION AND IS BASED ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
- THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY AND DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY OR TITLE SEARCH BY AZTEC CONSULTANTS INC.

APPLICANT/OWNER

PEACH RANCH LLC
 10000 W. WOODWAY
 CORONA, CA 92879-8804

SCALE	1" = 100'
DATE	10/31/24
BY	AKP
REVISION DESCRIPTION	09/23/24 TP/BM ADDRESS CITY COMMENTS & NAME CHANGE
09-20-2024	BAM

AZTEC CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
 www.aztecconsultants.com

PEACH RANCH ADDITION NO. 1 ANNEXATION MAP
EL PASO COUNTY, COLORADO
SW 1/4 SW1/4 SEC. 31, T12S, R65W, 6TH P.M.
 TOLL BROTHERS
 7100 E. BELLEVUE AVENUE, SUITE 200, GREENWOOD VILLAGE, CO 80111

JOB NO. 142124-11
 SHEETS 1
 OF 1