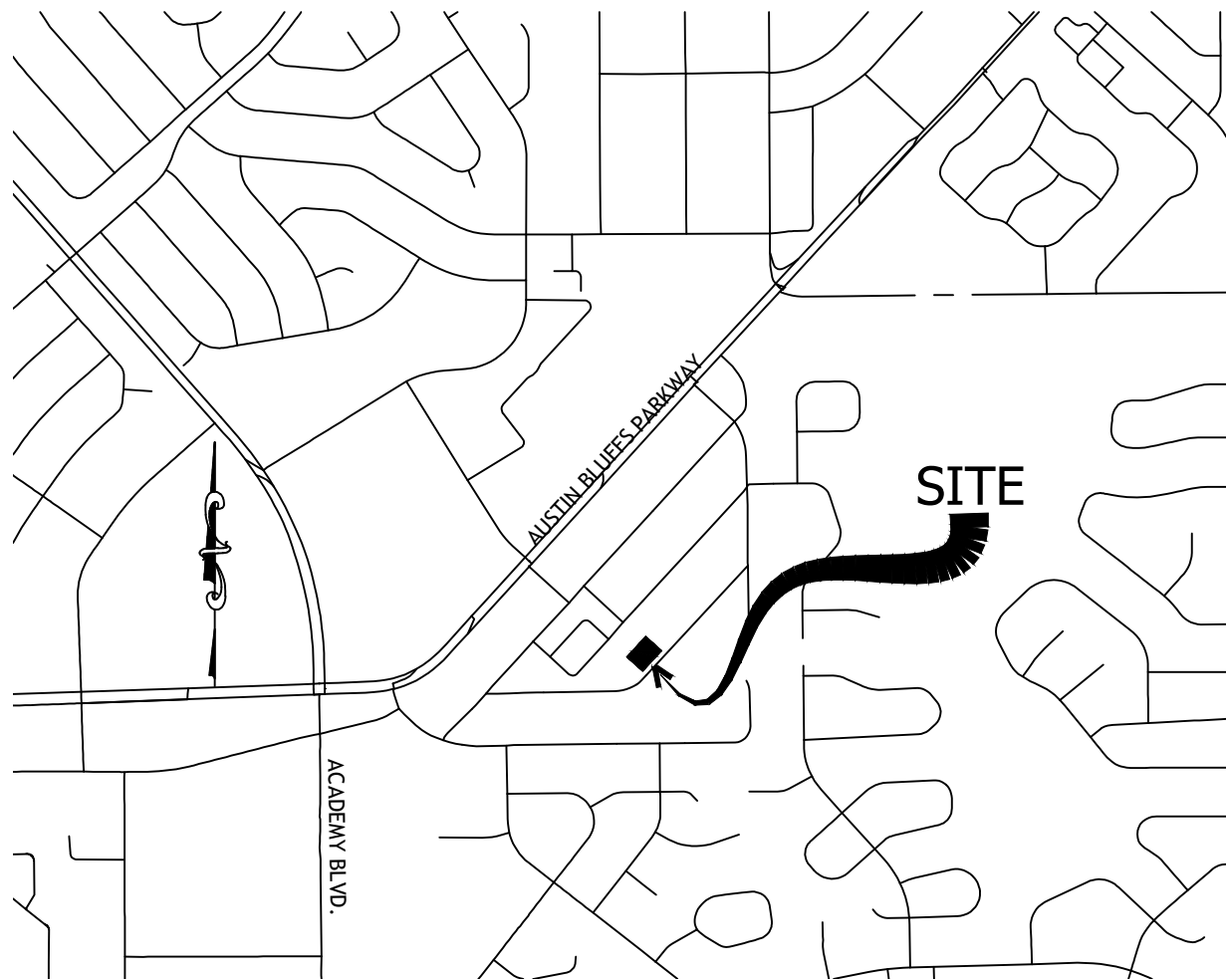


ANNEXATION PLAT
SELLERS ADDITION NO. 1

A PORTION OF THE N W 1/4 OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



NOT TO SCALE
VICINITY MAP

Be it known by these presents:

That SW4BS Living Trust, A Colorado Trust, being the petitioner for the annexation of the following described tract of land to wit:

LEGAL DESCRIPTION

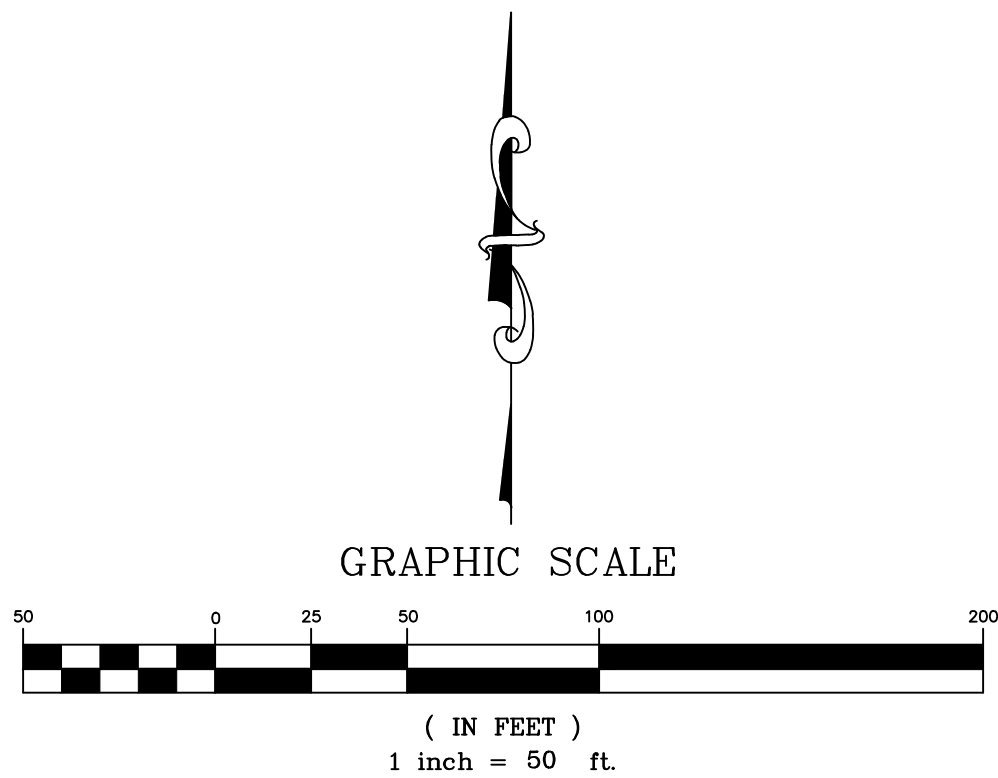
A parcel of land located in the northwest one-quarter of SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., El Paso County, Colorado. A portion of PARK VISTA ADDITION as recorded in Plat Book W at page 69 in the records of the El Paso County Clerk and Recorder, Colorado.

Lots 12, 13, and 14, Block 5, PARK VISTA ADDITION, County of El Paso, State of Colorado.

Said portion containing a protracted area of 21,600 Square feet.

The linear unit of measure used for this survey is the U.S. Survey foot.

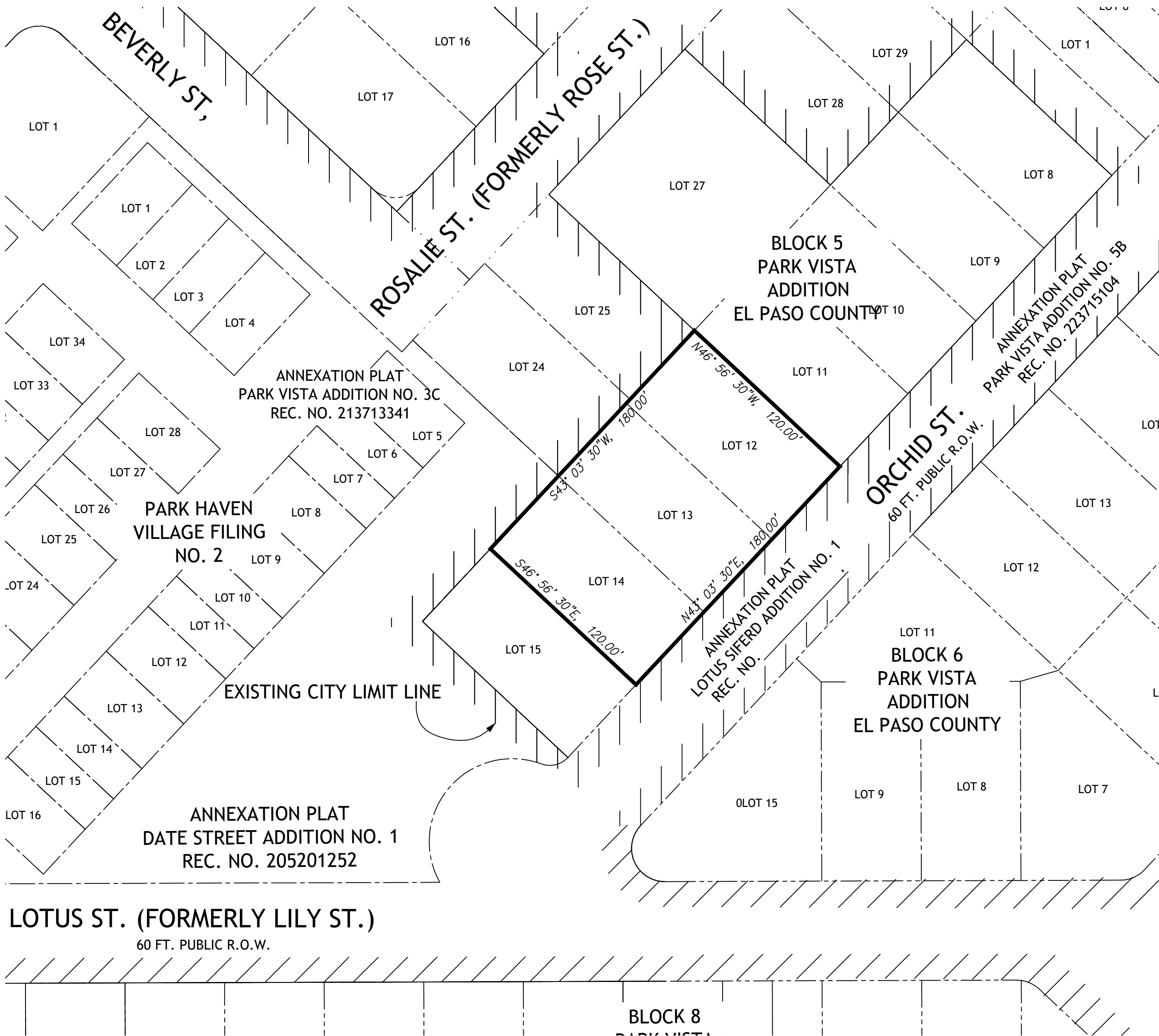
TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 600.00'
ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 100.00' (16.67%)
PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 360.00' (60.00%)



THIS ANNEXATION PLAT WAS DERIVED FROM RECORDED LEGAL DESCRIPTIONS AND PLATS. UNDER NO CIRCUMSTANCES SHOULD THIS ANNEXATION PLAT BE CONSIDERED A CERTIFIED MONUMENTED LAND SURVEY PLAT. THE PURPOSE OF THIS ANNEXATION PLAT IS TO GRAPHICALLY SHOW THE AREA TO BE ANNEXED TO THE CITY OF COLORADO SPRINGS, COLORADO.

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 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.



SURVEYOR'S STATEMENT:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING ANNEXATION PLAT WAS DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID TRACT IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, COLORADO, EL PASO COUNTY, COLORADO TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

THIS _____ DAY OF _____, 2026
Robert A. Pisciotta, Jr., Colorado P.L.S. 38224
For and on behalf of The City of Colorado Springs
30 S. Nevada Ave. Suite 402
Colorado Springs, CO., 80901
719-385-5545

Owner:

The aforementioned, SW4BS Living Trust, A Colorado Trust, has executed this instrument this ____ day of _____, 2026 A.D.

Scott A. Sellers, Trustee

Wendy L. Sellers, Trustee

State of Colorado)

)ss

County of El Paso)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026 A.D. by Scott A. Sellers and Wendy L. Sellers as Trustees, SW4BS Living Trust, A Colorado Trust.

Witness my hand and seal

My commission expires: _____

Notary Public

CITY OF COLORADO SPRINGS APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "Sellers Addition No. 1".

City Planning Director

Date

City Engineer

Date

The annexation of the real property shown on this plat is approved pursuant to an ordinance made and adopted by THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, by actions of The City Council of The City of Colorado Springs at it's meeting on ____ day of _____, 2026, A.D.

City Clerk

Date

CLERK AND RECORDER

STATE OF COLORADO)

)ss

COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _M. THIS _____ DAY OF _____, 2026, A.D. AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER
CLERK AND RECORDER.

BY _____,
DEPUTY

SURCHARGE: _____.
FEE: _____.

DATE: 02/26/25 REVISIONS			
NO.	REMARKS	DATE	BY
1	Bearings, dates and names added	5/4/26	RAK
2	Correct names to SW4BS Trust	7/29/26	RAK

SELLERS ADDITION NO. 1 ANNEXATION PLAT		
DATE: 02/26/25	JOB NUMBER: 2025007	REV
DRAWN BY: Richard Kotwica		SHEET 1 OF 1

ANEX-26-0004