



May 29, 2025 Job No. 2451-00 Page 1 of 1

EXHIBIT "A"

LEGAL DESCRIPTION: ANNEXATION- PTAA ADDITION NO. 1

A TRACT OF LAND BEING A PORTION OF NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH BOUNDARY LINE OF CANTY SUBDIVISION

NO. 2 AS RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WEST END BY A NO 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AND AT THE EAST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL, ASSUMED TO BEAR N89°52'39"E A DISTANCE OF

638.07 FEET.

LOT 1 AND LOT 2, CANTY SUBDIVISION NO. 2, AS RECORDED UNDER RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 614,855 SQUARE FEET OR 14.115 ACRES MORE OR LESS.

LEGAL DESCRIPTION STATEMENT

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS CORRECT.

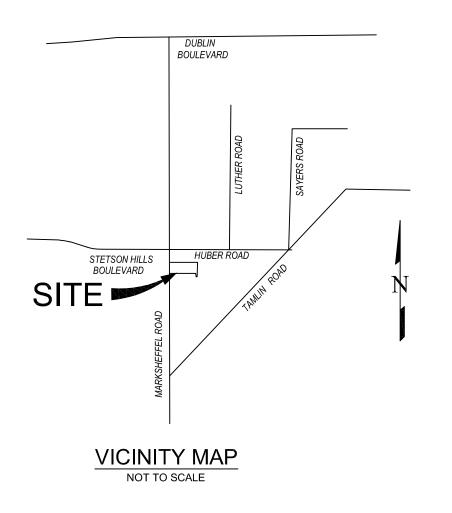


JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 33196 FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

ANNEXATION PLAT

PTAA ADDITION NO. 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH RANGE 65 WEST, OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO



BE IT KNOWN BY THESE PRESENTS:

THAT PNC PARTNERS 80-20, LLC, BEING THE PETITIONER OF THE ANNEXATION OF THE FOLLOWING TRACT OF

A TRACT OF LAND BEING A PORTION OF NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH BOUNDARY LINE OF CANTY SUBDIVISION NO. 2 AS RECORDED UNDER RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WEST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AND AT THE EAST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL, ASSUMED TO BEAR N89°52'39"E A DISTANCE OF 1,276.39 FEET.

LOT 1 AND LOT 2, CANTY SUBDIVISION NO. 2 AS RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 614,855 SQUARE FEET OR 14.115 ACRES MORE OR LESS.

IN WITNESS WHEREOF:

THE AFOREMENTIONED PNC PARTNERS 80-20, LLC., _____ EXECUTED THIS INSTRUMENT THIS

SHUBHAM PANDY, EXECUTIVE DIRECTOR, PNC PARTNERS 80-20, LLC

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202 A.D., BY ,EXECUTIVE DIRECTOR, PNC PARTNERS 80-20, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC

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.

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA FOR ANNEXATION = 3,867.94 FEET
- ONE-QUARTER (1/4TH) OF THE TOTAL PERIMETER AREA = 966.98 FEET.(25.00%)
- TOTAL AREA TO BE ANNEXED = 614,855 SQUARE FEET

THE TOTAL CONTIGUOUS PERIMETER IS 28.7% WHICH EXCEEDS THE $\frac{1}{4}$ AREA REQUIRED

GENERAL NOTES:

- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
- THIS ANNEXATION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON COMMITMENT NO. 720-511312-23, PREPARED BY FIDELITY NATIONAL TITLE WITH AN EFFECTIVE DATE OF AUGUST 17,
- BASIS OF BEARINGS: THE NORTH BOUNDARY LINE OF CANTY SUBDIVISION NO. 2, AS RECORDED UNDER RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WEST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AND AT THE EAST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL, ASSUMED TO BEAR N89°52'39"E A DISTANCE OF 1,276.39 FEET.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508,
- THIS MAP IS NOT A LAND SURVEY PLAT OR AND IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO GRAPHICALLY SHOW THE AREA TO BE ANNEXED TO THE CITY OF COLORADO SPRINGS AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- DATE OF PREPARATION IS AUGUST 14, 2023.
- THE EAST LINE OF THIS ANNEXATION SHOWN HEREON IS THE SAME AS THE WEST LINE OF THE OF THE ANNEXATION PLAT OF BANNING-LEWIS RANCH NO. 9.
- TAMLIN ROAD LIES ADJACENT TO A PORTION OF THE ANNEXED SITE. EDWARD-JAMES SURVEYING, INC., WAS NOT PROVIDED WITH ANY PUBLIC DOCUMENT DEFINING OR GRANTING USE.
- 10. THIS SITE IS SUBJECT TO THE AVIGATION EASEMENT PER THE DOCUMENT RECORDED IN BOOK 3707 AT PAGE 571, RECORDS OF EL PASO COUNTY, COLORADO.
- 11. THIS SITE IS SUBJECT TO THE PIPE LINE EASEMENT RECORDED IN BOOK 798 AT PAGE 161. THIS EASEMENT DOES NOT CONTAIN A SPECIFIC LOCATION AND IS BLANKET IN NATURE.
- 12. AN ENCROACHMENT AGREEMENT FROM THE GAS LINE OWNERS MUST BE RECEIVED PRIOR TO LAND DISTURBANCE.

THIS SURVEY IS BASED UPON THE ANNEXATION PLATS AND PLANS AS SHOWN BELOW:

ANNEXATION PLAT- EASTVIEW ESTATES

ANNEXATION PLAT- BANNING-LEWIS RANCH NO. 2

ANNEXATION PLAT- BANNING-LEWIS RANCH NO. 9

CITY ENGINEER

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

CITY PLANNING DIRECTOR	DATE	

THE ANNEXATION	N OF THE	REAL PROPER	RTY SHOWN ON	THIS PLAT	IS APPROVED	PURSUANT TO	THE
ORDINANCE MA							
COLORADO, BY					•	•	۰ς
MEETING ON TH		DAY OF	I I COUNCIL OI	202	or colonabe	OI MINOS AT IT	0
WILLTING ON TO	IL	DAT OF		_ 202	_•		

CITY CLERK	DATE	

SURVEYOR'S STATEMENT

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE-DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-QUARTER (1/4) OF THE PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS WITH THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY,

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR	
COLORADO P.L.S. NO. 33196	
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.	

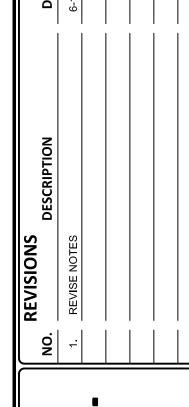
RECORDING:

COUNTY OF EL PASO)

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THIS _ , 202__ A.D., AND IS DULY RECORDED UNDER RECEPTION RECORDS OF EL PASO COUNTY, COLORADO. NUMBER

FEE:	STEVE SCHLEIKER, RECORDER
SURCHARGE:	BY:
	DEPUTY

FILE NO. ANEX-23-0027





DRAWN BY CHECKED BY

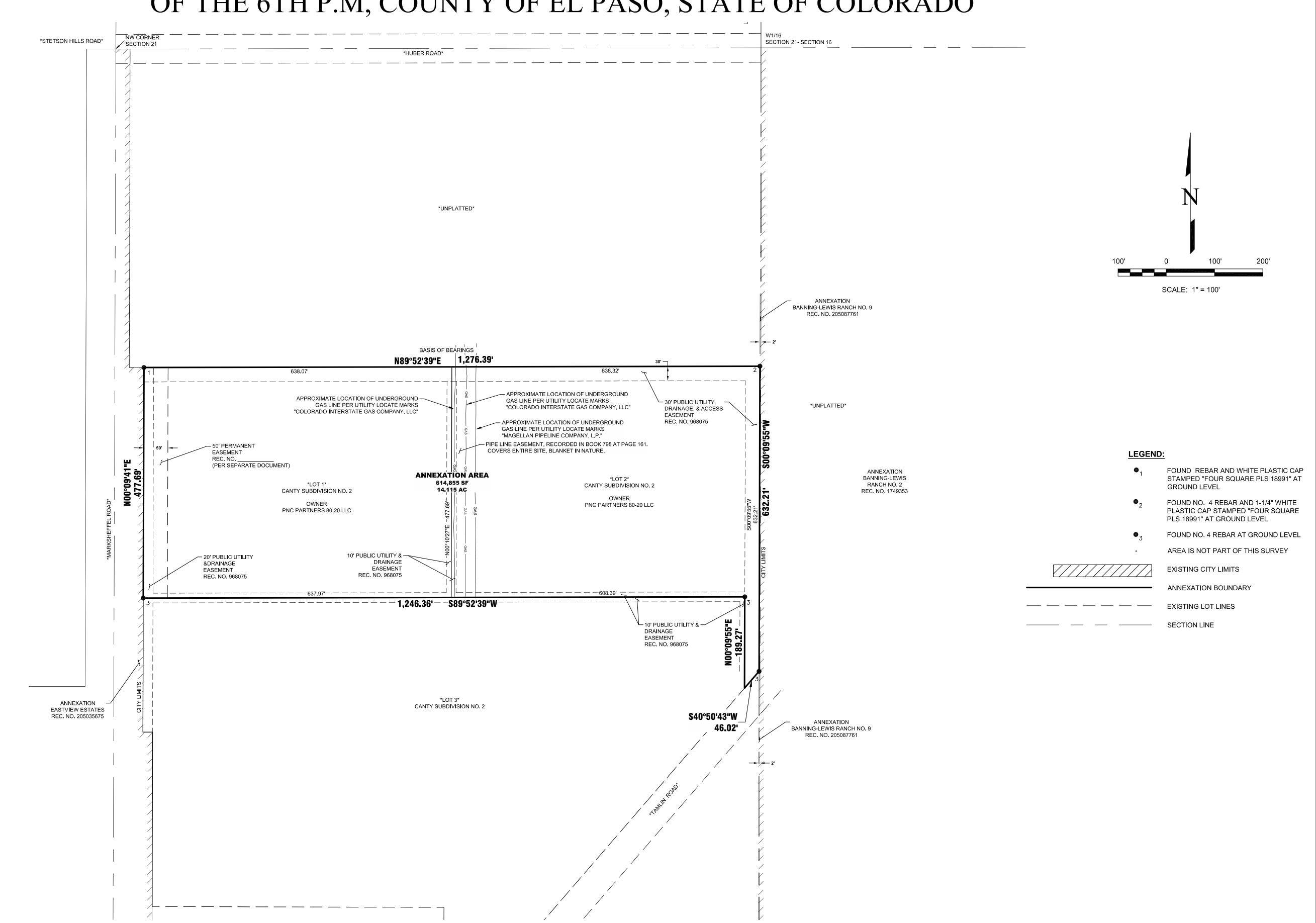
H-SCALE

2451-00 JOB NO. DATE CREATED **8/14/2023** DATE ISSUED SHEET NO 1 OF 2

ANNEXATION PLAT

PTAA ADDITION NO. 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH RANGE 65 WEST, OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO



NO. DESCRIPTION DESCRIPTION D

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4732 Eagleridge Circ 1907 Pueblo, CO 81008 16 Office: (719) 545-62

926 Elkton Drive Colorado Springs, CO 80907 Office: (719) 576-1216 Fax: (719) 576-1206



PTAA ADDITION NO. 1
HE NORTHWEST QUARTER OF SECTION 21, TWP 13S R65W
TH P.M, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY JWT
CHECKED BY ERF

H-SCALE

FILE NO. ANEX-23-0027

JOB NO.2451-00DATE CREATED8/14/2023DATE ISSUEDDRAFTSHEET NO2OF2