

EXHIBIT 12C

SURVEYOR AFFIDAVIT
PEACH RANCH ADDITION NO. 1 ANNEXATION

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

Anthony K. Peall, the affiant, first being duly sworn, deposes and says as follows:

1. He is a registered professional land surveyor in the State of Colorado, Registration No. PLS 38636
2. He is employed by Aztec Consultants, Inc. in Littleton, Colorado.
3. The annexation plat of Peach Ranch Addition No. 1 was prepared under his supervision.
4. He has examined this annexation plat and the legal description therein.
5. The legal description set forth on the plat accurately describes the property that is subject to annexation to the City of Colorado Springs.
6. The annexation plat accurately sets forth the boundary of the property that is subject to annexation to the City of Colorado Springs.
7. As shown on the plat, at least one-sixth (1/6th) of the boundary of the property to be annexed is contiguous with the boundary of the city limits of the City of Colorado Springs.
8. In establishing the boundaries of the area proposed to be annexed, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included within the area proposed to be annexed.

FURTHER AFFIANT SAYETH NOT.

Anthony K. Peall, PLS
Principal
300 E. Mineral Avenue, Suite 1, Littleton, CO 80122



SUBSCRIBED AND SWORN TO before me this 8th day of October, 2025
Witness my hand and official seal.

ANGELICA LAZOS-ORNELAS
Notary Public
State of Colorado
Notary ID # 20204028123
My Commission Expires 08-13-2028

Angelica Lazos-Ornelas
NOTARY PUBLIC
My Commission expires: 8-13-28