ANNEXATION PLAT PTAA ADDITION NO. 1 LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SO OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLOR

BE IT KNOWN BY THESE PRESENTS:

THAT SSS EDUCATION CORP, BEING THE PETITIONER OF THE ANNEXATION OF THE FOLLOWING TRACT OF LAND TO WIT:

LEGAL DESCRIPTION

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 AFORMENTIONED SSS EDUCATION CORP,
 __________EXECUTIVE DIRECTOR, HAS

 EXECUTED THIS INSTRUMENT THIS
 _________DAY OF
 ______202___A.D.

SHUBHAM PANDY, EXECUTIVE DIRECTOR, SSS EDUCATION CORP

NOTARIAL:

STATE OF COLORADO)) SS 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.

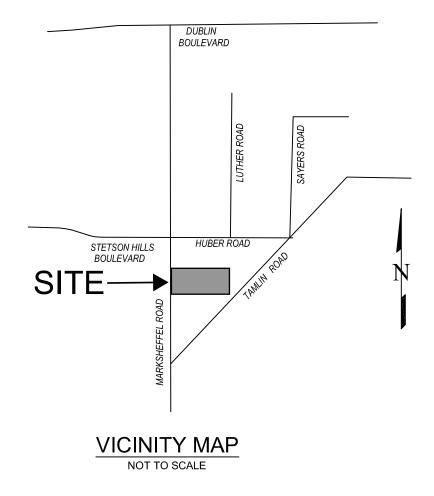
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC

<u>NOTICE:</u>

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%)
 PERIMETER OF THE AREA CONTIGUOUS WITH THE EXISTING CITY LIMITS = 1,109.90 FEET.(28.69%)
 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:

- 1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
- 2. 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, 2023 AT 8:00 A.M.
- 3. 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.
- 4. 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, C.R.S.
- 5. 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.
- 6. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- 7. DATE OF PREPARATION IS JULY 14, 2023.
- 8. 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.
- 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.

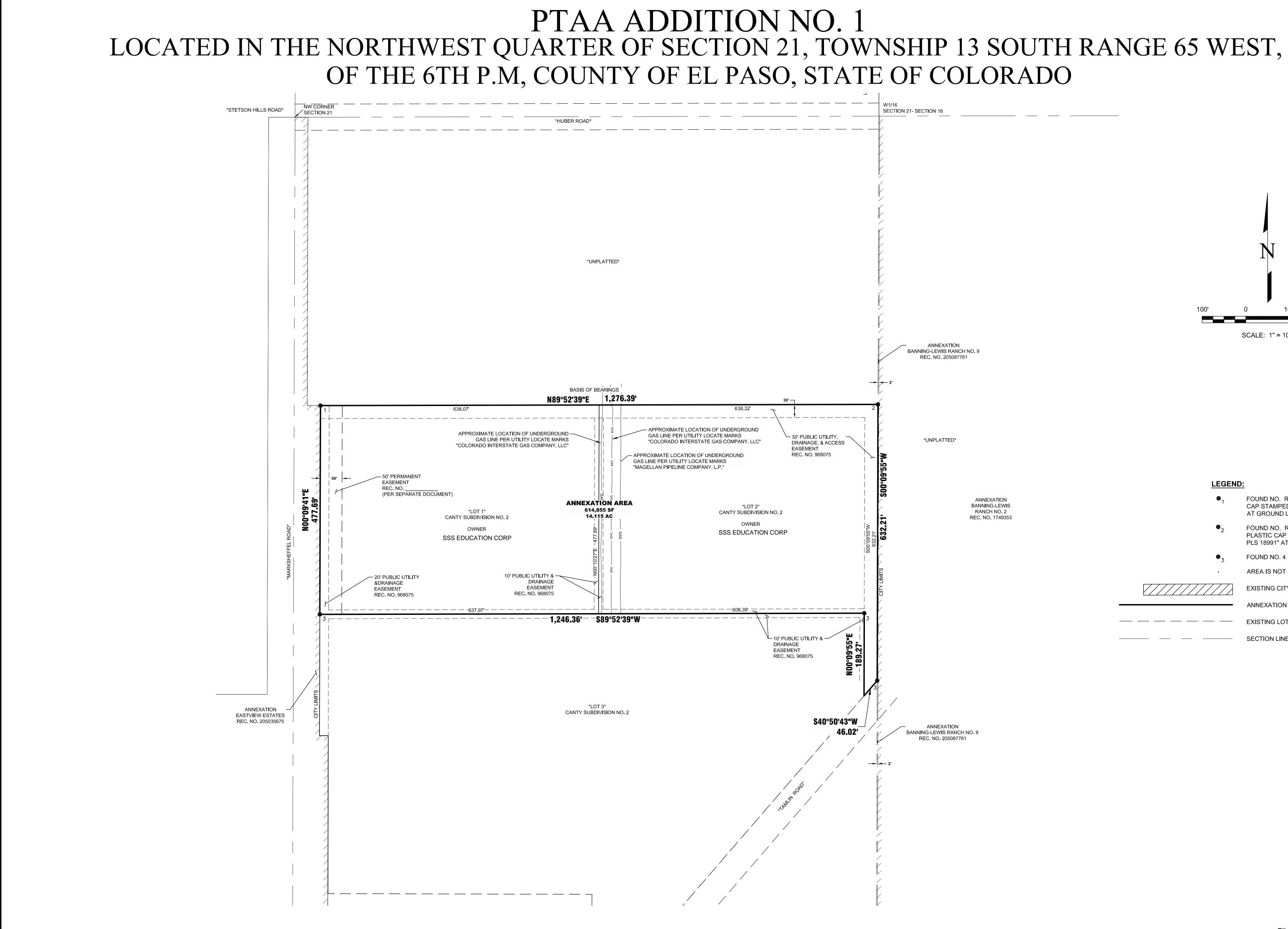
THIS SURVEY IS BASED UPON THE ANNEXATION PLATS AND PLANS AS SHOWN BELOW:

ANNEXATION PLAT- EASTVIEW ESTATES

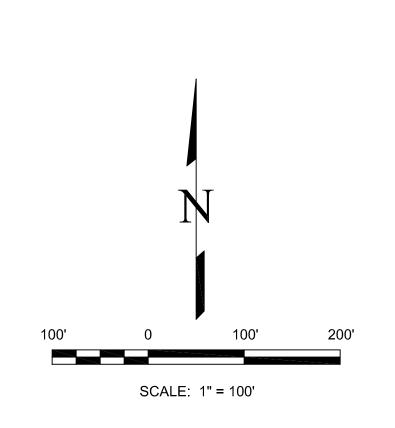
ANNEXATION PLAT- BANNING-LEWIS RANCH NO. 2

ANNEXATION PLAT- BANNING-LEWIS RANCH NO. 9

JTH RA DO	NGE 65 WEST,	NO. REVISIONS DESCRIPTION DATE	
	DF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR NG ANNEXATION PLAT "PTAA ADDITION NO. 1"	EDWARD-JAMES	926 Elkton Drive 4732 Eagleridge Circle Colorado Springs, CO 80907 Pueblo, CO 81008 Office: (719) 576-1216 Office: (719) 545-6240 Fax: (719) 576-1206 Fax: (719) 545-6247
CITY PLANNING DIRECTO	R DATE		$\boldsymbol{()}$
	DATE		
THE ANNEXATION OF THE ORDINANCE MADE AND AD COLORADO, BY THE ACTIO MEETING ON THE CITY CLERK SURVEYOR'S STATEMI I, JONATHAN W. TESSIN, A HEREBY CERTIFY THAT TH PARCEL OF LAND AND THA IS CONTIGUOUS WITH THE COLORADO. JONATHAN W. TESSIN, PRO COLORADO P.L.S. NO. 3319 FOR AND ON BEHALF OF EI RECORDING: STATE OF COLORADO)	REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO THE DOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, INS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS 	ANNEXATION PLAT PTAA ADDITION NO. 1	LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TWP 13S R65W OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO
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ANNEXATION PLAT



LEGEND:

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- FOUND NO. REBAR AND WHITE PLASTIC • CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL
 - FOUND NO. REBAR AND 1-1/4" YELLOW PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL
 - FOUND NO. 4 REBAR AT GROUND LEVEL AREA IS NOT PART OF THIS SURVEY

FILE NO. ANEX-23-0027

EXISTING CITY LIMITS

ANNEXATION BOUNDARY

----- EXISTING LOT LINES

SECTION LINE

EDVARD-LAMES BURVERING, INC. SURVERING, INC. 926 Elkton Drive 4732 Eagleridge Circle Office: (719) 576-1216 Pueblo, CO 81008 Fax: (719) 576-1206 Fax: (719) 545-6240
EDVARD BURVEYI SURVEYI 926 Elkton Drive Colorado Springs, C0 80907 Office: (719) 576-1216 Fax: (719) 576-1206
ANNEXATION PLAT PTAA ADDITION NO. 1 LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TWP 13S R65W OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO
DRAWN BY JWT CHECKED BY ERF H-SCALE N/A