

PETITION FOR ANNEXATION

AUTHENTIX WOLF RANCH ADDITION NO. 2

To the City Council of the City of Colorado Springs:

We, the undersigned, constituting and comprising the owners of 100%* of the area (territory) (excluding public streets and alleys) described in Exhibit 1 attached hereto and made a part of the Petition (the "Described Area"), do hereby petition that the Described Area be annexed to and become a part of the City of Colorado Springs and do represent and state:

1. It is desirable and necessary that the Described Area be annexed to the City of Colorado Springs.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S. 1973, as amended, exist or have been met as these sections apply to the annexation of the Described Area.
3. That the annexation of the Described Area complies with Section 30 of Article II of the Colorado Constitution.
4. That the undersigned request that the City of Colorado Springs approve the annexation of the Described Area.
5. That the legal description of the land owned by each Petitioner hereto is attached to and made part of this Petition.

The Petitioner(s) hereto understand and are cognizant of the fact that the City of Colorado Springs ("City") is not legally required to annex the Described Area, and that if the City does annex the Described Area, the annexation shall be upon the conditions and agreement of the Petitioner(s) as set forth in the Annexation Agreement.

NOW, THEREFORE, in consideration of the foregoing statement, and in further consideration of the benefits which will accrue to the Petitioner(s) and the obligations resulting to the City if the Described Area is annexed to the City, the Petitioner(s) agree and covenant that if the Described Area is annexed to the City, the Petitioner(s) will comply with all applicable provisions of the Code of the City of Colorado Springs 2001, as amended, and all applicable ordinances, resolutions, and regulations of the City now existing or as hereinafter amended.

The covenants and agreements herein above set forth shall run with the land owned by each Petitioner hereto which is subject to this annexation and shall extend to and be binding upon the heirs, assigns, legal representatives and successors to each Petitioner. Each Petitioner expressly accepts the aforesaid covenants and agreements by proceeding with the Petition for Annexation to the City.

City of Colorado Springs

Gayle G. Sturdivant

Name (Print)

Gayle Sturdivant

Signature

8/23/2023

Date

**30 S. Nevada Ave., Suite 401
Colorado Springs, CO 80903**

Mailing Address

Legal Description: See Exhibit A

AFFIDAVIT

STATE OF COLORADO)

) ss.

COUNTY OF EL PASO)

The foregoing instrument was executed before me this 23rd day of August, 2023, by

Gayle Sturdivant

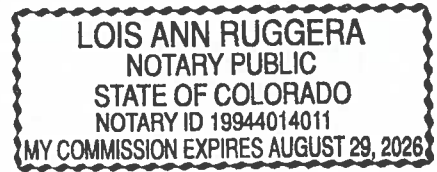
_____.

Witness my hand and official seal.

My Commission expires: Aug. 29, 2026

Lois Ann Ruggera

Notary Public



The notarized signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107(1)(cc)(IX)).

EXHIBIT A

AUTHENTIX WOLF RANCH FILING NO. 2 ANNEXATION PLAT

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6 AND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, BOTH PORTIONS LOCATED IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, SAID PARCEL ALSO BEING DESCRIBED BY SPECIAL WARRANTY DEEDS RECORDED AT THE EL PASO COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 221119650, 221157494 AND _____ IN SAID RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 6 IS ASSUMED TO BEAR SOUTH 88°07'28" WEST AS MONUMENTED ON THE EAST BY A 3.25" ALUMINUM CAP STAMPED, "JRENG 2001, PLS 17502" IN MONUMENT BOX AND ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED, "LS 17477, 2002" WITH ALL OTHER BEARINGS RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6;

THENCE SOUTH 88°07'28" WEST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 6, A DISTANCE OF 30.03 FEET TO A POINT ON THE WESTERLY LINE OF BLACK FOREST ROAD, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221157494, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221119650, BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221157494 THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 00°44'40" WEST, A DISTANCE OF 180.69 FEET;
2. THENCE SOUTH 88°17'45" WEST, A DISTANCE OF 30.03 FEET;
3. THENCE NORTH 00°44'40" EAST, A DISTANCE OF 181.98 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221119650;

THENCE NORTH 00°45'32" EAST, ALONG THE WESTERLY LINES OF SAID SPECIAL WARRANTY DEEDS RECORDED AT RECEPTION NO. 221119650 AND _____, A DISTANCE OF 307.22 FEET TO THE NORTHWESTERLY CORNER OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO.

_____;

THENCE NORTH 88°42'00" EAST, ALONG THE NORTHERLY LINE OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. _____, A DISTANCE OF 30.02 FEET TO THE NORTHEASTERLY CORNER OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. _____ AND A POINT ON THE WESTERLY LINE OF BLACK FOREST ROAD;

THENCE SOUTH 00°45'32" WEST, ALONG THE EASTERLY LINES OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221119650 AND _____, A DISTANCE OF 308.30 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 14,673 SQUARE FEET OR 0.3368 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, DAVID J. BERGLUND, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LAND DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



DAVID J. BERGLUND, P.L.S. 38199
FOR AND ON BEHALF OF MANHARD CONSULTING