

# PETITION FOR ANNEXATION

## AUTHENTIX WOLF RANCH ADDITION NO. 1

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.

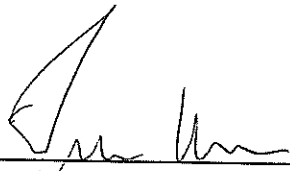
**The Petitioner(s) hereto understand and are cognizant of the fact that the City of Colorado Springs ("City") is not legally required to annex the Described Area, and that if the City does annex the Described Area, the annexation shall be upon the conditions and agreement of the Petitioner(s) as set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

**TRI-LAKES DEVELOPMENT CORP**

Frederic Herman  
Name (Print)

  
Signature

9/11/23  
Date

1450 Old Northgate Rd  
Colorado Spring, CO 80921  
Mailing Address

**Legal Description: See Exhibit A**

AFFIDAVIT

STATE OF COLORADO

) COUNTY OF EL PASO ) ss.

)  
The foregoing instrument was executed before me this 11<sup>th</sup> day of Sept, 2023, by

Frederic Herman

\_\_\_\_\_

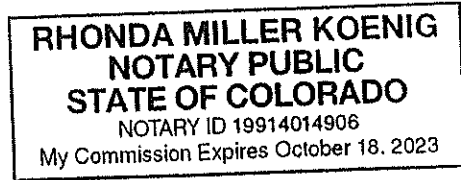
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Witness my hand and official seal.

My Commission expires: October 18, 2023

Rhonda Miller Koenig

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**

**LEGAL DESCRIPTION**

**Tri-Lakes Development Corp Property**

The Land referred to herein below is situated in the County of El Paso, State of Colorado, and is described as follows:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, SAID PARCEL ALSO BEING DESCRIBED BY GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 212073109 AT THE EL PASO COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, 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 60.06 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221157494, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221119650, BOTH RECORDED IN SAID RECORDS, AND SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SECTION LINE, SOUTH 88°07'28" WEST, SAID LINE ALSO BEING THE SOUTH LINE OF SAID GENERAL WARRANTY DEED, A DISTANCE OF 1,237.98 FEET TO THE SOUTHWESTERLY CORNER OF SAID GENERAL WARRANTY DEED AND THE EASTERLY LINE OF CUMBRE VISTA SUBDIVISION FILING NO. 6B RECORDED AT RECEPTION NO. 219714309, IN SAID RECORDS;

THENCE ALONG SAID EASTERLY LINE AND THE WESTERLY LINE OF SAID PARCELS DESCRIBED BY GENERAL WARRANTY DEED AND CUMBRE VISTA SUBDIVISION FILING NO. 6B, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 00°25'42" EAST, A DISTANCE OF 318.20 FEET;
- 2) NORTH 00°04'56" EAST, A DISTANCE OF 2.86 FEET TO THE SOUTHERLY LINE OF THE RIDGE AT CUMBRE VISTA FILING NO. 2 RECORDED AT RECEPTION NO. 216713762 IN SAID RECORDS;

THENCE NORTH 88°12'48" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 647.14 FEET TO THE WESTERLY LINE OF CARPENTER SUBDIVISION, RECORDED AT BOOK 32, PAGE 51, RECEPTION NO. 20414 IN SAID RECORDS;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID CARPENTER SUBDIVISION THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 08°20'05" WEST, A DISTANCE OF 5.66 FEET;
- 2) NORTH 88°42'00" EAST, A DISTANCE OF 593.17 FEET TO THE NORTHWESTERN CORNER OF A PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. \_\_\_\_\_ IN SAID RECORDS;

THENCE SOUTH 00°45'32" WEST ALONG THE WESTERLY LINE OF LAST SAID PARCEL AND THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 221119650 IN SAID RECORDS, A DISTANCE OF 307.22 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 391,457 SQUARE FEET OR 8.9866 ACRES, MORE OR LESS.

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