

PETITION FOR ANNEXATION

BROADMOOR GLEN ADDITION NO. 1 AND ADDITION NO. 3 ANNEXATION

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.

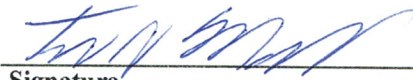
NOW, THEREFORE, in consideration of the foregoing statement, and in further consideration of the benefits which will accrue to the Petitioner(s) and the obligations resulting to the City if the Described Area is annexed to the City, the Petitioner(s) agree and covenant that if the Described Area is annexed 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 Petition 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.

CCCS THC, INC., A NONPROFIT CORPORATION, BY TERRY MANDEL, AS PRESIDENT OF CCCS
THC, INC.

Terry Mandel

Name (Print)


Signature

3-23-26
Date

2188 Executive Cir Colorado Springs, CO 80906

Mailing Address

Legal Description: See Exhibit A
See Exhibit B

AFFIDAVIT

STATE OF COLORADO)

COUNTY OF EL PASO) ss.

The foregoing instrument was executed before me this 23rd day of March, 2020, by

Terry Mandel

Witness my hand and official seal.

My Commission expires: 06/14/2026

Lauren Gratteau

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)).



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790

BROADMOOR GLEN ADDITION NO. 1
JOB NO. 2132.00-04
MARCH 6, 2026
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EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PARCEL A RECORDED FEBRUARY 21, 2017 UNDER RECEPTION NUMBER 217020348 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2NE1/4) OF SECTION 18, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SECTION 18 AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 17, ALL IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-1/2 INCH DIAMETER PIPE WITH 2-1/2 INCH DIAMETER ALUMINUM CAP STAMPED BY L.S. 3854 AT THE NORTHEAST CORNER OF SAID SECTION 18, FROM WHICH A NO. 6 REBAR WITH 2-1/2 INCH DIAMETER ALUMINUM CAP BY PLS 22573 AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 18, BEARS NORTH 89°00'12" WEST, A DISTANCE OF 2610.22 FEET, AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE SOUTH 89°33'54" EAST ON THE COMMON LINE BETWEEN SECTION 8 AND SECTION 17 OF SAID TOWNSHIP 15 SOUTH, RANGE 66 WEST AND DESCRIBED AS SUCH IN THE RESERVE AT BROADMOOR GLEN SUBDIVISION FILING NO. 6 RECORDED NOVEMBER 22, 1996 UNDER RECEPTION NUMBER 96146966 OF SAID RECORDS, AND IN THE ANNEXATION PLAT OF GATES ADDITION NO. TEN RECORDED APRIL 4, 1972 UNDER RECEPTION NUMBER 875356 OF SAID RECORDS, A DISTANCE OF 164.27 FEET TO A POINT ON A CURVE, ON THE WESTERLY LINE OF THE 200 FOOT WIDE TRACT OF LAND DESCRIBED IN DECREE ON DECLARATION OF TAKING RECORDED NOVEMBER 24, 1959 IN BOOK 1779 AT PAGE 185 OF SAID RECORDS, WHOSE CENTER BEARS NORTH 69°00'47" WEST;

THENCE ON SAID WESTERLY LINE THE FOLLOWING FOUR COURSES:

1. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°15'36", HAVING A RADIUS OF 1332.40 FEET FOR AN ARC DISTANCE OF 75.81 FEET;
2. THENCE SOUTH 24°14'48" WEST A DISTANCE OF 20.17 FEET TO A POINT OF CURVE;
3. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°40'00", HAVING A RADIUS OF 1532.00 FEET FOR AN ARC DISTANCE OF 632.81 FEET;
4. THENCE SOUTH 00°34'48" WEST A DISTANCE OF 620.96 FEET TO THE SOUTHERLY LINE OF SAID OF N1/2NE1/4, FROM WHENCE THE SOUTHEAST CORNER OF SAID N1/2NE1/4 BEARS SOUTH 88°59'07" EAST ON SAID SOUTHERLY LINE, A DISTANCE OF 29.13 FEET;

THENCE NORTH 88°59'07" WEST ON THE NORTHERLY LINE OF J.L. RANCH ADDITION RECORDED DECEMBER 8, 1987 IN PLAT BOOK C-4 AT PAGE 127 OF SAID RECORDS, A DISTANCE OF 1072.60 FEET TO THE SOUTHEAST CORNER OF PARCEL B RECORDED OCTOBER 22, 2001 UNDER RECEPTION NUMBER 201152953 OF SAID RECORDS, BEING A POINT ON THE EASTERLY LINE OF A 200 FOOT WIDE TRACT OF LAND DESCRIBED IN TRACT 101E-2 RECORDED IN SAID BOOK 1779 AT PAGE 185;

THENCE ON THE COMMON LINE BETWEEN SAID PARCEL A AND SAID TRACT 101E-2 THE FOLLOWING SIX COURSES:



1. THENCE NORTH 05°25'12" WEST A DISTANCE OF 251.97 FEET TO A POINT OF CURVE;
2. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°00'00", HAVING A RADIUS OF 418.31 FEET FOR AN ARC DISTANCE OF 379.65 FEET;
3. THENCE NORTH 57°25'12" WEST A DISTANCE OF 469.78 FEET TO A POINT OF CURVE;
4. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 133°55'00", HAVING A RADIUS OF 299.99 FEET FOR AN ARC DISTANCE OF 701.16 FEET;
5. THENCE SOUTH 11°20'12" EAST A DISTANCE OF 311.75 FEET TO A POINT OF CURVE;
6. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50°29'35", HAVING A RADIUS OF 218.31 FEET FOR AN ARC DISTANCE OF 192.39 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 101E-2 ON THE NORTHERLY LINE OF SAID J.L. RANCH ADDITION;

THENCE ON THE NORTHERLY AND EASTERLY LINES OF SAID J.L. RANCH ADDITION FOLLOWING THREE COURSES:

1. THENCE NORTH 88°59'07" WEST ON THE SOUTHERLY LINE OF SAID N1/2NE1/4, A DISTANCE OF 460.03 FEET TO THE SOUTHWEST CORNER THEREOF;
2. THENCE NORTH 88°58'35" WEST ON THE SOUTHERLY LINE OF SAID NE1/4NW1/4, A DISTANCE OF 1306.71 FEET TO THE SOUTHWEST CORNER THEREOF;
3. THENCE NORTH 00°30'20" WEST ON THE WESTERLY LINE OF SAID NE1/4NW1/4, A DISTANCE OF 1323.29 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE ON THE SOUTHERLY LINE OF SAID GATES ADDITION NO. TEN THE FOLLOWING TWO COURSES:

1. THENCE SOUTH 89°00'07" EAST ON THE COMMON LINE BETWEEN THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 18 AND THE SOUTHWEST QUARTER (SW1/4) QUARTER OF SECTION 7 OF SAID TOWNSHIP, A DISTANCE OF 1305.47 FEET TO THE COMMON ONE-QUARTER CORNER OF SAID SECTION 7 AND SAID SECTION 18;
2. THENCE SOUTH 89°00'12" EAST ON THE COMMON LINE BETWEEN THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 18 AND THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 7, A DISTANCE OF 2610.22 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES AN AREA OF 103.174 ACRES OF LAND, MORE OR LESS.

JOHN L. BAILEY, P.L.S. NO. 19586
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790

BROADMOOR GLEN ADDITION NO. 3
JOB NO. 2132.00-03
MARCH 6, 2026
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EXHIBIT B

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PARCEL B RECORDED FEBRUARY 21, 2017 UNDER RECEPTION NUMBER 217020348 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, BEING LOCATED IN A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2 NE1/4) OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED BY PLS 19586 AT THE SOUTHEAST CORNER OF SAID N1/2 NE1/4, FROM WHICH A NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED BY LS 1808 AT THE SOUTHWEST CORNER OF SAID N1/2 NE1/4 BEARS NORTH 88°59'07" WEST A DISTANCE OF 2611.93 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE NORTH 88°59'07" WEST ON THE SOUTH LINE OF SAID N1/2 NE1/4, A DISTANCE OF 1,303.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL B, A POINT ON THE WESTERLY LINE OF A 200 FOOT WIDE TRACT OF LAND DESCRIBED IN TRACT 101E-2 RECORDED NOVEMBER 24, 1959 IN BOOK 1779 AT PAGE 185 OF SAID RECORDS, AND DESCRIBED IN PARCEL B RECORDED OCTOBER 22, 2001 UNDER RECEPTION NUMBER 201152953 OF SAID RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°59'07" WEST ON SAID SOUTH LINE ALSO BEING THE NORTHERLY LINE OF J.L. RANCH ADDITION RECORDED DECEMBER 8, 1987 IN PLAT BOOK C-4 AT PAGE 127 OF SAID RECORDS, A DISTANCE OF 624.61 FEET (625.42 OF RECORD) TO THE COMMON LINE BETWEEN SAID PARCEL B RECORDED UNDER RECEPTION NUMBER 217020348 AND SAID 200 FOOT WIDE TRACT OF LAND, BEING A POINT ON A CURVE, WHOSE CENTER BEARS NORTH 70°10'55" WEST;

THENCE ON SAID COMMON LINE THE FOLLOWING SIX COURSES:

1. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°09'17" (31°28'40" OF RECORD), HAVING A RADIUS OF 418.31 FEET FOR AN ARC DISTANCE OF 227.46 FEET (229.82 FEET OF RECORD);
2. THENCE NORTH 11°20'12" WEST A DISTANCE OF 311.75 FEET TO A POINT OF CURVE;
3. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 133°55'00", HAVING A RADIUS OF 99.99 FEET FOR AN ARC DISTANCE OF 233.71 FEET;
4. THENCE SOUTH 57°25'12" EAST A DISTANCE OF 469.78 FEET TO A POINT OF CURVE;
5. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 52°00'00", HAVING A RADIUS OF 218.31 FEET FOR AN ARC DISTANCE OF 198.13 FEET;
6. THENCE SOUTH 05°25'12" EAST A DISTANCE OF 229.41 FEET (229.72 FEET OF RECORD) TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES AN AREA OF 7.163 ACRES OF LAND, MORE OR LESS.

JOHN L. BAILEY, P.L.S. NO. 19586
PREPARED FOR AND ON BEHALF OF