

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

3/1/23

Date

**1450 Old Northgate Rd
Colorado Spring, CO 80921**

Mailing Address

Legal Description: See Exhibit A

AFFIDAVIT

STATE OF COLORADO

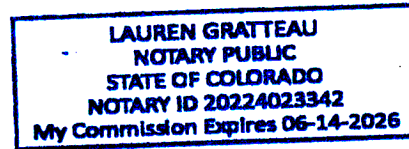
) COUNTY OF EL PASO) ss.

The foregoing instrument was executed before me this 1st day of March, 2023, by

Frederic Herman

Witness my hand and official seal.

My Commission expires: 06-14-2026
XG



James 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)).

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:

The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 6, Township 13 South, Range 65 West of the 6th P.M., EXCEPT the East 30 feet thereof; and EXCEPT the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 6, Township 13 South, Range 65 West of the 6th P.M., and EXCEPT that portion conveyed to the City of Colorado Springs, Colorado a home rule city and Colorado municipal corporation in Special Warranty Deed recorded June 21, 2021 at Reception No. 221119650, County of El Paso, State of Colorado.