# PETITION FOR ANNEXATION

## 7770 Black Forest Road 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 A attached hereto and made a part of the Petition )the "Described Area"), do hereby petition that the Described Area be annexed to and become 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 forgoing 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 2023, 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.**

CMD Management Company

| Christina Davis | Christina Davis | 05-07-2026 |
|---|---|---|
| Name (Print) | Signature | Date |

7770 Black Forest Road, Colorado Springs, CO 80908
Mailing Address

Legal Description: See Exhibit A – 7770 Black Forest Road Annexation Addition No. 2 Legal Description

## AFFIDAVIT

STATE OF COLORADO )

) ss.

COUNTY OF EL PASO )

The foregoing instrument was executed before me this 7th day of May, 2026, by Christina Davis.

Witness my hand and official seal.

My Commission expires: 12/16/2026

Sara E. Dean
Notary Public

SARA E. DEAN
Notary Public
State of Colorado
Notary ID # 20124018509
My Commission Expires 12-16-2026

The notarization 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
## 7770 BLACK FOREST ROAD ADDITION NO. 2

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6; WHENCE THE WEST 1/4 CORNER BEARS, S88°07'28"W, 5287.60 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, S00°21'47"W, 1116.01 FEET; THENCE S87°46'47"W, 60.06 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF 7770 BLACK FOREST ROAD ADDITION NO. 1, S00°21'47"W, 146.11 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, S01°10'03"W, 21.07 FEET; THENCE S87°46'47"W, 794.89 FEET TO THE EASTERLY RIGHT-OF-WAY OF FOXTROT LANE, RECORDED JANUARY 14, 1999, AS RECEPTION NO. 099006582; THENCE ALONG SAID RIGHT-OF-WAY, N00°23'15"W, 305.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, N87°16'15"E, 234.30 FEET; THENCE S00°23'15"E, 140.00 FEET; THENCE N87°46'47"E, 563.16 FEET TO THE POINT OF BEGINNING.

CONTAINING: 165,505 SQUARE FEET OR 3.799 ACRES MORE OR LESS.

ALSO BEING THAT PARCEL OF LAND DESCRIBED AS PARCELS A & C IN RECEPTION NO. 218142023 OF EL PASO COUNTY RECORDS.