

PETITION FOR ANNEXATION

Karman Line -Addition '2'

14050 Bradley Road, Colorado Springs, CO

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 Section 31-12-104 and 31-12-105, C.R.S. 1973, as amended, exist or have been met as these sections apply to 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 a 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 in the City 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 20021, 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.


OWNER:

Norris Ranch Joint Venture, LLC

MAILING ADDRESS:

PO Box 1385, Colorado Springs, CO 80901

AUTHORIZED NAME (Printed):
Craig Dossey - Authorized Representative

AUTHORIZED SIGNATURE:


DATE:
4/4/2023

ADDRESS OF PARCEL TO BE ANNEXED:
Parcel '2'
Colorado Springs, CO

LEGAL DESCRIPTION:
(See Attached Exhibit 'A')

AFFIDAVIT


STATE OF COLORADO)

) ss.

COUNTY OF EL PASO)

The foregoing instrument was executed before me this 4th day of April, 2023, by

Craig Dossey
(Printed Name)


(Signature)

4/4/2023
(Date)

Witness my hand and official seal:

Lisa A. Smith
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20044023702
MY COMMISSION EXPIRES 03/10/2024

My Commission expires: 3/10/2024

Notary Public: Lisa A. Smith

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

Karman Line 2 Add

A portion of the Northeast 1/4 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section; thence along the North-South Center line of said Section, $S00^{\circ}10'13''E$ (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear $S00^{\circ}10'13''E$, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Right-of-Way Parcel No. 2 as described in the County Resolution recorded on August 31, 1998 as Reception Number 098124132 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the **POINT OF BEGINNING**; thence leaving said Center line, $N78^{\circ}36'14''E$, a distance of 2485.34 feet; thence $S73^{\circ}48'36''W$, a distance of 2536.28 feet, to the southeast corner of said parcel, also being a point on said Center line; thence leaving said center line, $N65^{\circ}02'36''E$, a distance of 543.51 feet; thence $S88^{\circ}27'54''W$, a distance of 493.58 feet, to the **POINT OF BEGINNING**.

Containing 210,090 Sq. Ft. or 4.823 acres, more or less.