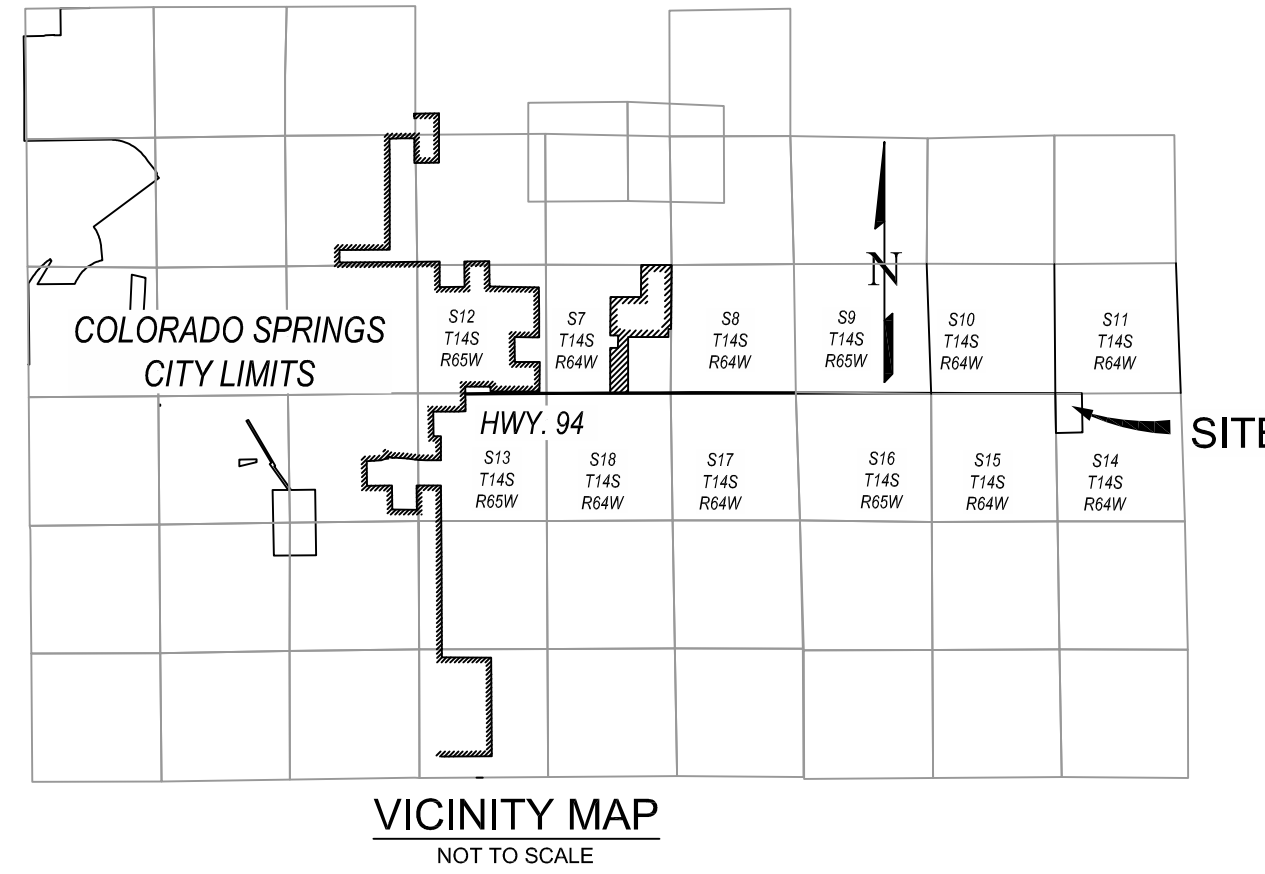


ANNEXATION PLAT

FLYING HORSE EAST ADDITION NO. 3

LOCATED IN SECTIONS 14, AND 15, T14S, R 64W

OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO



OWNER:

THE OWNER OF THE DESCRIBED PARCEL HEREBY REQUEST ANNEXATION TO THE CITY OF COLORADO SPRINGS, COLORADO.
 FLYING HORSE LAND COMPANY LLC,
 A COLORADO LIMITED LIABILITY COMPANY

BY: FLYING HORSE HOSPITALITY HOLDINGS, LLC,
 A COLORADO LIMITED LIABILITY COMPANY, AS MANAGER

BY: _____
 JEFFERY B. SMITH, MANAGER

HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 202__ A.D.

NOTARIAL:

STATE OF COLORADO)
) SS
 COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202__ A.D., BY _____ OWNER

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT "FLYING HORSE EAST ADDITION NO. 3"

 CITY PLANNING DIRECTOR DATE

 CITY ENGINEER DATE

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO THE ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY THE ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON THE _____ DAY OF _____, 202__.

 CITY CLERK DATE

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT IN _____ OF 202__, A ANNEXATION MAY WAS MADE UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARD OF CARE FOR THE STATE OF COLORADO, AND THAT THIS ANNEXATION MAP AND ALL NOTES SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ENCROACHMENTS, EASEMENTS, RIGHTS OF WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY, AND THE INFORMATION SHOWN HEREON ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF COLORADO SPRINGS AND MEETS THE REQUIREMENTS SET FORTH IN THE COLORADO REVISED STATUTES 1973, 31-12-104-(1)(A) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

DRAFT

 JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 33196
 FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

RECORDING:

STATE OF COLORADO)
) SS
 COUNTY OF EL PASO)

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 202__ A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____ CHUCK BROEMAN, RECORDER

SURCHARGE: _____ BY: _____ DEPUTY

FILE NO. _____

BE IT KNOWN BY THESE PRESENTS:

THAT FLYING HORSE LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE PETITIONER OF THE ANNEXATION OF THE FOLLOWING TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION SECTION 14, AND A PORTION OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 64, WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE WESTERLY END BY A RECOVERED NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED " S8 S9 S17 S16 T14S R64W 2012 PLS 38231" AND AT THE EASTERLY END BY A RECOVERED NO. 6 REBAR WITH 2-1/4" ALUMINUM CAP STAMPED "1/4 COR S9 S16 PLS 11624" .2' BELOW GRADE, BEING ASSUMED TO BEAR N89°44'50"E, A DISTANCE OF 2,629.05 FEET.

COMMENCING AT THE NORTHEAST CORNER OF THE ANNEXATION PLAT OF FLYING HORSE EAST ADDITION NO. 2, AS RECORDED UNDER RECEPTION NUMBER _____, RECORDS OF EL PASO COUNTY, COLORADO; THENCE S00°00'00"E, ON THE EASTERLY BOUNDARY LINE OF SAID ANNEXATION PLAT, A DISTANCE OF 99.98 FEET TO THE POINT OF BEGINNING; THENCE S02°48'51"E, A DISTANCE OF 20.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 94; THENCE N88°42'53"E, ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 105.34 FEET TO PARCEL 8-A, A RECORDED IN BOOK 5518 AT PAGE 1209, AS SHOWN IN COLORADO STATE HIGHWAY DEPARTMENT PLAN SET R-AD 0094(1); THENCE ON THE BOUNDARY LINE ON SAID PARCEL 8-A, THE FOLLOWING THREE (3) COURSES:

- S00°32'55"E, A DISTANCE OF 25.00 FEET;
- N89°27'05"E, A DISTANCE OF 150.00 FEET;
- N00°32'55"W, A DISTANCE OF 25.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 94;

THENCE N89°31'49"E, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 262.52 FEET; THENCE S01°09'40"E, A DISTANCE OF 1,310.22 FEET; THENCE S88°50'20"W, A DISTANCE OF 1,000.00 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF PARCEL 8-B, AS RECORDED IN BOOK 5010 AT PAGE 60, AS SHOWN IN COLORADO STATE HIGHWAY DEPARTMENT PLAN SET R-AD 0094(1); THENCE N01°09'40"W, ON SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 967.51 FEET TO A POINT ON SOUTHERLY BOUNDARY LINE OF SAID PARCEL 8-B; THENCE S88°50'12"W, ON THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL 8 Rev, A DISTANCE OF 170.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 7 Rev, AS RECORDED IN BOOK 5010 AT PAGE 334, AS SHOWN IN THE COLORADO STATE HIGHWAY DEPARTMENT PLAN SET R-AD 0094(1); THENCE ON THE BOUNDARY LINE OF SAID PARCEL 7 Rev., THE FOLLOWING THREE (3) COURSES:

- S88°50'12"W, A DISTANCE OF 29.98 FEET;
- N01°09'40"W, A DISTANCE OF 59.10 FEET, TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 89°23'24", A RADIUS OF 300.00 FEET, A DISTANCE OF 468.05 FEET, WHOSE CHORD BEARS N45°51'25"W, A DISTANCE OF 422.00 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 94; THENCE S89°31'46"W, A DISTANCE OF 1,271.56 FEET TO A POINT ON THE BOUNDARY LINE OF THE ANNEXATION PLAT OF FLYING HORSE EAST ADDITION NO. 2., AS RECORDED UNDER RECEPTION NUMBER _____

THENCE ON SAID BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

- N00°00'00"E, A DISTANCE OF 20.00 FEET;
- N89°31'46"E, A DISTANCE OF 2,249.61 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED ARE OF 1,446,202 SQUARE FEET OR 33.200 ACRES MORE OR LESS.

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 8,133.92 FEET.
- ONE-SIXTH OF THE TOTAL PERIMETER AREA = 1,355.65 FEET.
- PERIMETER OF THE AREA CONTIGUOUS WITH THE EXISTING CITY LIMITS = 2,269.61 FEET.
- TOTAL AREA TO BE ANNEXED = 1,446,202 SQUARE FEET

THE TOTAL CONTIGUOUS PERIMETER IS 27.90% WHICH EXCEEDS THE 1/6 AREA REQUIRED.

NOTICE:

ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

GENERAL NOTES:

- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
- THIS ANNEXATION PLAT WAS CREATED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS SURVEY. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC., TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY COMPATIBILITY WITH ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.
- BASIS OF BEARINGS:** THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE WESTERLY END BY A RECOVERED NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED " S8 S9 S17 S16 T14S R64W 2012 PLS 38231" AND AT THE EASTERLY END BY A RECOVERED NO. 6 REBAR WITH 2-1/4" ALUMINUM CAP STAMPED "1/4 COR S9 S16 PLS 11624" .2' BELOW GRADE, BEING ASSUMED TO BEAR N89°44'50"E, A DISTANCE OF 2,629.05 FEET.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS MAP IS NOT A LAND SURVEY PLAT OR AND IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO GRAPHICALLY SHOW THE AREA TO BE ANNEXED TO THE CITY OF COLORADO SPRINGS.
- THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- DATE OF PREPARATION IS JUNE 13, 2022.
- THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS FOR THE SOLE PURPOSE OF DESCRIBING AN ANNEXATION BOUNDARY OF THE RIGHT-OF-WAY FOR COLORADO STATE HIGHWAY NO. 94 AND IS NOT INTENDED FOR ANY OTHER USE. EDWARD-JAMES SURVEYING, INC. RELIED UPON SEVERAL UNRECORDED COLORADO STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY MAPS, RECORDED RIGHT-OF-WAY ACQUISITIONS DISCOVERED WHILE REVIEWING SAID MAPS, DISCUSSIONS WITH THE COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 SURVEYING DEPARTMENT, AND SURVEY OF EXISTING FENCE LINES WHEN DEEMED NECESSARY. REFERENCES TO RIGHT-OF-WAY BOUNDARIES WERE OBTAINED FROM THE SOURCES SHOWN BELOW.

THIS SURVEY IS BASED UPON THE ANNEXATION PLATS AND PLANS AS SHOWN BELOW:

- ANNEXATION PLAT- CORRAL BLUFFS ADDITION REC. NO. 221714874
- ANNEXATION PLAT-BANNING-LEWIS RANCH NO 2, REC. NO. 1749353
- ANNEXATION PLAT-BANNING-LEWIS RANCH NO. 6, REC. NO. 1749361
- ANNEXATION PLAT-BANNING-LEWIS RANCH NO. 17, REC. NO. 205101479
- COLORADO STATE HIGHWAY DEPARTMENT -PROJECT NO. 363
- COLORADO STATE HIGHWAY DEPARTMENT - PROJECT NO. 678-C
- COLORADO STATE HIGHWAY DEPARTMENT-PROJECT NO. 678-D
- COLORADO STATE HIGHWAY DEPARTMENT - PROJECT NO. SR009(10)
- COLORADO STATE HIGHWAY DEPARTMENT - PROJECT NO. 094A-031
- COLORADO STATE HIGHWAY DEPARTMENT - PROJECT NO. SR 0094(16)
- COLORADO STATE HIGHWAY DEPARTMENT - PROJECT NO. R-AD 0094(1)

REVIEWS	NO.	DESCRIPTION	DATE

ANNEXATION PLAT
FLYING HORSE EAST ADDITION NO. 3
 LOCATED IN SECTIONS 14 AND 15, TWP 14S R64W,
 OF THE 6TH P.M, COUNTY OF EL PASO, STATE OF COLORADO

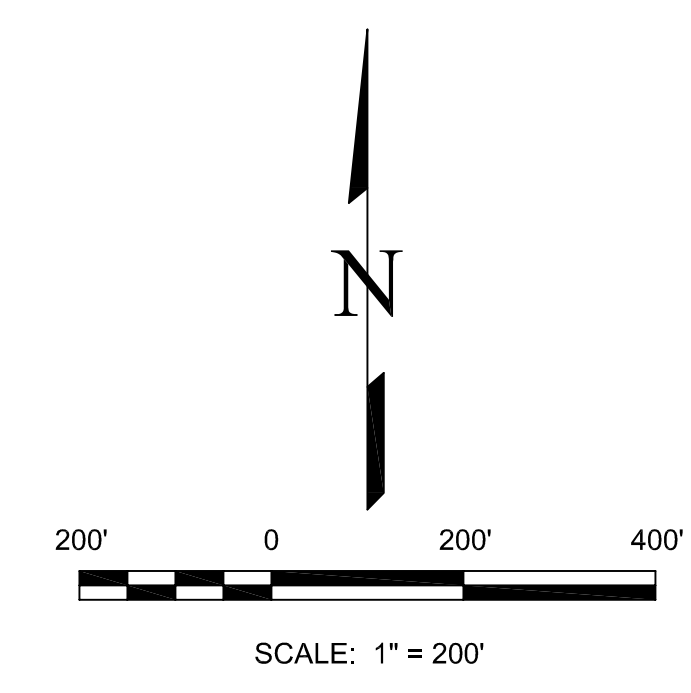
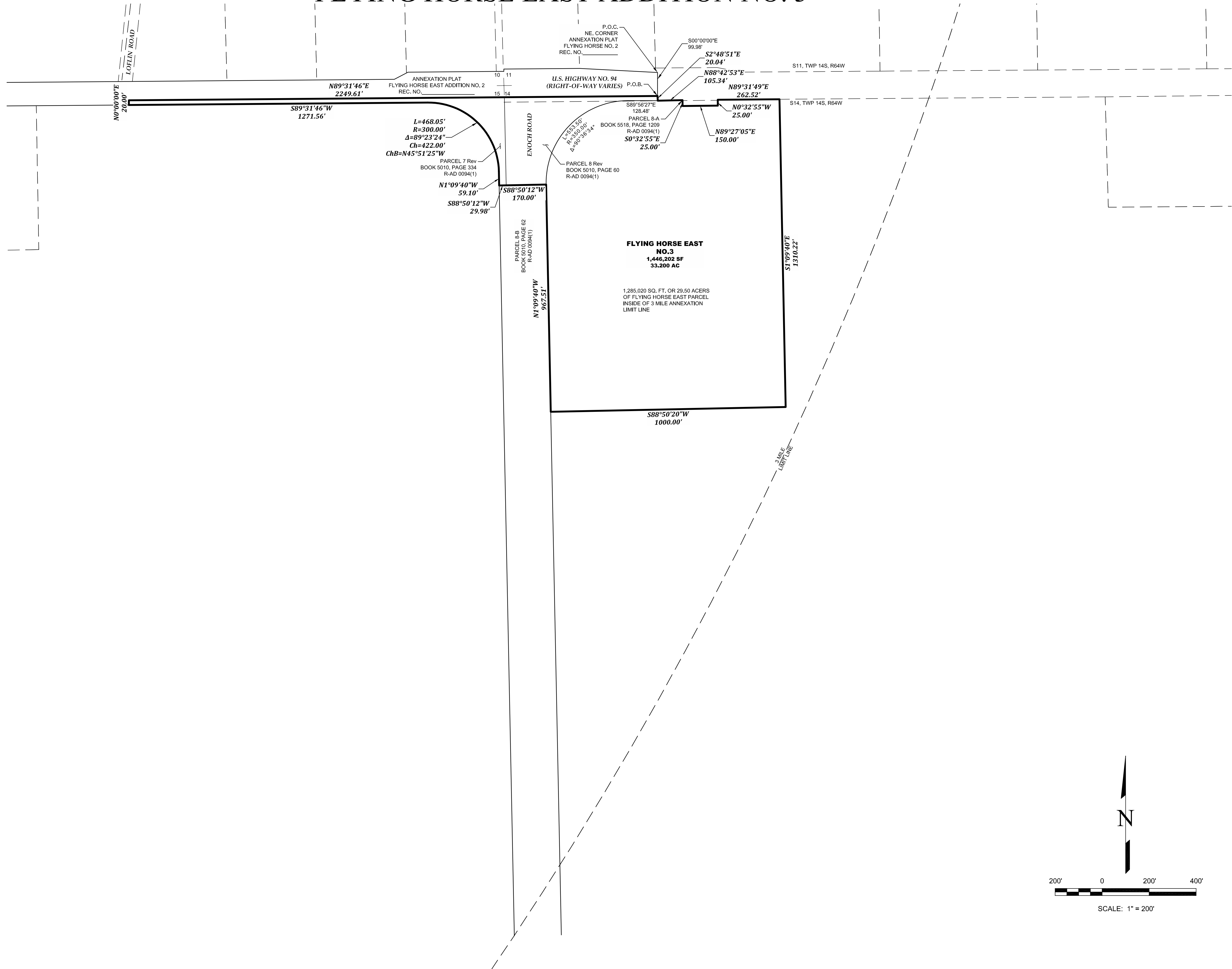
EDWARD-JAMES SURVEYING, INC.
 4732 Eagleledge Circle
 Pueblo, CO 81008
 Office: (719) 545-6240
 Fax: (719) 545-6247

926 Elkton Drive
 Colorado Springs, CO 80907
 Office: (719) 576-1216
 Fax: (719) 576-1206

DRAWN BY	ERF
CHECKED BY	JWT
H-SCALE	N/A
JOB NO.	2344-00
DATE CREATED	4-29-22
DATE ISSUED	DRAFT
SHEET NO	1 OF 2

ANNEXATION PLAT

FLYING HORSE EAST ADDITION NO. 3



NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.

926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206

4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247

ANNEXATION PLAT
FLYING HORSE EAST ADDITION NO. 3

LOCATED IN SECTIONS 14 AND 15, TWP 14S R65W,
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	ERF
CHECKED BY	JWT
H-SCALE	N/A
JOB NO.	2344-00
DATE CREATED	4-29-22
DATE ISSUED	DRAFT
SHEET NO.	2 OF 2

FILE NO. _____