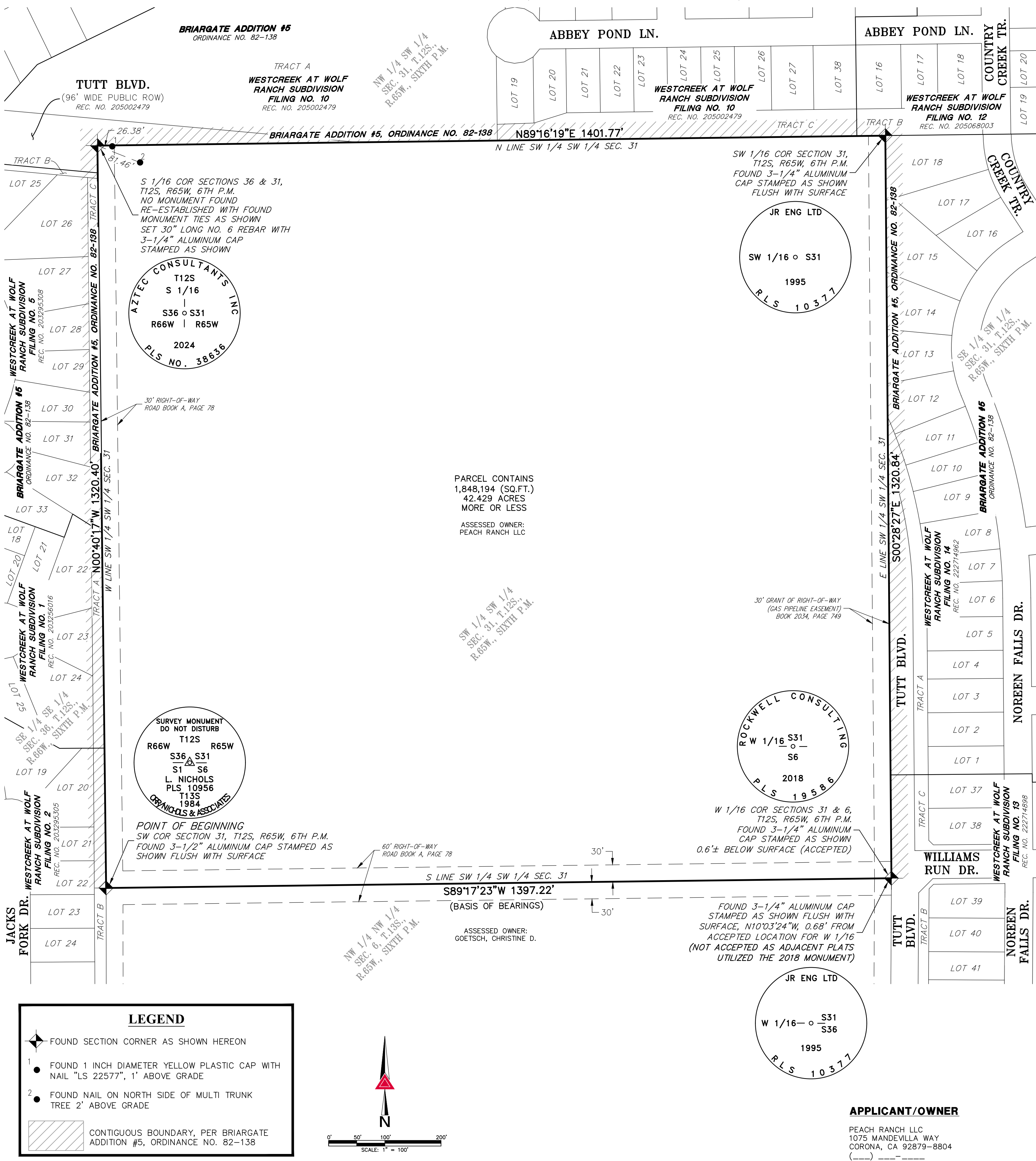


# ANNEXATION PLAT PEACH RANCH ADDITION NO. 1

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



SCALE	1" = 100'
DATE	09-20-2024
BY	AKP
REVISION DESCRIPTION	

### ANNEXATION DESCRIPTION

BE IT KNOWN BY THESE PRESENTS:  
THAT PEACH RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:  
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**BEGINNING** AT THE SOUTHWEST CORNER OF SAID SECTION 31;  
THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, NORTH 00°40'17" WEST, A DISTANCE OF 1,320.40 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 36 AND 31;  
THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 NORTH 89°16'19" EAST, A DISTANCE OF 1,401.77 FEET TO THE SOUTH SIXTEENTH CORNER;  
THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 00°28'27" EAST, A DISTANCE OF 1,320.84 FEET TO THE WEST SIXTEENTH CORNER OF SECTIONS 31 & 6;  
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 89°17'23" WEST, A DISTANCE OF 1,397.22 FEET TO THE **POINT OF BEGINNING**.  
CONTAINING AN AREA OF 42.429 ACRES, (1,848,194 SQUARE FEET), MORE OR LESS.

### OWNER:

THE AFOREMENTIONED, PEACH RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

BY \_\_\_\_\_  
AS \_\_\_\_\_  
OF PEACH RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY  
STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. BY \_\_\_\_\_  
AS \_\_\_\_\_ OF PEACH RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY  
WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

### BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 89°17'23" WEST, A DISTANCE OF 1397.22 FEET.

### GENERAL NOTES

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
- THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY AND DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY OR TITLE SEARCH BY AZTEC CONSULTANTS INC..

### ANNEXATION CONTIGUITY STATEMENT:

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 5,440.23'  
ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 906.71' (16.67%)  
PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 4,043.01' (74.32%)

### SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS MAP ACCURATELY REPRESENTS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF BRIGHTON, COLORADO AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PROPERTY SHOWN HEREON IS CONTIGUOUS WITH THE MUNICIPAL BOUNDARY OF THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

**FOR REVIEW  
DO NOT RECORD**

ANTHONY K. PEALL  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38636  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVENUE, SUITE 1  
LITTLETON, CO. 80122  
(303) 713-1898

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.

### CITY APPROVAL

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "PEACH RANCH ADDITION NO. 1".

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

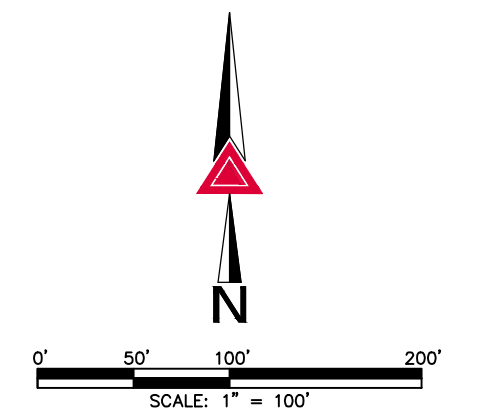
CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

### CLERK AND RECORDER:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE AT \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
STEVE SCHLEIKER, RECORDER  
BY: \_\_\_\_\_ DEPUTY  
FEE: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_

### LEGEND

- ◆ FOUND SECTION CORNER AS SHOWN HEREON
- 1 ● FOUND 1 INCH DIAMETER YELLOW PLASTIC CAP WITH NAIL "LS 22577", 1" ABOVE GRADE
- 2 ● FOUND NAIL ON NORTH SIDE OF MULTI TRUNK TREE 2' ABOVE GRADE
- ▨ CONTIGUOUS BOUNDARY, PER BRIARGATE ADDITION #5, ORDINANCE NO. 82-138



### APPLICANT/OWNER

PEACH RANCH LLC  
1075 MANDEVILLA WAY  
CORONA, CA 92679-8804  
(\_\_\_\_) \_\_\_\_\_

**PEACH RANCH ADDITION NO. 1 ANNEXATION MAP**  
**SW 1/4 SW 1/4 SEC. 31, T12S, R65W, 6TH P.M.**  
**EL PASO COUNTY, COLORADO**  
SHEET **ONE** OF 1 SHEETS  
JOB NO. 142124-11  
142124-11  
CITY FILE NO. ANEX-24-0012

**AZTEC**  
CONSULTANTS, INC.  
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Littleton, Colorado 80122  
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