

PETITION FOR ANNEXATION

Karman Line - Addition '7'

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:
Craig Dossey

DATE:
4/4/2023

ADDRESS OF PARCEL TO BE ANNEXED:
Addition '7'
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, 20 23, by

Craig Dossey
(Printed Name)

Craig Dossey
(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 7 Add

A portion of the East 1/2 of Section 32, Section 33 and the Southwest 1/4 of Section 34, Township 14 South, Range 64 West and the West 1/2 of Section 3, Section 4 and 5, the Southeast 1/4 of Section 6 and the North 1/2 of Sections 7, 8 and 9, Township 15 South, Range 64 West of the Sixth Principal Meridian, County of El Paso, Colorado, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section 7; thence along the east line of Annexation Plat, Norris Ranch No. 3, recorded as Reception Number _____, N00°36'59"W (Basis of Bearings is the south line of Section 4, Township 15 South, Range 64 West of the Sixth Principal Meridian, monumented at the Southwest Corner of said Section 4 by a number 6 rebar with a 3-1/4" aluminum cap, properly marked, stamped "LS 17496", flush with grade and monumented at the Southeast corner of said Section 4 by a 2-1/2" aluminum cap in range box, properly marked "LS 38073, measured to bear N89°50'09"E, a distance of 5245.32 feet.), 30.00 feet, to the northeast corner of said Amara Addition No. 5 also being a point on the north right-of-way line of Bradley Road as shown on the Hammer Range Land Survey Plat, recorded as Reception Number 200115347 and the north line of the right-of-way reserved under Book A, Page 78, and the north line of the 30 feet dedicated to El Paso County in the Right of Way Deed recorded in Book 602, Page 322, also being the POINT OF BEGINNING; thence along the north line of the right-of-way reserved under Book A, Page 78, said line also being 30 feet north of and parallel with the South line of said Section 6, N89°51'09"E, a distance of 2696.46 feet; thence continuing along said north line, said line also being 30 feet north of and parallel with the South line of the Southwest 1/4 of said Section 5, N89°51'30"E, a distance of 2643.89 feet; thence continuing along said north line, said line also being 30 feet north of and parallel with the South line of the Southeast 1/4 of said Section 5, N89°51'16"E, a distance of 1378.50 feet, to the southeast corner of the parcel described in Warranty Deed recorded as Reception Number 217000009, on January 3, 2017; thence along the east line of said parcel, N01°14'08"W, a distance of 2598.21 feet; to a point on the East-West Center line of said Section 5; thence along said Center line, N89°49'10"E, a distance of 1267.44 feet, to the West 1/4 Corner of said Section 4; thence leaving said West 1/4 Corner along the East-West Center line of said Section 4, N89°31'07"E, a distance of 1127.65 feet; thence along the following four (4) courses:

1. N01°10'22"W, a distance of 890.06 feet;
2. S89°31'07"W, a distance of 1114.58 feet;

3. S89°49'10"W, a distance of 1333.11 feet;
4. S01°10'22"E, a distance of 890.13 feet, to a point on the East-West Center line of said Section 5;

thence along said Center line, S89°49'10"W, a distance of 4.65 feet, to the Center-East 1/16th Corner of said Section 5; thence along the East 1/16th line of said Section 5, N01°14'08"W, a distance of 2651.22 feet, to the East 1/16th Corner shared between said Section 5 and said Section 32; thence along the South line of said Section 32, N89°13'19"W, a distance of 1328.25 feet, to the South 1/4 Corner of said Section 32; thence along the North-South Center line of said Section 32, N01°43'12"W, a distance of 2615.20 feet, to the Center 1/4 Corner of said Section 32; thence continuing along said Center line, N01°41'21"W, to the North 1/4 Corner of said Section 32; thence along the North line of said Section 32, S89°38'17"E, a distance of 2597.62 feet, to the Northwest Corner of said Section 33; thence along the North line of said Section 33, N89°31'16"E, a distance of 1299.28 feet, to the West 1/16 shared between Section 28, Township 14 South, Range 64 West and said Section 33; thence along the West 1/16th/ line, S02°35'00"E, a distance of 1318.96 feet, to the North-West 1/16th Corner of said Section 33; thence along the North 1/16th line, N89°30'42"E, a distance of 1305.00 feet, to the North-Center 1/16th Corner of said Section 33; thence along the North-South Center line of said Section 33, N02°50'16"W, a distance of 1318.97 feet, to the North 1/4 Corner of said Section 33; thence along the North line of said Section 33, N89°32'00"E, a distance of 2598.45 feet, to the Northeast Corner of said Section 33; thence along the East line of said Section 33, S03°02'26"E, a distance of 2623.99 feet, to the East 1/4 Corner of Said Section 33; thence along the East-West Center line of said Section 34, N89°23'24"E, a distance of 1486.72 feet, to a point on the east line of the Right-of-Way easement described in Application 96/176 recorded as Reception Number 98152755; thence along said east line the following five (5) courses:

1. S02°47'42"E, a distance of 2416.75 feet;
2. along the arc of a curve to the right, having a radius of 2080.00 feet, a radial bearing of S87°12'25"W, a delta angle of 41°28'18", a distance of 1505.54 feet;
3. S38°40'43"W, a distance of 690.00 feet;
4. along the arc of a curve to the left, having a radius of 1920.00 feet, a radial bearing of S51°19'16"E, a delta angle of 39°40'44", a distance of 1329.65 feet;
5. S00°59'58"E, a distance of 3543.98 feet, to the southeast corner of Parcel 17 as described in said Application;

thence along the south line of said Parcel 17 and continuing along the south line of Bradley Road as depicted on the exhibit for the Warranty Deed recorded as Reception Number 99008225, said line being 180.00 feet south of and parallel to the South line of said Section 4, S89°50'09"W, a distance of 5355.99 feet,; thence continuing along said south line, S89°51'16"W, a distance of 2643.69 feet; thence continuing along said south line, S89°51'30"W, a distance of 2643.89 feet; thence continuing along said south line, S89°51'09"W, a distance of 2694.46 feet, to the point of intersection between said south line and the east line of said Amara Addition No. 5; thence departing said point of intersection, N89°19'22"E, a distance of 10630.65 feet; thence N89°32'43"W, a distance of 10632.78 feet, to the POINT OF BEGINNING.

Containing 79,902,013 Sq. Ft. or 1,834.298 acres, more or less.