

MONUMENT RIDGE ANNEXATION NO. 2

A PORTION OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., EL PASO, COLORADO

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. EL PASO COUNTY COLORADO, ASSUMED BEARING OF S 00°06'21" E

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 2, AND THE WEST 1/2 OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH WEST SECTION CORNER OF SAID SECTION 2 WHENCE THE WEST 1/4 CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'21" EAST, A DISTANCE OF 2767.12 FEET;

THENCE NORTH 89°46'22" EAST, A DISTANCE OF 1953.69 FEET;
THENCE SOUTH 00°13'38" EAST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, ALONG THE SOUTH LINE OF THE NORTH 30 FEET OF SAID SECTION 2 NORTH 89°46'22" EAST, A DISTANCE OF 398.16 FEET TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF PARCEL GRANTED TO EL PASO COUNTY FOR COUNTY ROAD UNDER THE RECEPTION NUMBER 214002145 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE FOLLOWING SAID RIGHT OF WAY, THE FOLLOWING 5 COURSES:
1) THENCE SOUTH 00°19'37" EAST, A DISTANCE OF 11.75 FEET;
2) THENCE SOUTH 89°17'54" EAST, A DISTANCE OF 182.88 FEET;
3) THENCE NORTH 84°31'33" EAST, A DISTANCE OF 3.14 FEET;
4) THENCE SOUTH 89°40'13" EAST, A DISTANCE OF 87.26 FEET;
5) THENCE SOUTH 88°20'10" EAST, A DISTANCE OF 154.53 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE 60 FEET WIDE DOEWOOD DRIVE AS DEDICATED IN HEIGHTS FILING TWO AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NUMBER 2287623 OF THE RECORDS OF EL PASO COUNTY;

THENCE SOUTH 00°41'56" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID DOEWOOD DRIVE, A DISTANCE OF 249.69 FEET, TO THE NORTHEAST CORNER OF LOT 10 OF SAID HEIGHTS FILING TWO;

THENCE SOUTH 89°50'30" WEST, A DISTANCE OF 129.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 10;

THENCE SOUTH 15°46'00" WEST, A DISTANCE OF 1267.84 FEET ALONG THE WESTERLY LINE OF SAID HEIGHTS FILING TWO, TO THE SOUTHEAST CORNER HEIGHTS FILING 1 AS RECORDED IN PLAT BOOK E-5 PAGE 167 RECORDS OF EL PASO COUNTY;

THENCE NORTH 89°15'42" WEST, ALONG THE SOUTH LINE OF SAID HEIGHTS FILING 1, A DISTANCE OF 487.45 FEET, TO THE NORTHWEST CORNER OF LOT 27 OF MISTY ACRES FILING 1AS RECORDED UNDER RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY;
THENCE THE FOLLOWING 4 COURSES ALONG THE EASTERLY LINE OF SAID LOT 27;

1) THENCE SOUTH 14°00'25" WEST, A DISTANCE OF 242.35 FEET;
2) THENCE SOUTH 11°49'44" EAST, A DISTANCE OF 121.06 FEET;
3) THENCE SOUTH 59°49'44" EAST, A DISTANCE OF 49.90 FEET;
4) THENCE SOUTH 30°35'19" WEST, A DISTANCE OF 224.59 FEET;

THENCE SOUTH 74°25'30" WEST, A DISTANCE OF 80.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MISTY ACRES BOULEVARD AS RECORDED IN RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY;

THENCE THE FOLLOWING 4 COURSES ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID MISTY ACRES BOULEVARD;

1) THENCE SOUTH 15°34'30" EAST, A DISTANCE OF 259.01 FEET;
2) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 284.52 FEET, A RADIUS OF 521.00 FEET, WITH A CHORD DISTANCE OF 261.68 FEET AND A CHORD BEARING OF SOUTH 01°01'49" EAST;

3) THENCE SOUTH 13°30'52" WEST, A DISTANCE OF 382.56 FEET;
4) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 248.06 FEET, A RADIUS OF 650.71 FEET, WITH A CHORD DISTANCE OF 246.56 FEET AND A CHORD BEARING OF SOUTH 24°26'06" WEST;

THENCE SOUTH 89°49'59" WEST, A DISTANCE OF 221.85 FEET, ALONG THE NORTH LINE OF A DEED AS RECORDED UNDER RECEPTION NUMBER 220189049 RECORDS OF EL PASO COUNTY;

THENCE NORTH 00°47'39" EAST, A DISTANCE OF 443.01 FEET;
THENCE NORTH 89°06'43" WEST, A DISTANCE OF 449.29 FEET, TO THE EASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 25 AS RECORDED UNDER RECEPTION NUMBER 218052925 RECORDS OF EL PASO COUNTY;

THENCE ALONG SAID EASTERLY RIGHT OF WAY OF SAID INTERSTATE HIGHWAY 25 THE FOLLOWING 7 COURSES;

1) THENCE NORTH 07°25'20" EAST, A DISTANCE OF 1957.48 FEET;
2) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 297.93 FEET, A RADIUS OF 900.00 FEET, WITH A CHORD DISTANCE OF 296.57 FEET AND A CHORD BEARING OF NORTH 16°54'20" EAST;

3) THENCE NORTH 26°23'20" EAST, A DISTANCE OF 310.00 FEET;
4) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 344.65 FEET, A RADIUS OF 310.00 FEET, WITH A CHORD DISTANCE OF 327.17 FEET AND A CHORD BEARING OF NORTH 58°14'20" EAST;

5) THENCE SOUTH 89°54'40" EAST, A DISTANCE OF 275.00 FEET;
6) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 94.25 FEET, A RADIUS OF 75.00 FEET, WITH A CHORD DISTANCE OF 88.17 FEET AND A CHORD BEARING OF NORTH 54°05'19" EAST;

7) THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 7.47 FEET, A RADIUS OF 30.00 FEET, WITH A CHORD DISTANCE OF 7.45 FEET AND A CHORD BEARING OF NORTH 10°57'19" EAST, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WOODMOOR WATER AND SANITATION DISTRICT FOR THE CRYSTAL CREEK LIFT STATION BY DEED RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175218 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTING DEED RECORDED NOVEMBER 29, 2010 AT RECEPTION NO. 210120918 AND JANUARY 9, 2014 AT RECEPTION NO. 214002145 AND FURTHER EXCEPTING ANY PORTION WITHIN THE RIGHT OF WAY OF COUNTY LINE ROAD OR INTERSTATE HIGHWAY 25, AND FURTHER EXCEPTING THAT PORTION DEDICATED AS DOEWOOD DRIVE IN "HEIGHTS FILING TWO" AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NO. 2287623 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SAID PARCEL CONTAINS 71.01 ACRES MORE OR LESS.

BOUNDARY CLOSURE

Parcel name: ANNEXATION 2

North: 1472782.41	East: 3181320.13
Line Course: N 89-52-48 E	Length: 398.16
North: 1472783.24	East: 3181718.29
Line Course: S 00-19-37 E	Length: 11.00
North: 1472772.24	East: 3181718.35
Line Course: S 89-17-54 E	Length: 182.88
North: 1472770.00	East: 3181901.22
Line Course: N 84-31-33 E	Length: 3.14
North: 1472770.30	East: 3181904.34
Line Course: S 89-40-13 E	Length: 87.26
North: 1472769.80	East: 3181991.60
Line Course: S 08-20-10 E	Length: 154.53
North: 1472765.31	East: 3182146.07
Line Course: S 00-41-30 W	Length: 249.60
North: 1472515.73	East: 3182143.05
Line Course: S 89-44-38 W	Length: 129.47
North: 1472515.15	East: 3182013.58
Line Course: S 15-48-03 W	Length: 1267.70
North: 1471295.15	East: 3181669.11
Line Course: N 89-15-42 W	Length: 487.45
North: 1471301.43	East: 3181181.70
Line Course: S 14-00-25 W	Length: 242.35
North: 1471066.29	East: 3181123.04
Line Course: S 11-49-44 E	Length: 121.06
North: 1470947.80	East: 3181147.85
Line Course: S 58-05-54 E	Length: 49.90
North: 1470922.17	East: 3181190.67
Line Course: S 30-35-19 W	Length: 224.59
North: 1470728.84	East: 3181076.38
Line Course: S 74-25-30 W	Length: 80.00
North: 1470707.36	East: 3180999.32
Line Course: S 15-34-30 E	Length: 259.01
North: 1470457.86	East: 3181068.87
Curve Length: 284.52	Radius: 521.00
Delta: 29-55-22	Tangent: 135.17
Chord: 261.68	Course: S 01-01-49 E
Course In: S 74-25-30 W	Course Out: S 76-29-08 E
RP North: 1470317.97	East: 3180567.00
End North: 1470106.22	East: 3181073.57
Line Course: S 13-30-52 W	Length: 382.56
North: 1469824.25	East: 3180984.17
Curve Length: 248.05	Radius: 650.71
Delta: 21-50-29	Tangent: 125.55
Chord: 246.56	Course: S 24-26-06 W
Course In: N 76-29-08 W	Course Out: S 54-38-39 E
RP North: 1469976.31	East: 3180351.48
End North: 1469599.78	East: 3180882.18
Line Course: S 89-49-59 W	Length: 221.85
North: 1469599.13	East: 3180660.33
Line Course: N 00-47-39 E	Length: 443.01
North: 1470042.10	East: 3180666.47
Line Course: N 89-06-43 W	Length: 449.29
North: 1470049.06	East: 3180217.24
BEGIN ADJACENT TO ANNEXATION 1	
Line Course: N 07-25-20 E	Length: 1957.48
North: 1471900.14	East: 3180470.10
Curve Length: 297.93	Radius: 900.00
Delta: 18-58-00	Tangent: 150.34
Chord: 296.57	Course: N 16-54-20 E
Course In: S 82-34-40 E	Course Out: N 63-36-40 W
RP North: 1471873.88	East: 3181362.56
End North: 1472273.90	East: 3180556.34
Line Course: N 26-23-20 E	Length: 310.00
North: 1472551.59	East: 3180694.13
Curve Length: 344.65	Radius: 310.00
Delta: 63-42-00	Tangent: 192.58
Chord: 327.17	Course: N 58-14-20 E
Course In: S 63-36-40 E	Course Out: N 00-05-20 E
RP North: 1472413.81	East: 3180971.82
End North: 1472723.81	East: 3180972.31
Line Course: S 89-54-40 E	Length: 275.00
North: 1472723.38	East: 3181247.31
Curve Length: 94.25	Radius: 75.00
Delta: 72-00-02	Tangent: 54.49
Chord: 88.17	Course: N 54-05-19 E
Course In: N 00-05-20 E	Course Out: S 71-54-42 E
RP North: 1472798.38	East: 3181247.42
End North: 1472775.10	East: 3181318.71
Curve Length: 7.47	Radius: 30.00
Delta: 14-15-58	Tangent: 3.75
Chord: 7.45	Course: N 10-57-19 E
Course In: N 71-54-42 W	Course Out: S 89-10-40 E
RP North: 1472784.41	East: 3181290.20
End North: 1472782.41	East: 3181320.13
END ADJACENT TO ANNEXATION 1	

Perimeter: 9244.18 Area: 3,127,692 Sq Ft 71.80 Ac.

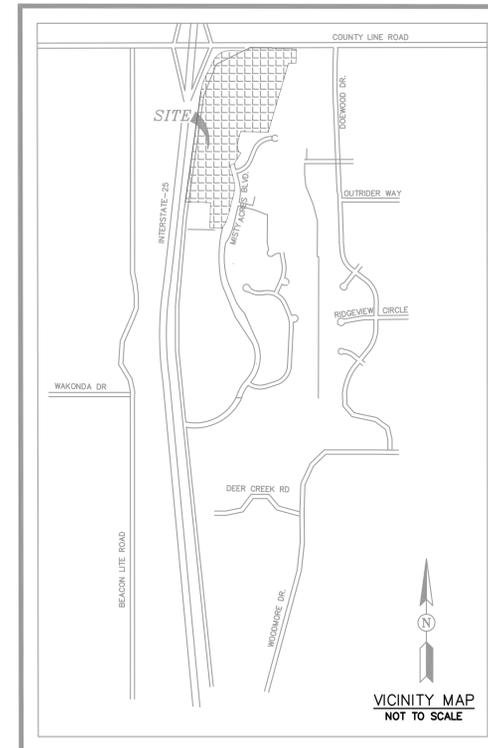
Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.00 Course: N 29-30-18 E
Error North: 0.003 East: 0.002
Precision 1: 9,244,160,000.00
Error North: 0.009 East: 0.009
Precision 1: 77,021.00

Parcel name: ANNEXATION 2 EXCEPTION

North: 1472258.12	East: 3181337.73
Line Course: N 89-42-21 E	Length: 104.86
North: 1472258.65	East: 3181442.59
Line Course: S 14-32-38 W	Length: 10.26
North: 1472248.72	East: 3181440.01
Line Course: N 89-42-21 E	Length: 74.93
North: 1472249.11	East: 3181514.94
Line Course: S 00-17-39 E	Length: 184.62
North: 1472064.49	East: 3181515.89
Curve Length: 89.77	Radius: 155.00
Delta: 33-01-01	Tangent: 46.18
Chord: 88.52	Course: S 67-08-36 W
Course In: S 06-15-53 E	Course Out: N 39-26-54 W
RP North: 1471910.41	East: 3181532.80
End North: 1472030.11	East: 3181434.32
Line Course: N 40-11-32 W	Length: 135.79
North: 1471333.83	East: 3181346.69
Line Course: S 89-35-28 W	Length: 41.27
North: 1472133.54	East: 3181305.42
Line Course: N 14-32-38 E	Length: 128.71
North: 1472258.12	East: 3181337.74

Perimeter: 770.21 Area: 34,627 Sq Ft 0.79 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.01 Course: N 43-53-03 E
Error North: 0.009 East: 0.009
Precision 1: 77,021.00



SURVEYOR'S NOTES

- THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT. ALL BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM MAPS AND DOCUMENTS OF RECORD.
- THE CLIENT DID NOT REQUEST FURTHER INFORMATION ABOUT FURTHER RESEARCH INTO EASEMENTS OR RIGHTS-OF-WAY.
- THIS SURVEY MADE WITHOUT BENEFIT OF UPDATED ABSTRACT OR TITLE POLICY AND MAY BE SUBJECT TO OTHER EASEMENTS, CONDITIONS, RIGHTS, ETC. WHICH HAVE DEVELOPED SINCE THE DATE OF DATA REFERENCED IN THE SURVEYOR'S STATEMENT.
- DATE OF PREPARATION APRIL 24, 2022
- TOTAL PERIMETER: 10,014.39 FEET.
- 1/6TH PERIMETER: 1669.07 FEET.
- PERIMETER CONTIGUOUS TO TOWN LIMITS: 3287.73 FEET
- AREA OF SITE: 3,093,196 SQUARE FEET OR 71.01 ACRES

TOWN APPROVALS

ON BEHALF OF THE TOWN OF MONUMENT, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "MONUMENT RIDGE NO.2".

TOWN PLANNING DIRECTOR _____ DATE _____

TOWN ENGINEER _____ DATE _____

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, BY ACTIONS OF THE TOWN TRUSTEES OF THE TOWN OF MONUMENT AT ITS MEETING ON THE _____ DAY OF _____ 2022 A.D.

TOWN CLERK _____ DATE _____

OWNERS CERTIFICATE

THE TOWN OF MONUMENT, COLORADO, A STATUTORY TOWN, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2022 A.D.

MAYOR _____

ATTEST: _____

TOWN CLERK _____

SURVEYOR'S STATEMENT:

I, DARYL DEAN DECORA, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO AND LEGALLY DOING BUSINESS FOR AND ON BEHALF OF BEAR CREEK SURVEYING, INC. IN EL PASO COUNTY, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIMETER OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO.

NOTICE: ACCORDING TO THE LAWS OF THE STATE OF COLORADO, ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST COMMENCE WITHIN THREE YEARS AFTER SUCH DEFECT WAS FIRST DISCOVERED. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN THEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

RECORDERS CERTIFICATE

STATE OF COLORADO)

)SS

COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., ON THIS _____ DAY OF _____, 2022, A.D. IN BOOK _____ AT PAGE _____ OF EL PASO COUNTY, COLORADO.

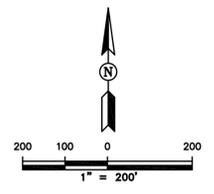
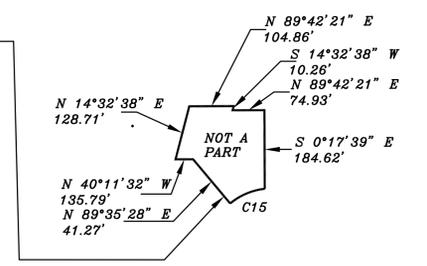
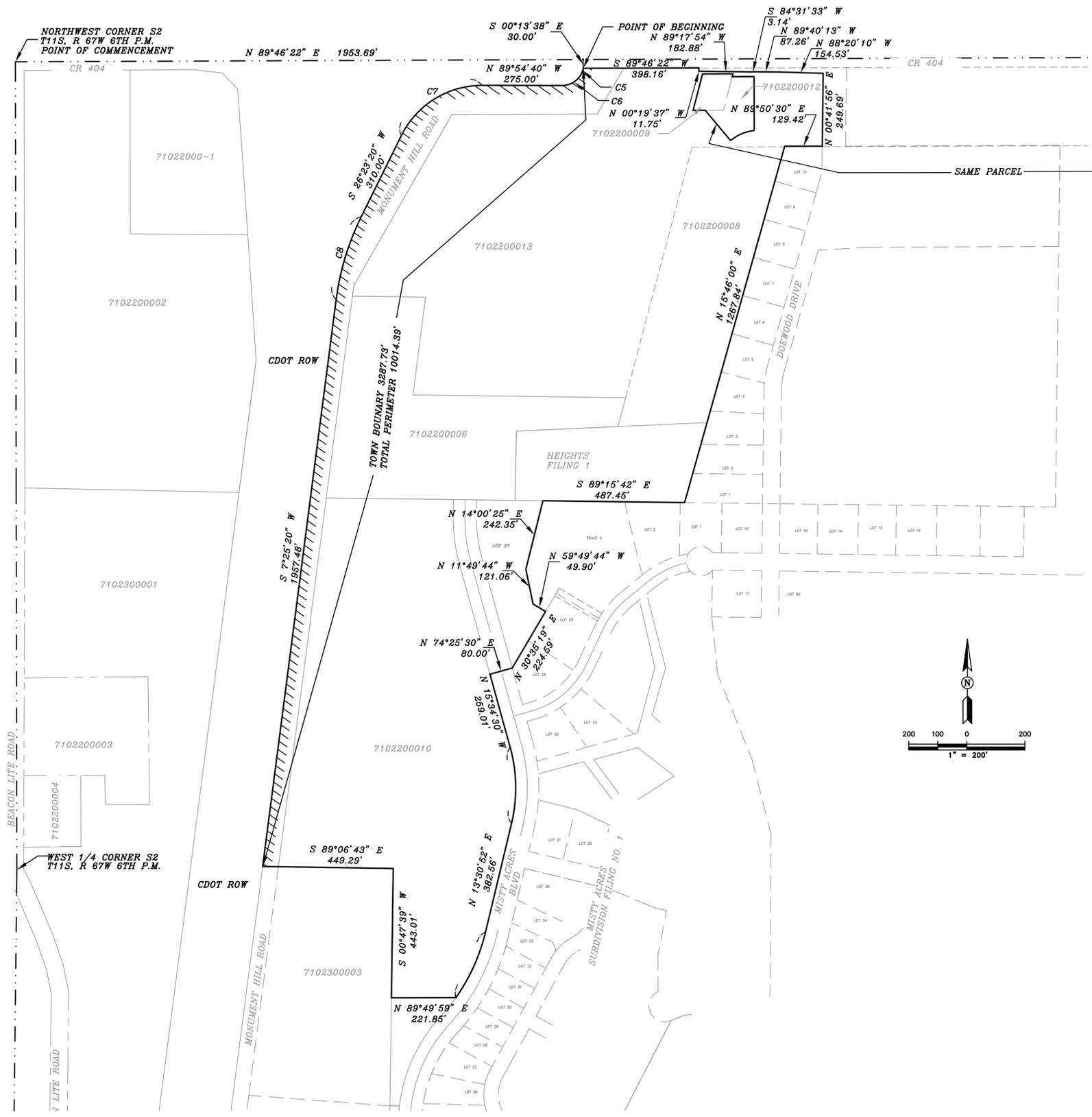
RECEPTION NUMBER _____

CLERK AND COUNTY RECORDER

BY: _____

ITS: _____

CLIENT:	MONUMENT RIDGE EAST LLC	
MUNICIPALITY:	COUNTY:	EL PASO
A PORTION OF SECTION 2 TOWNSHIP 11 SOUTH RANGE 67 WEST 6TH PM		
BEAR CREEK SURVEYING INC. 95 South Bear Creek Road, Bayfield, CO 8122 P.O. Box 2015, Bayfield, CO 8122 ph(970)884-5089		
PROJECT #:	21-014	DRAFTED BY: BJS Sheet 1 of 2
		CHECKED BY: BJS



CURVE TABLE		
CURVE	LENGTH	RADIUS
C3	89.77	155.00
C4	1274.26	5880.00
C5	7.47	30.00
C6	94.25	75.00
C7	344.65	310.00
C8	297.93	900.00
C9	1090.83	5000.00
C10	343.25	10000.00
C11	175.41	1800.00
C12	56.11	1600.00
C13	264.52	521.00
C14	248.05	650.71
C15	155.00	89.77

CLIENT: **MONUMENT RIDGE EAST LLC**
 MUNICIPALITY: COUNTY: **EL PASO**
MONUMENT RIDGE ANNEXATION NUMBER 2
A PORTION OF SECTION 2 TOWNSHIP 11 SOUTH RANGE 67 WEST, 6TH PM

BEAR CREEK SURVEYING INC.
 95 South Bear Creek Road, Bayfield, CO 81122
 P.O. Box 2015, Bayfield, CO 81122
 ph(970)884-5089

PROJECT #: **21-014** DRAFTED BY: **BJS Sheet 2 of 2**
 CHECKED BY: **BJS**