



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Land Use Review Division

DATE: October 12, 2021

TO: Clerk to the Board of County Commissioners
El Paso County Development Services Department

FROM: Katie Carleo, Planning Manager

RE: Jimmy Camp Creek Addition No. 1 Annexation – Annexation Impact Report

Pursuant to CRS 31-12-108.5 please find enclosed a copy of the Annexation Impact Report for the Jimmy Camp Creek Addition No. 1 Annexation located east of Highway 24 and southwest of S. Blaney Road consisting of 413.76 acres. No County action is required or deemed necessary. This project is scheduled for consideration by City Council on November 9, 2021. Should you have any questions please feel free to contact me.

Katie Carleo, AICP
Planning Manager
p: 719.385.5060
e: katie.carleo@coloradosprings.gov

C: File

Enclosure: Annexation Impact Report
Jimmy Camp Creek Addition No. 1 Annexation Plat

**JIMMY CAMP CREEK ADDITION NO. 1 ANNEXATION
ANNEXATION IMPACT REPORT**

OCTOBER 12, 2021

The Annexor and property owner, City of Colorado Springs, have submitted an annexation application request to the City of Colorado Springs consisting of 413.76 acres located east of Highway 24 and southwest of S. Blaney Road. The State of Colorado requires that an Annexation Impact Report (A.I.R.) be prepared and submitted to the Board of County Commissioners of El Paso County prior to being heard by the City Council of Colorado Springs. The required elements of the A.I.R. are as follows:

31-12-108.5. Annexation Impact Report

The municipality shall prepare an impact report concerning the proposed annexation at least twenty-five days before the date of the hearing (November 9, 2021 City Council Regular meeting) established pursuant to section 31-12-108 and shall file one copy with the board of county commissioners governing the area proposed to be annexed within five days thereafter. Such report shall not be required for annexations of ten acres or less in total area or when the municipality and the board of county commissioners governing the area proposed to be annexed agree that the report may be waived.

Such report shall include, as a minimum:

- a) A map or maps of the municipality and adjacent territory to show the following information:
 - (I) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;
 - (II) The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and
 - (III) The existing and proposed land use pattern in the areas to be annexed;
- b) A copy of any draft or final pre-annexation agreement, if available;
- c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;
- d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;
- e) A statement identifying existing districts within the area to be annexed; and
- f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

The applicant has prepared the Sands Master Plan, which is attached and which provides most of the requested information. The remainder of this report will answer the specifically listed A.I.R. checklist information.

- a) **A map or maps of the municipality and adjacent territory to show the following information:**
 - (I) **The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;**
The attached Annexation Plat are contextual maps of the proposed annexation, which shows the site, City and County boundaries, and current zoning in both jurisdictions.
 - (II) **The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and**
The proposed annexation is only for existing open space and parkland and will not have any of the above-mentioned extensions.
 - (III) **The existing and proposed land use pattern in the area to be annexed;**
The associated annexation will annex only that area of parkland and open space. The site is directly east of existing Jimmy Camp Creek Park within the City of Colorado Springs.
- b) **A copy of any draft or final pre-annexation agreement, if available;**

This annexation is of City owned property and does not require an annexation agreement.

- c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;**

If the annexation is approved by the City Council, all municipal services (utilities, fire, police, streets, etc.) will be provided by the City of Colorado Springs.

- d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;**

This property will be subject to standard provisions regarding extension of public facilities and utilities.

- e) A statement identifying existing districts within the area to be annexed; and**

According to El Paso County Assessor records, the subject property is in the following districts:

- Falcon School District 49
- Pike Peak Library District
- Falcon Fire Protection District

- f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.**

There will be no student generation from the associated annexation since the property is for the sole purpose of parkland and open space.

ANNEXATION PLAT JIMMY CAMP CREEK ADDITION NO. 1

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, THE SOUTHEAST QUARTER OF SECTION 35 AND SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO.

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, THE SOUTHEAST QUARTER OF SECTION 35 AND SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEARINGS ARE BASED ON A LINE FROM NGS POINT JK1153 "CORRAL BLUFFS", MONUMENTED BY A 3" BRASS DISK SET IN A 2.2 FOOT SQUARE CONCRETE PAD TO NGS POINT JK1353 "CLEVANGER", MONUMENTED BY A STAINLESS STEEL ROD SET IN CONCRETE, SAID LINE IS ASSUMED TO BEAR SOUTH 03°57'12" WEST ACCORDING TO A SURVEY CONTROL DIAGRAM PREPARED BY KIRKHAM MICHAEL CONSULTING ENGINEERS DEPOSITED WITH THE EL PASO COUNTY SURVEYOR AT RECEPTION NUMBER 20328215.

PARCEL 1

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 2

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 3

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 4

PARCEL A: THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 5

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 6

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 7

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35 TOWNSHIP 13 SOUTH RANGE 65 WEST, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 8

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 9

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A 3/4" REBAR WITH A 3" ALUMINUM CAP L.S. NUMBER 36062 REPRESENTING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE SOUTH 00 DEGREES 13 MINUTES 55 SECONDS EAST A DISTANCE OF 491.76 FEET ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 13 MINUTES 55 SECONDS EAST A DISTANCE OF 829.14 FEET ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89 DEGREES 31 MINUTES 44 SECONDS WEST A DISTANCE OF 1329.21 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH 00 DEGREES 09 MINUTES 02 SECONDS WEST A DISTANCE OF 828.06 FEET ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH 89 DEGREES 28 MINUTES 55 SECONDS EAST A DISTANCE OF 1328.04 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 10

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 38 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" REBAR WITH A 3" ALUMINUM CAP L.S. NUMBER 36062 REPRESENTING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE SOUTH 00 DEGREES 13 MINUTES 55 SECONDS EAST A DISTANCE OF 660.45 FEET ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 TO THE POINT OF BEGINNING;

(CONTINUED)

KNOW ALL MEN BY THESE PRESENTS (CONT.):

THENCE SOUTH 00 DEGREES 13 MINUTES 55 SECONDS EAST A DISTANCE OF 660.45 FEET ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 89 DEGREES 34 MINUTES 08 SECONDS EAST A DISTANCE OF 664.58 FEET ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO A 5/8" REBAR WITH ALUMINUM CAP L.S. 36061 REPRESENTING THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE NORTH 00 DEGREES 18 MINUTES 30 SECONDS WEST A DISTANCE OF 660.82 FEET ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE SOUTH 89 DEGREES 32 MINUTES 13 SECONDS WEST A DISTANCE OF 663.70 FEET TO THE POINT OF BEGINNING.

PARCEL 11

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 12-A

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, ALSO KNOWN AS 'TRACT A' OF THE JEFFREY E. POUNDING SUBDIVISION EXEMPTION, FILED FOR RECORD IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER ON NOVEMBER 19, 2004, UNDER DEPOSIT NO. 204900189, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; SAID POINT BEING MONUMENTED BY 3-1/4" ALUMINUM CAP MARKED 'LS 36082', BEING AT THE SOUTHWEST CORNER OF SAID 'TRACT A';

THENCE ALONG THE BOUNDARY LINE OF SAID 'TRACT A' THE FOLLOWING FIVE CONSECUTIVE COURSES:

1. NORTH 00°19'59" WEST A DISTANCE OF 661.04 FEET TO THE NORTHWEST CORNER OF SAID 'TRACT A'.
2. NORTH 89°30'17" EAST A DISTANCE OF 663.61 FEET TO THE NORTHEAST CORNER OF SAID 'TRACT A'.
3. SOUTH 00°24'27" EAST A DISTANCE OF 661.54 FEET TO THE SOUTHEAST CORNER OF SAID 'TRACT A'.
4. SOUTH 89°31'21" WEST A DISTANCE OF 332.74 FEET, AND
5. SOUTH 89°34'25" WEST A DISTANCE OF 331.73 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 439,170 SQUARE FEET OR 10,082 ACRES MORE OR LESS AS MEASURED AT THE PROJECT DATUM AND CONTAINS AN AREA OF 439,498 SQUARE FEET OR 10,089 ACRES MORE OR LESS AS MEASURED ON THE GROUND.

PARCEL 12-B

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 13

PARCEL A:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SUBJECT TO A ROAD AND UTILITY RIGHT OF WAY FOR PUBLIC USE AND FOR THE USE AND BENEFIT OF SURROUNDING PROPERTY OVER, ACROSS AND UNDER THE NORTH 15 FEET THEREOF.

PARCEL B:

THE RIGHT OF INGRESS AND EGRESS AND A ROAD AND UTILITY RIGHT OF WAY FOR PUBLIC USE AND FOR THE USE AND BENEFIT OF GRANTEEES AND OF SURROUNDING PROPERTY OVER, ACROSS THE EAST 30 FEET OF THE NE1/4, SW1/4, SE1/4, SECTION 36, TOWNSHIP 13 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 14

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

OWNER:

THE AFOREMENTIONED, CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20__ A.D.

JOHN W. SUTHERS,
MAYOR

ATTEST:

CITY CLERK

STATE OF COLORADO)

)SS

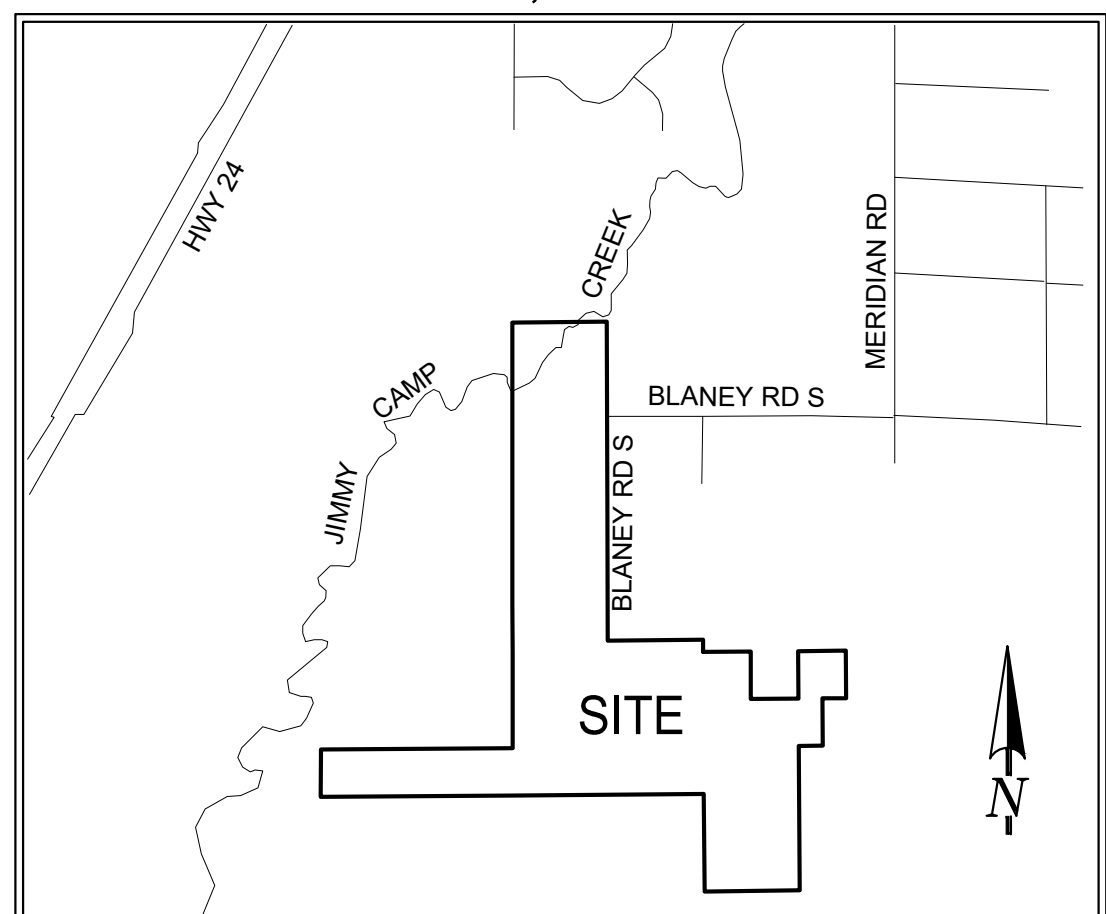
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ A.D. BY JOHN W. SUTHERS, MAYOR OF THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



VICINITY MAP:
N.T.S.

GENERAL NOTES:

1. 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.
2. DATE OF PREPARATION: JUNE 16, 2021
3. TOTAL PERIMETER: 31,874.38 FEET
4. 1/6TH PERIMETER: 5,312.40 FEET
5. PERIMETER CONTIGUOUS TO CITY LIMITS: 21,282.65 FEET
6. AREA OF SITE: 413.7686 ACRES
7. PARKS, RECREATION AND CULTURAL SERVICES WILL BE RESPONSIBLE FOR ALL CHANNEL MAINTENANCE AND OPERATIONS.

INDICATES CITY LIMITS

INDICATES AN ALIQUOT CORNER FOUND ON PREVIOUS SURVEYS OF RECORD

SURVEYOR'S STATEMENT

I, ROBERT L. MEADOWS, JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO AND LEGALLY DOING BUSINESS FOR AND ON BEHALF OF MATRIX DESIGN GROUP INC., IN EL PASO COUNTY, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCELS 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 CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.



ROBERT L. MEADOWS, JR., PLS
REGISTRATION NO. 34977, STATE OF COLORADO

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF JIMMY CAMP CREEK ADDITION NO. 1.

(PLANNING AND DEVELOPMENT DIRECTOR) _____ DATE _____

CITY ENGINEER _____ DATE _____

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO ON THIS ____ DAY OF _____, 2021.

CITY CLERK _____ DATE _____

PRESIDENT OF CITY COUNCIL _____ DATE _____

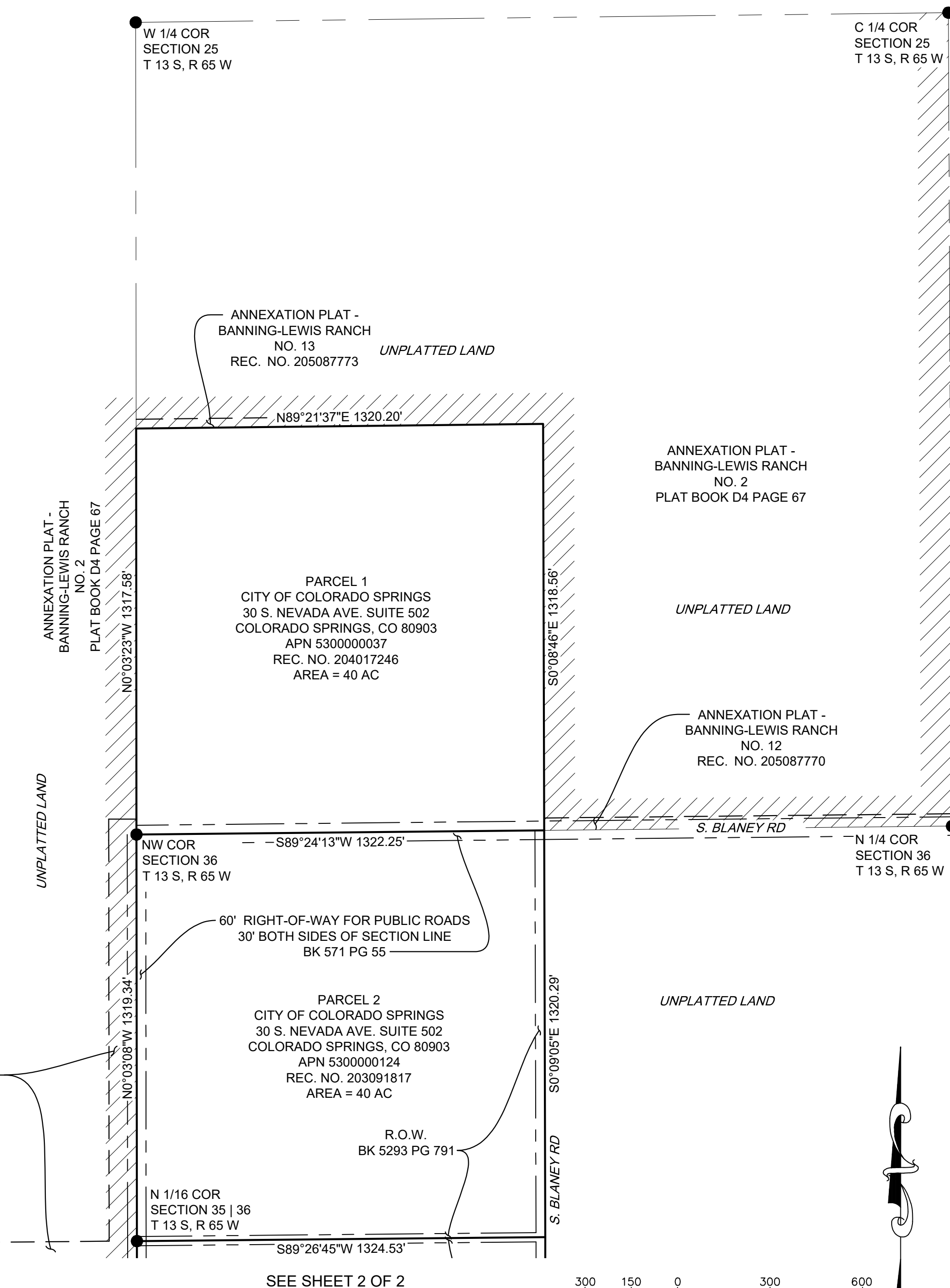
RECORDING:

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., THIS ____ DAY OF _____, 2021, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

BY: _____
DEPUTY
FEE: _____
SURCHARGE: _____



SEE SHEET 2 OF 2

SCALE: 1"= 300'



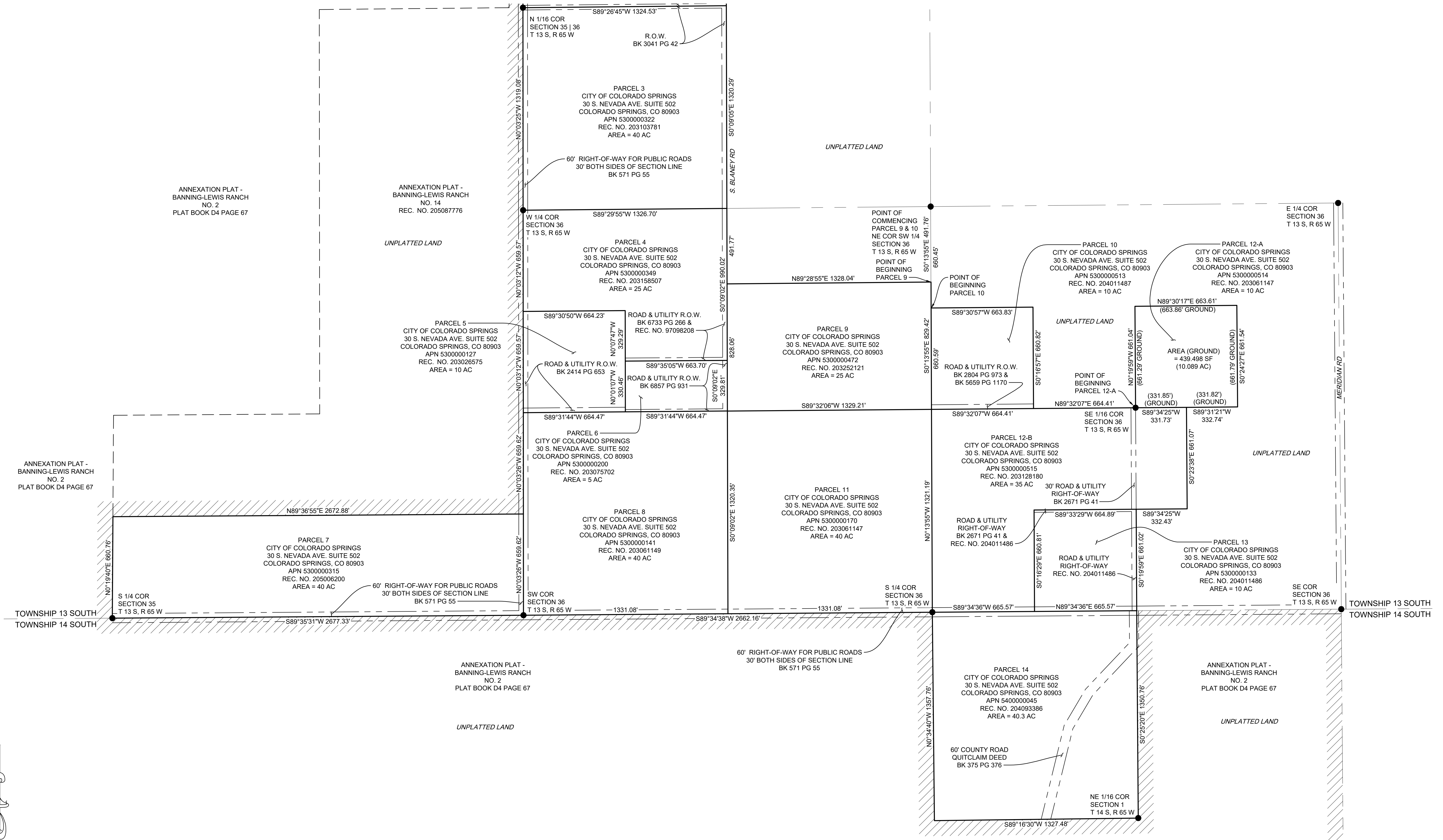
JIMMY CAMP CREEK ADDITION NO. 1	
LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, THE SOUTHEAST QUARTER OF SECTION 35 AND SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.	
CHECKED BY: RLM	DATE ISSUED: SEPT. 10, 2021
SCALE: 1"=300'	SHEET 1 OF 2

CPC A 21-00088

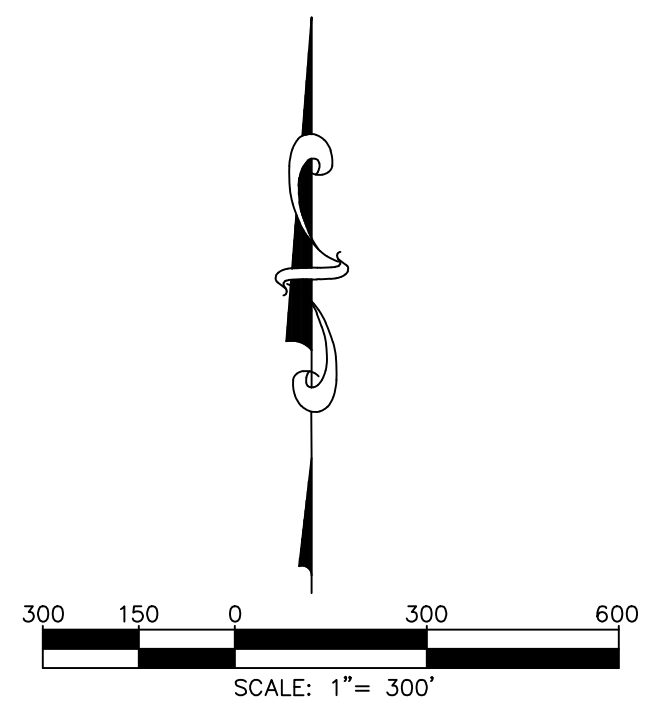
ANNEXATION PLAT JIMMY CAMP CREEK ADDITION NO. 1

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, THE SOUTHEAST QUARTER OF SECTION 35 AND SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO.

SEE SHEET 1 OF 2



S:\21089107 (Parks Annex)\700 Surveys\53000 Jimmy Camp Creek\Drawings\PLAT\JIMMY CAMP CREEK ANNEXATION FILING NO.1.dwg



INDICATES CITY LIMITS

INDICATES AN ALIQUOT CORNER FOUND ON PREVIOUS SURVEYS OF RECORD

ANNEXATION PLAT -
BANNING-LEWIS RANCH
NO. 2
PLAT BOOK D4 PAGE 67

PREPARED BY:
 Matrix
Excellence by Design

JIMMY CAMP CREEK ADDITION NO. 1	
LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, THE SOUTHEAST QUARTER OF SECTION 35 AND SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.	
CHECKED BY: RLM	DATE ISSUED: SEPT. 10, 2021
SCALE: 1"=300'	SHEET 2 OF 2

CPC A 21-00088