

RESOLUTION NO. 21-405

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION TO APPROVE ACCEPTANCE OF AN ANNEXATION IMPACT REPORT FROM THE CITY OF COLORADO SPRINGS ON BEHALF OF JIMMY CAMP CREEK ADDITION NO. 1 ANNEXATION

WHEREAS, City of Colorado Springs hereinafter referred to as the "Property Owner", are the current property owners of property located within unincorporated El Paso County at parcel numbers 53000-00-037, 53000-00-124, 53000-00-127, 53000-00-133, 53000-00-141, 53000-00-170, 53000-00-200, 53000-00-315, 53000-00-322, 53000-00-349, 53000-00-472, 53000-00-513, 53000-00-514, 53000-00-515, and 54000-00-045 of El Paso County, Colorado, upon which property they are proposed a development known as Jimmy Camp Creek Addition No. 1 Annexation; and

WHEREAS, the legal description of the subject property are parcel numbers 53000-00-037, 53000-00-124, 53000-00-127, 53000-00-133, 53000-00-141, 53000-00-170, 53000-00-200, 53000-00-315, 53000-00-322, 53000-00-349, 53000-00-472, 53000-00-513, 53000-00-514, 53000-00-515, and 54000-00-045 more closely described in Exhibit A, and El Paso County Planning and Community Development file number ANX-21-009, and

WHEREAS, because the Property Owners have requested to be annexed into El Paso County, the City has requested acceptance of an annexation report prepared pursuant to C.R.S. 31-12-108.5; and

WHEREAS, the Annexation Impact report states that utilities will be provided by Colorado Springs Utilities the subject parcels upon completion of the annexation; and

WHEREAS, the El Paso County Planning and Community Development Department expressed no concern with the proposed annexation.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of the County of El Paso, Colorado ("Board") hereby approve acceptance of the Annexation Impact Report

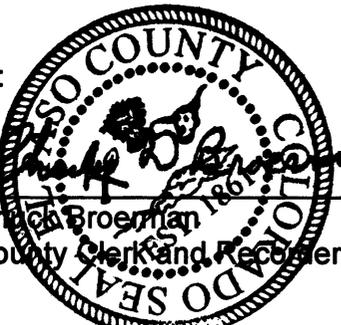
APPROVED this 26th day of October 2021.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: 
Chair

ATTEST:

By: 
Chuck Broerman
County Clerk and Recorder



Chuck Broerman
10/27/2021 10:12:56 AM
Doc \$0.00
Rec \$0.00

El Paso County, CO



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Pages 221199440

Exhibit A



Matrix Design Group, Inc.
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
O 719.575.0100
F 719.575.0208
matrixdesigngroup.com

PROPERTY DESCRIPTION JIMMY CAMP CREEK ANNEXATION FILING 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., 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 "CLEVINGER", 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 203288215.

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.



LEGAL DESCRIPTION CONT.....

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 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 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;

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 LS 36061 REPRESENTING THE SOUTHEAST CORNER OF THE



LEGAL DESCRIPTION CONT.....

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 COMER 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.



ROBERT L. MEADOWS, PLS 38977
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP,
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COLORADO SPRINGS, CO
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