Colorado Springs, CO

Planning and Development 30 S. Nevada Ave., Suite 701 Colorado Springs, CO 80903



<u>Final Report - Corrections Required</u> <u>Application No. ANEX-24-0007</u>

Report Date: 04/03/2024

Description: Matrix Design Group on behalf of Colorado Springs Equities LLC is submitting a serial annexation petition for seven parcels and Land Use Plan/Rezoning

exhibit for a portion of the subdivision known as Rock Creek Mesa.

Address: 0 Pawnee RD Colorado Springs CO 80926

Record Type: Annexation

Document Filename: 224.023-LEGAL-RCM ANNEX 7.pdf

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:	
Cory Sharp	Cory.Sharp@coloradosprings.gov	-	
Gabe Sevigny	Gabe.Sevigny@coloradosprings.gov	-	

General Comments

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Reviewer : Department	Review Comments
17	1	Gabe Sevigny : Planning	Be sure that any changes on the Annexation Plat are reflected here and vice versa
31	1	Cory Sharp : Planning	Please revise exhibit A to: Rock Creek Mesa Addition No. 7
32	1	Cory Sharp : Planning	Please add the area at the end of the legal description





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Please revise exhibit A to: Rock Creek Mesa Addition No. 7

EXHIBIT "A"

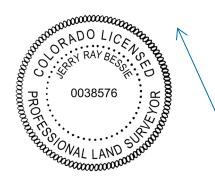
A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 212104071, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST END BY A 3-1/4 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "RMLS 19625":

BEGINNING AT A POINT ON THE SAID EXTERIOR THAT PARCEL OF LAND, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160";

THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING EIGHT (8) COURSES:

- NORTH 59°19'10" WEST, A DISTANCE OF 509.83 FEET;
- 2. NORTH 30°40'50" EAST, A DISTANCE OF 60.00 FEET;
- 3. NORTH 00°33'26" EAST, A DISTANCE OF 217.01 FEET;
- 4. SOUTH 89°29'59" WEST, A DISTANCE OF 100.56 FEET;
- 5. NORTH 00°07'54" EAST, A DISTANCE OF 66.17 FEET;
- NORTH 89°20'07" WEST, A DISTANCE OF 104.87 FEET;
- 7. NORTH 00°21'37" WEST, A DISTANCE OF 71.87 FEET;
- 8. SOUTH 89°52'55" EAST, A DISTANCE OF 611.46 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 665.86 FEET TO THE POINT OF BEGINNING.



JERRY R. BESSIE, PLS 38576 PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO. 80920 Please add the area at the end of the legal description