



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: Bear Creek Canyon 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 Bear Creek Canyon Addition No. 1 Annexation located southwest of Highway 24 and 21st Street consisting of 1,369.65 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
Bear Creek Canyon Addition No. 1 Annexation Plat

**BEAR CREEK CANYON 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 1,369.65 acres located southwest of Highway 24 and 21st Street. 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. This annexation includes the areas of Section 16, White Acres and Bear Creek Canyon. The area is directly southwest of Red Rock Canyon Open Space which was annexed in 2004; the area will remain with existing trails and open space.

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:

- Manitou Springs School District 14
- Pikes Peak Library 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.

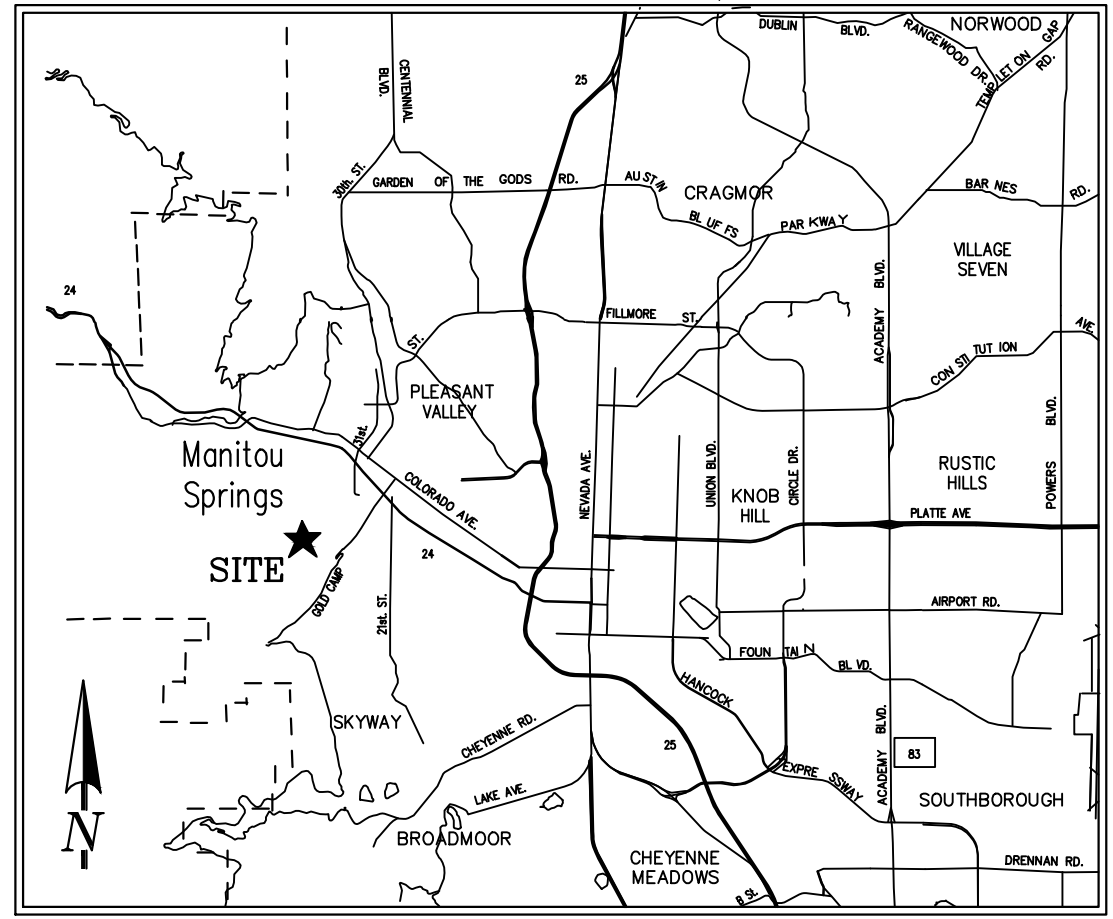
There will be no student generation from the associated annexation since the property is for the sole purpose of parkland and open space.

ANNEXATION PLAT

BEAR CREEK CANYON PARK ADDITION NO. 1

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, SECTION 16, THE EAST 1/2 OF SECTION 20, SECTION 21, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 29 OF THE 6TH P.M.,

COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP:
N.T.S.

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, A MUNICIPAL CORPORATION BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, SECTION 16, THE EAST 1/2 OF SECTION 20, SECTION 21, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

TOWNSHIP FOURTEEN SOUTH (T14S) RANGE SIXTY-SEVEN WEST (R67W) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.)

SECTION SIXTEEN (SEC. 16) ALL 640.0 ACRES, +/-

CONTAINING SIX HUNDRED [SIC] AND 00 [SIC] HUNDRETHS (640.0) ACRES, MORE OR LESS, ACCORDING TO U.S. GOVERNMENT SURVEY.

(THIS AREA HAS NOT BEEN INDEPENDENTLY VERIFIED BY PRIVATE SURVEY)

PARCEL 2

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), THE WEST HALF OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-ONE (21), ALL IN TOWNSHIP (14) SOUTH, RANGE SIXTY-SEVEN (67) WEST, CONTAINING ONE HUNDRED AND SIXTY ACRES, MORE OR LESS.

PARCEL 3

THE NORTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION TWENTY-NINE AND THE AND THE SOUTH HALF OF THE SOUTH EAST QUARTER AND THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION TWENTY, IN TOWNSHIP FOURTEEN SOUTH OF RANGE SIXTY-SEVEN WEST OF THE SIXTH PRINCIPAL MERIDIAN IN COLORADO CONTAINING ONE HUNDRED AND SIXTY ACRES.

PARCEL 4

AN UNDIVIDED SEVEN EIGHTHS (7/8) INTEREST IN AND TO THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2SW 1/4) OF SECTION TWENTY-ONE (21) AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4NW 1/4) OF SECTION TWENTY-EIGHT (28) AND THE NORTHEAST QUARTER OF THE NORTH-EAST QUARTER (NE 1/4NE 1/4) OF SECTION TWENTY-NINE (29) ALL IN TOWNSHIP FOURTEEN (14) SOUTH OF RANGE SIXTY-SEVEN (67), WEST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN, BEING ABOUT 140 ACRES, MORE OR LESS, IN BEAR CREEK CANYON, SOUTHWEST OF COLORADO SPRINGS, COLORADO.

PARCEL 5

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, ALL IN TOWNSHIP 14 SOUTH OF RANGE 67 WEST.

PARCEL 6

A PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER;

THENCE NORTH 89°14'38" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 15, A DISTANCE OF 755.53 FEET;

THENCE SOUTH 37°32'45" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 81.31 FEET;

THENCE SOUTH 18°34'38" WEST, A DISTANCE OF 215.97 FEET;

THENCE SOUTH 15°57'14" WEST, A DISTANCE OF 41.30 FEET;

THENCE SOUTH 37°19'42" WEST, A DISTANCE OF 79.81 FEET;

THENCE SOUTH 19°19'50" WEST, A DISTANCE OF 180.93 FEET;

THENCE SOUTH 22°23'02" WEST, A DISTANCE OF 492.97 FEET;

THENCE SOUTH 09°52'21" WEST, A DISTANCE OF 40.76 FEET;

THENCE SOUTH 17°15'59" WEST, A DISTANCE OF 30.50 FEET;

THENCE SOUTH 43°34'18" WEST, A DISTANCE OF 49.86 FEET;

THENCE SOUTH 02°03'48" EAST, A DISTANCE OF 108.53 FEET;

THENCE SOUTH 12°58'48" WEST, A DISTANCE OF 139.10 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SOUTHWEST ONE-QUARTER;

THENCE SOUTH 88°59'49" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 223.90 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER;

THENCE NORTH 01°12'04" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1342.56 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 612,142 SQUARE FEET OR 14.0528 ACRES, MORE OR LESS.

PARCEL 7

A PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER, 15;

THENCE NORTH 89°14'38" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST OF SECTION 15, A DISTANCE OF 755.53 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 89°14'38" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER, A DISTANCE OF 274.13 FEET;

THENCE SOUTH 17°00'40" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 149.03 FEET;

THENCE SOUTH 08°15'02" WEST, A DISTANCE OF 149.27 FEET;

THENCE SOUTH 04°14'22" WEST, A DISTANCE OF 175.40 FEET;

KNOW ALL MEN BY THESE PRESENTS (CONT.):

THENCE SOUTH 37°51'05" WEST, A DISTANCE OF 190.84 FEET;

THENCE SOUTH 18°19'22" WEST, A DISTANCE OF 376.90 FEET;

THENCE SOUTH 09°54'42" WEST, A DISTANCE OF 69.53 FEET;

THENCE SOUTH 16°24'50" WEST, A DISTANCE OF 74.10 FEET;

THENCE SOUTH 03°34'34" WEST, A DISTANCE OF 231.88 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 15;

THENCE SOUTH 88°59'49" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 416.68 FEET;

THENCE NORTH 12°58'48" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 139.10 FEET;

THENCE NORTH 02°03'48" WEST, A DISTANCE OF 108.53 FEET;

THENCE NORTH 43°34'18" EAST, A DISTANCE OF 49.86 FEET;

THENCE NORTH 17°15'59" EAST, A DISTANCE OF 30.50 FEET;

THENCE NORTH 09°52'21" EAST, A DISTANCE OF 40.76 FEET;

THENCE NORTH 22°23'02" EAST, A DISTANCE OF 492.97 FEET;

THENCE NORTH 19°19'50" EAST, A DISTANCE OF 180.93 FEET;

THENCE NORTH 37°19'42" EAST, A DISTANCE OF 79.81 FEET;

THENCE NORTH 15°57'14" EAST, A DISTANCE OF 41.30 FEET;

THENCE NORTH 18°34'38" EAST, A DISTANCE OF 215.97 FEET;

THENCE NORTH 37°32'45" EAST, A DISTANCE OF 81.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 487,446 SQUARE FEET OR 11.1902 ACRES, MORE OR LESS.

PARCEL 8

A PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 15;

THENCE NORTH 89°14'38" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 15, A DISTANCE OF 1029.66 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 89°14'38" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 750.20 FEET TO A 760.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 85°33'26" EAST;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°53'37" AN ARC DISTANCE OF 316.94 FEET;

THENCE SOUTH 30°42'21" WEST, A DISTANCE OF 34.62 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD GOLD CAMP ROAD AS DESCRIBED IN BOOK 297 AT PAGE 289 OF SAID EL PASO COUNTY RECORDS, SAID POINT BEING ON A 460.27 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 01°06'41" EAST;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1. THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 66°12'07" AN ARC DISTANCE OF 531.82 FEET TO A POINT OF TANGENT;
- 2. THENCE SOUTH 22°41'12" WEST, A DISTANCE OF 245.82 FEET;

THENCE NORTH 61°03'31" WEST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 237.92 FEET;

THENCE NORTH 30°17'23" EAST, A DISTANCE OF 47.12 FEET;

THENCE NORTH 61°20'06" WEST, A DISTANCE OF 178.07 FEET;

THENCE NORTH 31°08'44" EAST, A DISTANCE OF 79.63 FEET;

THENCE NORTH 57°34'42" WEST, A DISTANCE OF 105.64 FEET;

THENCE NORTH 04°14'22" EAST, A DISTANCE OF 175.40 FEET;

THENCE NORTH 08°15'02" EAST, A DISTANCE OF 149.27 FEET;

THENCE NORTH 17°00'40" EAST, A DISTANCE OF 149.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 480,111 SQUARE FEET OR 11.0218 ACRES, MORE OR LESS.

PARCEL 9

A PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 15;

THENCE NORTH 89°14'38" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 15, A DISTANCE OF 1779.86 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 89°14'38" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 60.14 FEET TO A 700.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 85°14'27" EAST;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 29°39'34" AN ARC DISTANCE OF 362.36 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD GOLD CAMP ROAD AS DESCRIBED IN BOOK 297 AT PAGE 289 OF SAID EL PASO COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1. THENCE NORTH 86°30'35" WEST, A DISTANCE OF 72.35 FEET TO A 460.27 FOOT RADIUS TANGENT CURVE TO THE LEFT;
- 2. THENCE WESTERLY ALONG SAID TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°36'06" AN ARC DISTANCE OF 36.97 FEET;

KNOW ALL MEN BY THESE PRESENTS (CONT.):

THENCE NORTH 30°42'21" EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE NON-TANGENT TO THE PREVIOUS CURVE, A DISTANCE OF 34.62 FEET TO A 760.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 61°39'49" EAST;

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°53'37" AN ARC DISTANCE OF 316.94 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 21,933 SQUARE FEET OR 0.5035 ACRE, MORE OR LESS.

PARCEL 10

A PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 15;

THENCE NORTH 89°14'38" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 15, A DISTANCE OF 1029.66 FEET;

THENCE SOUTH 17°00'40" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 149.03 FEET;

THENCE SOUTH 08°15'02" WEST, A DISTANCE OF 149.27 FEET;

THENCE SOUTH 04°14'22" WEST, A DISTANCE OD 175.40 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 57°34'42" EAST, A DISTANCE OF 105.64 FEET;

THENCE SOUTH 31°08'44" WEST, A DISTANCE OF 79.63 FEET;

THENCE SOUTH 61°20'06" EAST, A DISTANCE OF 178.07 FEET;

THENCE SOUTH 30°17'23" WEST, A DISTANCE OF 47.12 FEET;

THENCE SOUTH 61°03'31" EAST, A DISTANCE OF 237.92 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF GOLD CAMP ROAD AS DESCRIBED IN BOOK 297, AT PAGE 289, OF SAID EL PASO COUNTY RECORDS;

THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1. THENCE SOUTH 22°41'12" WEST, A DISTANCE OF 443.24 FEET TO A NON-TANGENT POINT OF CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 67°23'54" WEST;
- 2. THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1304.97 FEET, A CENTRAL ANGLE OF 4°40'30", AN ARC DISTANCE OF 106.48 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 15;

THENCE SOUTH 88°59'49" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.87 FEET;

THENCE NORTH 03°34'34" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 231.88 FEET;

THENCE NORTH 16°24'50" EAST, A DISTANCE OF 74.10 FEET;

THENCE NORTH 09°54'42" EAST, A DISTANCE OF 69.53 FEET;

THENCE NORTH 18°19'22" EAST, A DISTANCE OF 376.90 FEET;

THENCE NORTH 37°51'05" EAST, A DISTANCE OF 190.84 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 371,658 SQUARE FEET OR 8.5321 ACRES, MORE OR LESS.

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

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. MAPS CONSIDERED:

 - BLM DEPENDENT RESURVEY DM ID: 183355 ACCEPTED JANUARY 11, 1985.
 - LAND SURVEY PLAT RECORDED DECEMBER 1, 1992 UNDER RECEPTION NUMBER 92000774.
 - FINAL PLAT OF CRYSTAL PARK SUBDIVISION NO. 2 RECORDED NOVEMBER 30, 1993 UNDER PLAT BOOK F-5 AT PAGE 37.
 - LAND SURVEY PLAT RECORDED NOVEMBER 2, 2000 UNDER RECEPTION NUMBER 200900254.
 - LAND SURVEY PLAT RECORDED AUGUST 17, 2009 UNDER RECEPTION NUMBER 209900091.

2. DATE OF PREPARATION: JUNE 23, 2021

3. TOTAL PERIMETER: 42,485.85 FEET

4. 1/6TH PERIMETER: 7,080.97 FEET

5. PERIMETER CONTIGUOUS TO CITY LIMITS: 12,367.86 FEET

6. AREA OF SITE: 1,369.65278 ACRES

7. PARKS, RECREATION AND CULTURAL SERVICES WILL BE RESPONSIBLE FOR ALL CHANNEL MAINTENANCE AND OPERATIONS.

8. ADJACENT ANNEXATION LABELED "REANNEXATION OF SOUTHWEST ANNEX AREA" PER CITY OF COLORADO SPRINGS GIS (CITY VIEW). NO RECORD EXISTS IN CITY OR COUNTY CLERK AND RECORDER RECORDS, AND NO RECORD WAS FOUND BY TITLE COMPANY.

● INDICATES AN ALIQUOT CORNER FOUND ON PREVIOUS SURVEYS OF RECORD

INDICATES CITY LIMITS

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 BEAR CREEK CANYON PARK ANNEXATION FILING 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: _____

CPC A 21-00094



BEAR CREEK CANYON PARK ADDITION NO. 1
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, SECTION 16, THE EAST 1/2 OF SECTION 20, SECTION 21, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

CHECKED BY: RLM SCALE: 1"=300' DATE ISSUED: OCT. 5, 2021 SHEET 1 OF 3

S:\21.069.107 (Park Annex)\700 Surveys\74000 Surveys\74000 Bear Creek Canyon Park\Drawings\PLAT\BEAR CREEK CANYON ANNEXATION FILING NO. 1 RP.dwg

ANNEXATION PLAT

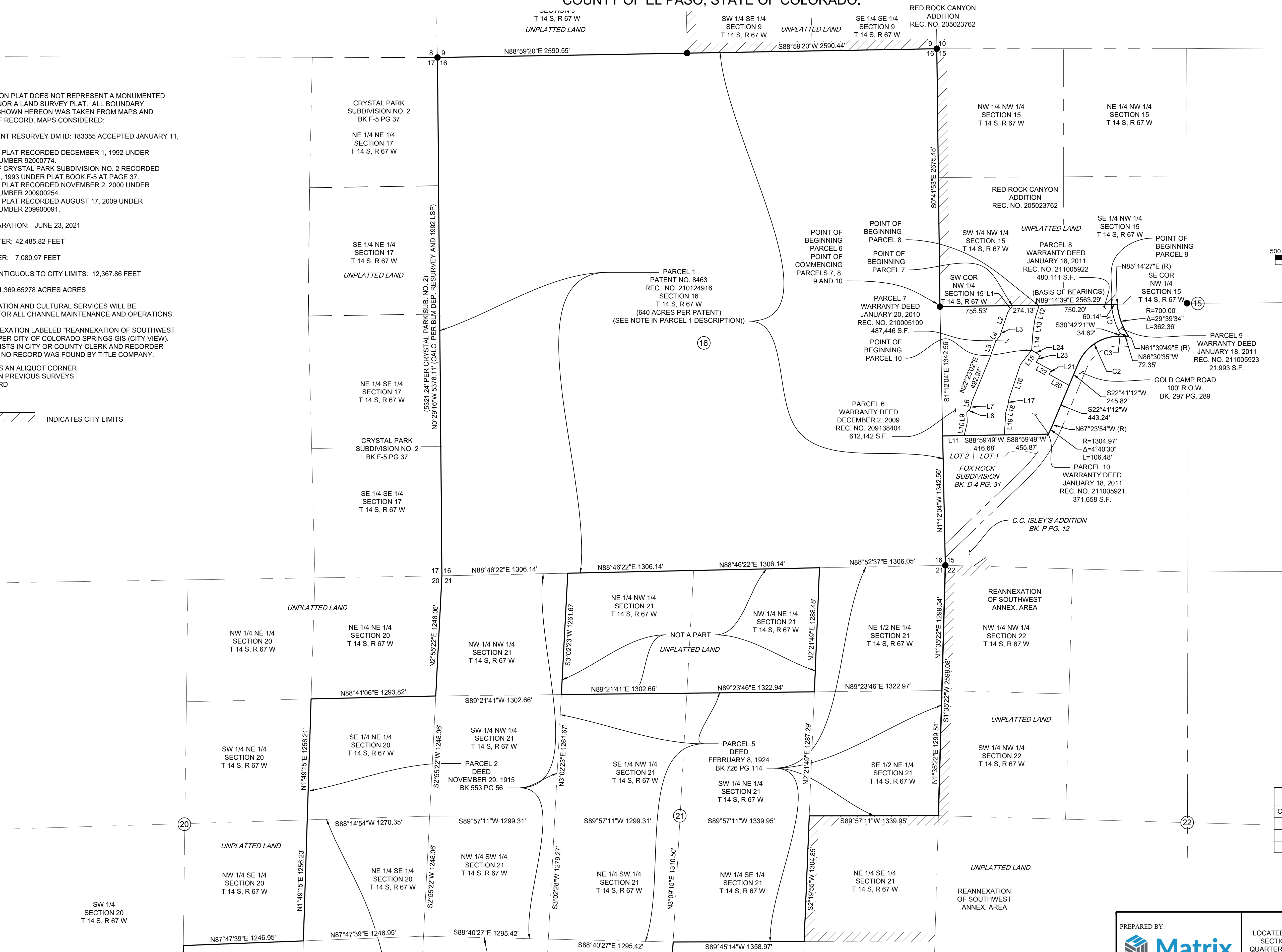
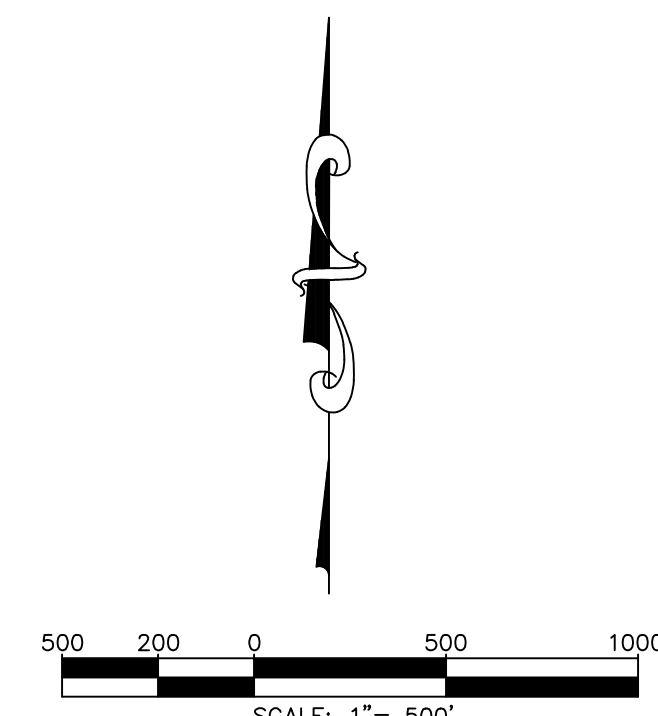
BEAR CREEK CANYON PARK ADDITION NO. 1

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, SECTION 16, THE EAST 1/2 OF SECTION 20, SECTION 21, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 29 OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

GENERAL 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. MAPS CONSIDERED:
 - BLM DEPENDENT RESURVEY DM ID: 183355 ACCEPTED JANUARY 11, 1985.
 - LAND SURVEY PLAT RECORDED DECEMBER 1, 1992 UNDER RECEPTION NUMBER 92000774.
 - FINAL PLAT OF CRYSTAL PARK SUBDIVISION NO. 2 RECORDED NOVEMBER 30, 1993 UNDER PLAT BOOK F-5 AT PAGE 37.
 - LAND SURVEY PLAT RECORDED NOVEMBER 2, 2000 UNDER RECEPTION NUMBER 200900254.
 - LAND SURVEY PLAT RECORDED AUGUST 17, 2009 UNDER RECEPTION NUMBER 209900091.
 - DATE OF PREPARATION: JUNE 23, 2021
 - TOTAL PERIMETER: 42,485.82 FEET
 - 1/6TH PERIMETER: 7,080.97 FEET
 - PERIMETER CONTIGUOUS TO CITY LIMITS: 12,367.86 FEET
 - AREA OF SITE: 1,369.65278 ACRES ACRES
 - PARKS, RECREATION AND CULTURAL SERVICES WILL BE RESPONSIBLE FOR ALL CHANNEL MAINTENANCE AND OPERATIONS.
 - ADJACENT ANNEXATION LABELED "REANNEXATION OF SOUTHWEST ANNEX AREA" PER CITY OF COLORADO SPRINGS GIS (CITY VIEW). NO RECORD EXISTS IN CITY OR COUNTY CLERK AND RECORDER RECORDS, AND NO RECORD WAS FOUND BY TITLE COMPANY.
- INDICATES AN ALIQUOT CORNER FOUND ON PREVIOUS SURVEYS OF RECORD

////// INDICATES CITY LIMITS



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N37°32'45"E	81.31
L2	N18°34'38"E	215.97
L3	N15°57'14"E	41.30
L4	N37°19'42"E	79.81
L5	N19°19'50"E	180.93
L6	N09°52'21"E	40.76
L7	N17°15'59"E	30.50
L8	N43°34'18"E	49.86
L9	N02°03'48"W	108.53
L10	N12°58'48"E	139.10
L11	N88°59'49"E	223.90
L12	S17°00'40"W	149.03
L13	S08°15'02"W	149.27
L14	S04°14'22"W	175.40
L15	S37°51'05"W	190.84
L16	S18°19'22"W	376.90
L17	S09°54'42"W	69.53
L18	S16°24'50"W	74.10
L19	S03°34'34"W	231.88
L20	N61°03'31"W	237.92
L21	N30°17'23"E	47.12
L22	N61°20'06"W	178.07
L23	N31°08'44"E	79.63
L24	N57°34'42"W	105.64

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C1	316.94	760.00	23°53'37"
C2	531.82	460.27	66°12'07"
C3	36.97	460.27	4°36'06"

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PREPARED BY:
Matrix
Excellence by Design

CPC A 21-00094

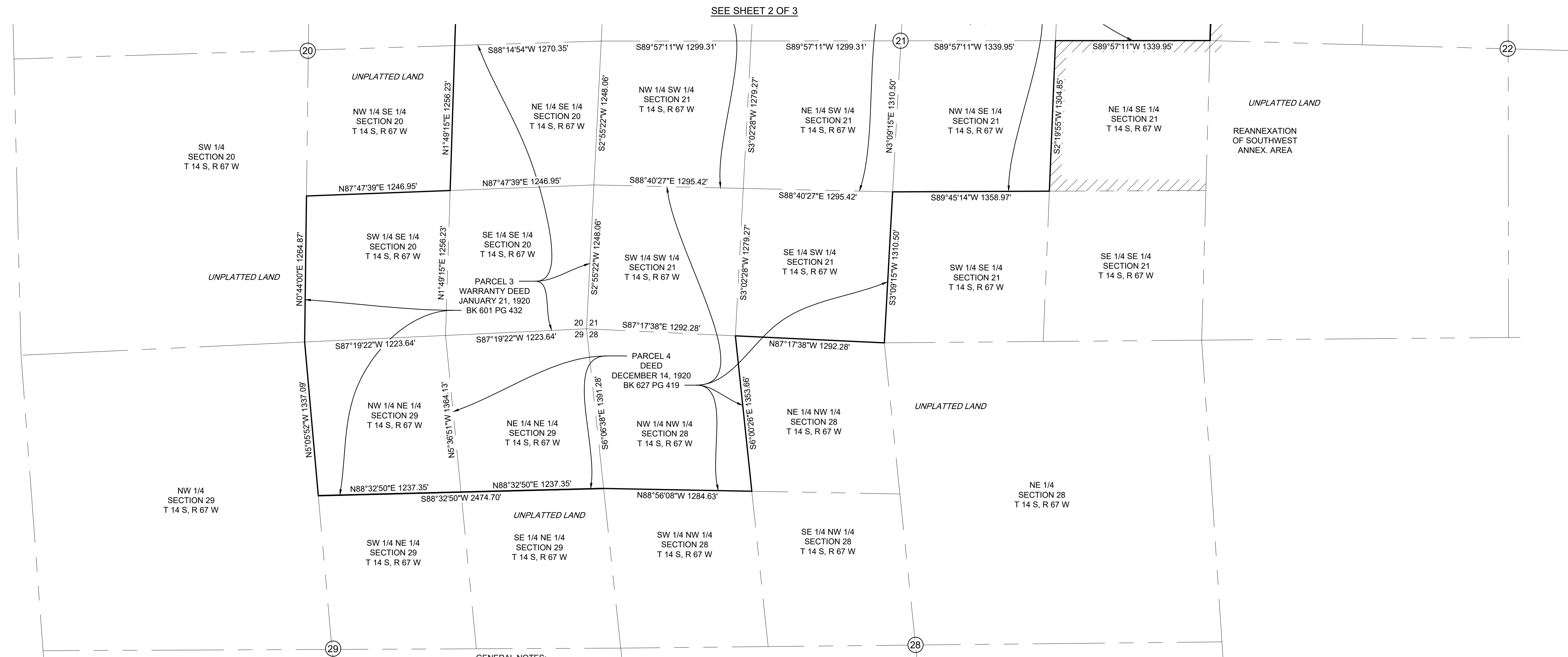
BEAR CREEK CANYON PARK ADDITION NO. 1
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, SECTION 16, THE EAST 1/2 OF SECTION 20, SECTION 21, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

CHECKED BY: RLM	SCALE: 1"=500'	DATE ISSUED: OCT. 5, 2021
	SHEET 2	OF 3

ANNEXATION PLAT

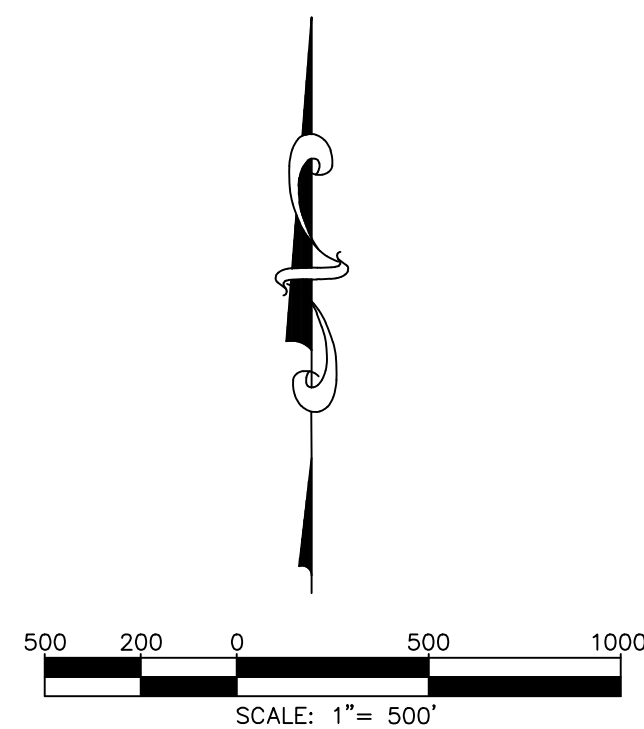
BEAR CREEK CANYON PARK ADDITION NO. 1

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, SECTION 16, THE EAST 1/2 OF SECTION 20, SECTION 21, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 29 OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.



GENERAL NOTES:

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CPC A 21-00094

PREPARED BY: 		BEAR CREEK CANYON PARK ADDITION NO. 1 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, SECTION 16, THE EAST 1/2 OF SECTION 20, SECTION 21, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.	
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		SHEET	3 OF 3