


EL PASO COUNTY
COLORADO

COMMISSIONERS:
 STAN VANDERWERF (CHAIR)
 CAMI BREMER (VICE-CHAIR)

LONGINOS GONZALEZ, JR.
 HOLLY WILLIAMS
 CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Board of County Commissioners
 Stan VanderWerf, Chair

FROM: Mercedes Rivas, Planner II
 Jeff Rice, PE Engineer III
 Craig Dossey, Executive Director

RE: Project File #: ANX-21-013
 Project Name: Bear Creek Canyon Addition No. 1 Annexation
 Parcel Nos.: 74000-00-028, 74000-00-029, 74000-00-030, 74153-00-046, 74153-00-047, 74153-00-049, 74153-00-050, and 74153-00-051

OWNER:	REPRESENTATIVE:
City of Colorado Springs 30 South Nevada Avenue Colorado Springs, CO 80903	City of Colorado Springs 30 South Nevada Avenue Colorado Springs, CO 80903

Commissioner District: 3

Planning Commission Hearing Date:	N/A
Board of County Commissioners Hearing Date	10/26/2021

EXECUTIVE SUMMARY

A request by the City of Colorado Springs for acceptance of an Annexation Impact Report for the Bear Creek Canyon Addition No. 1 Annexation. The eight (8) parcels, totaling 1,369.65 acres, are zoned F-5 (Forestry and Recreation District) and are located southwest of the Highway 24 and 21st Street intersection and are within Sections 15, 16, 20, 21, 28, and 29, Township 14 South, Range 67 West of the 6th P.M. An annexation impact report has been provided to El Paso County, which addressed all the statutory requirements.

2880 INTERNATIONAL CIRCLE, SUITE 110
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
 FAX: (719) 520-6695

A. REQUEST/WAIVERS/AUTHORIZATION

Request: A request by the City of Colorado Springs for acceptance of an Annexation Impact Report of approximately 1,369.65 acres.

Waiver(s): No waivers are associated with this request

Authorization to Sign: N/A

B. PLANNING COMMISSION SUMMARY

Planning Commission review and recommendation is not required for an annexation impact report under the El Paso County Land Development Code (2021).

C. APPROVAL CRITERIA

Pursuant to state statute, the County does not approve or deny an annexation impact report. The annexation impact report provided by the City of Colorado Springs puts the County on notice and describes potential impacts in very general terms. This request complies with Chapter 10 Annexation and Disconnection of the Land Development Code (LDC) and with state statute. The LDC standards for review are as follows:

10.1.7. Standards for Review of Annexation Impact Reports

The Board of County Commissioners shall evaluate the annexation impact report for the following:

- Has the municipality made adequate provisions for the requisite level of utility services to the area?
- Has the municipality made adequate provisions for the requisite level of police and fire protection?
- Will the proposed annexation encourage growth patterns which are inconsistent with the Master Plan either in terms of the type of land use or the timing of such growth?
- Will the proposed annexation create unreasonable roadway maintenance/drainage problems?
- Will the proposed annexation have unreasonable detrimental impacts upon land adjoining the area proposed to be annexed in terms of land use compatibility, timing of growth or other development related concerns?
- Will the annexation create County enclaves within the municipality which have little or no possibility of future annexation by the municipality?

- Will the annexation remove land from an existing special district to the extent that the provision of service by the special district to the balance of the special district is no longer financially feasible?

The Board of County Commissioners may choose to forward written comments to the annexing municipality, time permitting, or designate an authorized representative to present the Board’s comments at the annexation hearing.

D. LOCATION

North: City of Colorado Springs and F-5 (Forestry and Recreation)	Park land
South: F-5 (Forestry and Recreation)	Park land
East: City of Colorado Springs	Park land
West: PUD (Planned Unit Development) and F-5 (Forestry and Recreation)	Park land

E. BACKGROUND

The parcels included in this annexation are zoned F-5 (Forestry and Recreation District). The property was initially zoned F (Forest and Recreation) on May 10, 1942 when zoning was initiated for this portion of El Paso County. Due to changes in the nomenclature of the El Paso County Land Development Code, the F (Forest and Recreation) zoning district was renamed as the F-5 (Forestry and Recreation) zoning district. There is an existing pavilion and water storage tank within the area proposed to be annexed.

F. ANALYSIS

1. Land Development Code Analysis

The annexation impact report was sent to the El Paso County Attorney’s Office on October 11, 2021. The annexation impact report included all the statutory requirements, including but not limited to, the following:

- A map of the proposed area to be annexed;
- A draft agreement of the proposed annexation; and
- A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services.

2. Master Plan Analysis

a. Your El Paso Master Plan

i. Placetype: Mountain Interface

Placetype Character for Mountain Interface:

The Mountain Interface placetype includes all areas in the County on or directly adjacent to the Eastern Slope area of the Front Range. As the largest and most-visited natural feature in El Paso County, the Mountain Interface presents a unique set of challenges to address in implementing the Master Plan. The Mountain Interface placetype recognizes the importance the Front Range plays in the County from both an ecologic and economic perspective.

Due to its unique nature and overall importance, the Mountain Interface placetype must be appropriately preserved to help maintain the natural beauty of the County and protect the habitats of its abundant and diverse wildlife. There are several residential developments within the Mountain Interface placetype, particularly within the Ute Pass and Highway 115 corridors. New development within the Mountain Interface placetype must be well managed against the necessity of preservation and protection of this unique environmental area of the County.

Recommended Land Uses for Mountain Interface:

Primary

- Parks/Open Space
- Natural Areas

Supporting

- Single-family Detached Residential
- Commercial Retail (Limited)
- Commercial Service (Limited)
- Tourism Commercial (Arts, Entertainment)
- Institutional (Public Facilities)

Analysis:

The parcels are designated as Mountain Interface. Annexing this property into the City of Colorado Springs would be a logical extension of the City's incorporated boundaries. The relevant goals and objectives are as follows:

Goal 5.1 - Coordinate with agencies to provide high-quality community facilities, services, and infrastructure to enhance quality of life.

Goal 7.3 - Plan for and provide a variety of parks, trails, and open space within the region.

Objective LU2-1: Continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds.

Objective LU2-3: Prioritize the annexation of existing unincorporated County enclaves as opportunities arise.

Objective HC2-3: Coordinate regularly with municipalities to maintain knowledge of plans for annexation.

The area being annexed is immediately adjacent to the City of Colorado Springs and 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 applicant plans to utilize the subject property as park land and open space. These uses support the character of the Mountain Interface placetype. The proposed annexation is in compliance with the uses, goals, and objectives recommended in the Master Plan.

ii. Area of Change Designation: Protected/Conservation Area

1. Protected/Conservation Area: These areas of the County are not likely to change. Due to their local, ecological, or historical influence they should be preserved as they are throughout the life of this Master Plan and beyond. The existing development setting of these places will remain the same in the placetypes, outlined in the next section.

The proposed annexation will not alter the character of the surrounding area as the applicant's request does not include an increase in density. If the annexation were approved, any future development would be less dense than what the current zoning permits, which supports the character of this area.

iii. Key Area Influences: Pikes Peak Influence Area

The Pikes Peak Influence Area recommends:

“Pikes Peak is the most-defining characteristic of El Paso County for residents and tourists alike, bringing in hundreds of thousands of visitors every year. As the County’s most prominent destination, the Peak supports the tourism industry and strengthens the County’s overall economy. There are many other amenities and destinations surrounding Pikes Peak that both attract their own visitors as well as benefit from Pikes Peak. These include Cheyenne Mountain State Park, John May Museum, Cave of the Winds, and a host of destinations near Cascade-Chipita Park and the West Colorado Avenue and Highway 24 corridors.

The County is uniquely positioned with access to multiple natural amenities that promote local spending in the economy by both residents and tourists. The County should coordinate with the U.S. Forest Service and the City of Colorado Springs to identify opportunities for the County to help ensure Pikes Peak is preserved and maintained as both a natural amenity and an economic asset. Additionally, the County should foster collaboration among the Forest Service and the other destinations in the Pikes Peak influence area to coordinate events and activities that capitalize on the high volume of visitors to Pikes Peak to further bolster the County’s economy.”

The proposed annexation will provide open space consistent with those recommendations for the Pikes Peak Influence Area. If the annexation were approved, any future development would be less dense than what current zoning permits.

3. Other Master Plan Elements

The proposed annexation complies with all other master plan elements.

4. Special District Issues

Staff is not aware of any special district issues associated with this request.

G. PHYSICAL SITE CHARACTERISTICS

1. Floodplain

As indicated on FEMA Flood Insurance Rate Maps (FIRM) panel number 08041C0709, the annexation area is not located within a floodplain.

2. Drainage and Erosion

The annexation area is located within the Palmer Trail drainage basin.

3. Transportation

There are no roadways being annexed, nor are there any rights-of-way within or adjacent to the parcels proposed for annexation.

H. SERVICES

1. Water

Water service is anticipated to be provided by Colorado Springs Utilities pursuant to the draft annexation agreement.

2. Sanitation

Wastewater service is anticipated to be provided by Colorado Springs Utilities.

3. Emergency Services

Emergency services will be provided by the City of Colorado Springs (police protection).

4. Utilities

Natural gas and electrical service will be provided by Colorado Springs Utilities.

I. ATTACHMENTS

Vicinity Map

Annexation Impact Report

Board of County Commissioners' Resolution

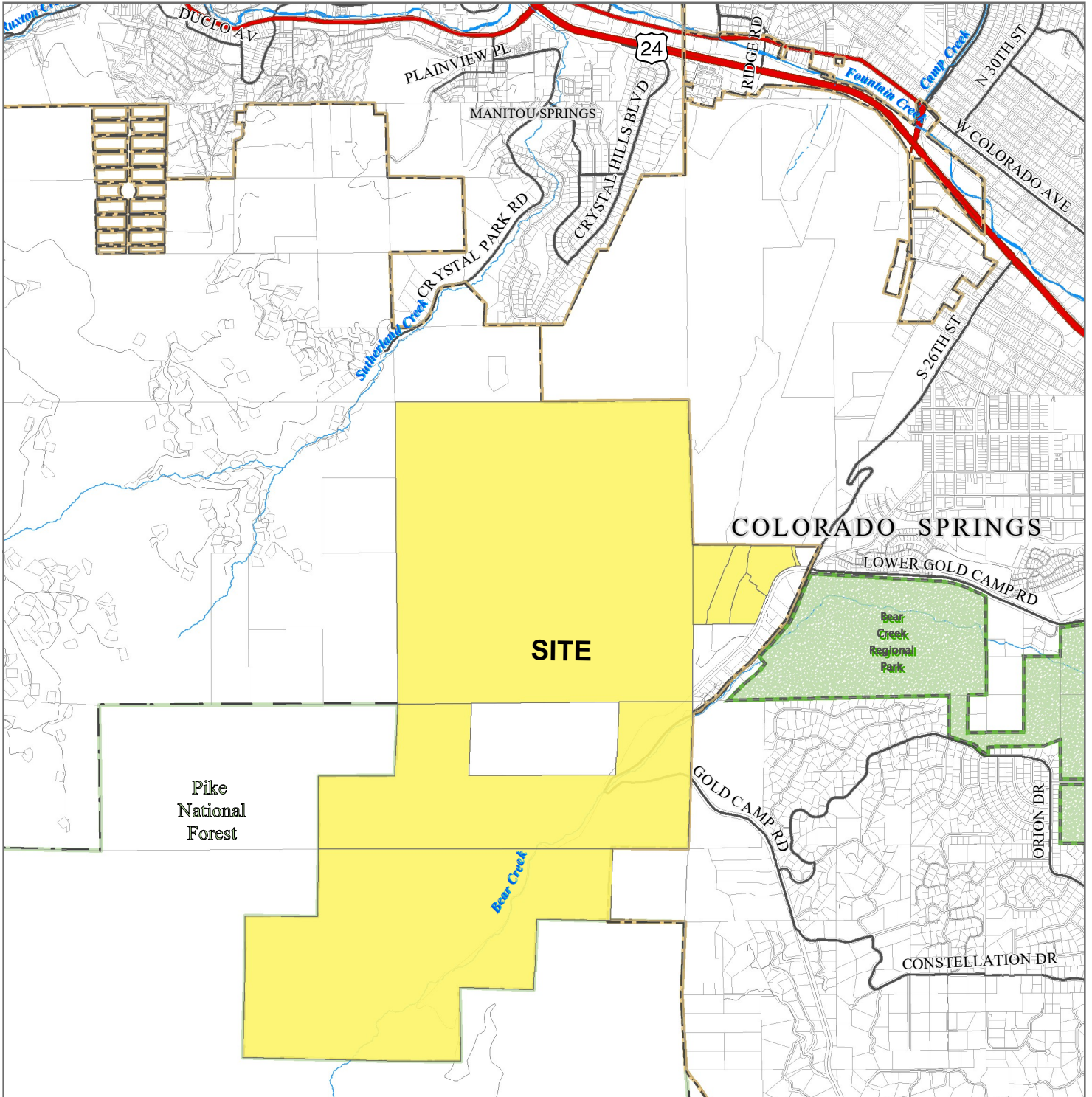
El Paso County Parcel Information

PARCE	NAME
7400000	COLORADO SPRINGS CITY
7400000	COLORADO SPRINGS CITY
7400000	COLORADO SPRINGS CITY
7415300	COLORADO SPRINGS CITY
7415300	COLORADO SPRINGS CITY
7415300	COLORADO SPRINGS CITY
7415300	COLORADO SPRINGS CITY
7415300	COLORADO SPRINGS CITY

File Name: ANX-21-013

Zone Map No. --

Date: October 19, 2021



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 8 (719) 520-6600



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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.

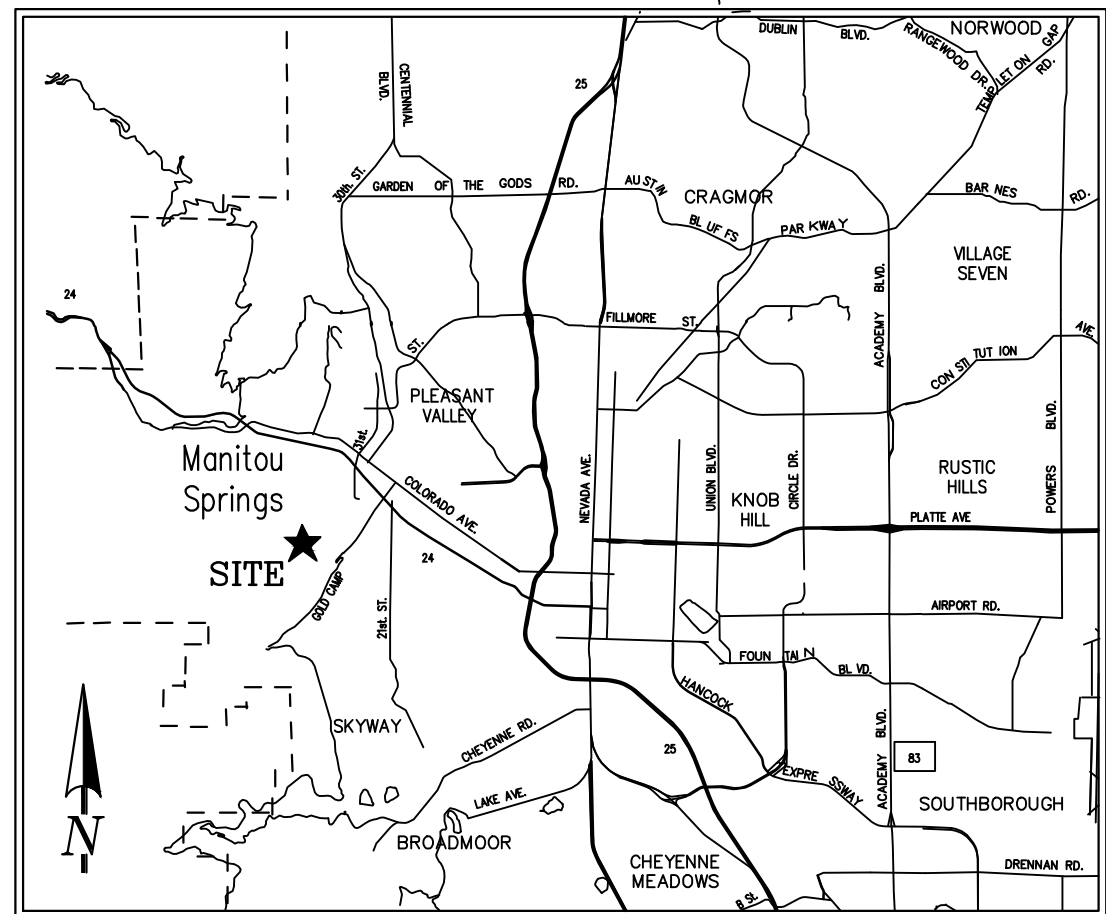
There will be no student generation from the associated annexation since the property is for the sole purpose of parkland and open space.

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 (S1/2SW1/4) OF SECTION TWENTY-ONE (21) AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION TWENTY-EIGHT (28) AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NE1/4) 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 OF 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

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

ANNEXATION PLAT

BEAR CREEK CANYON PARK ADDITION NO. 1

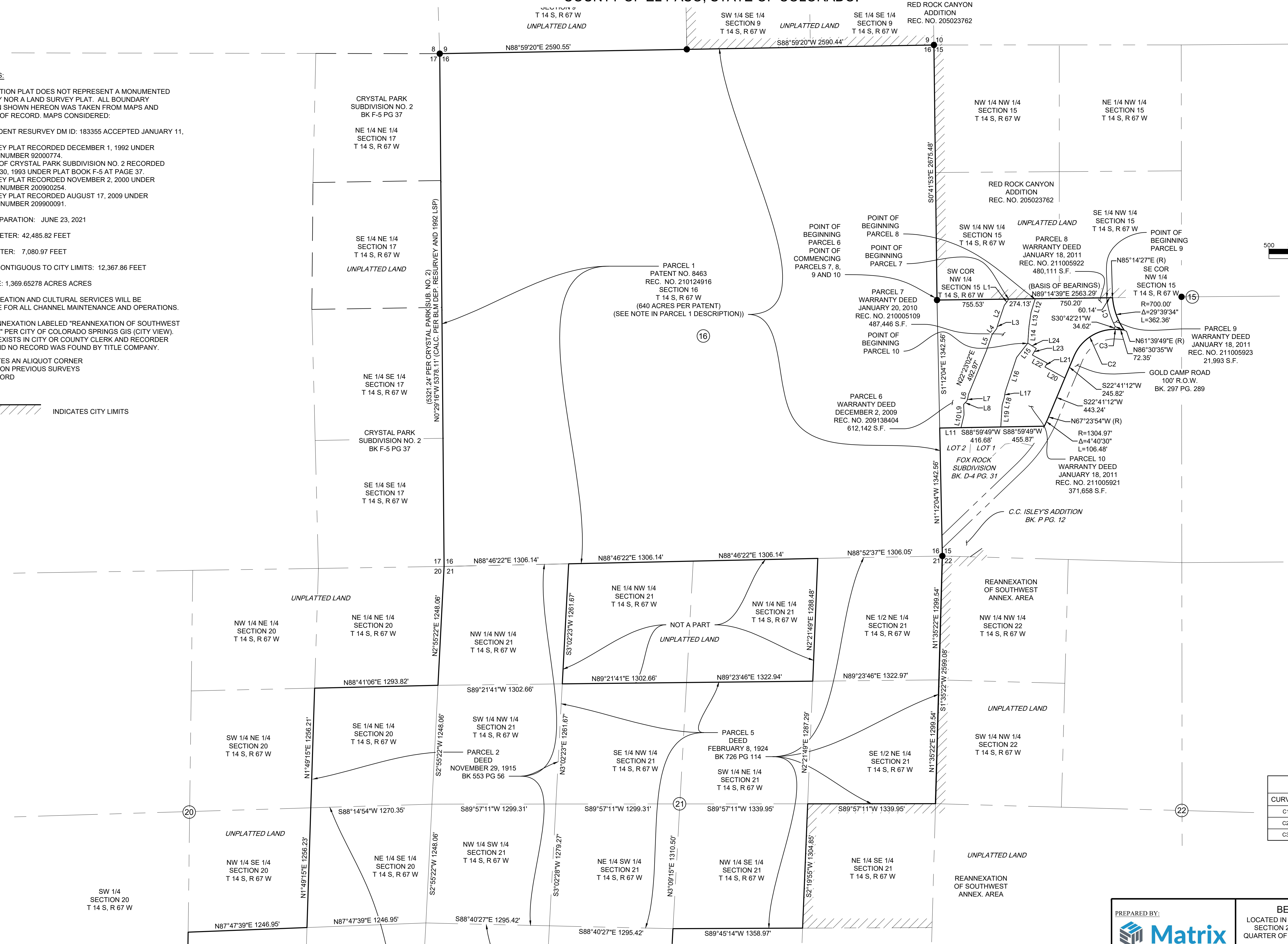
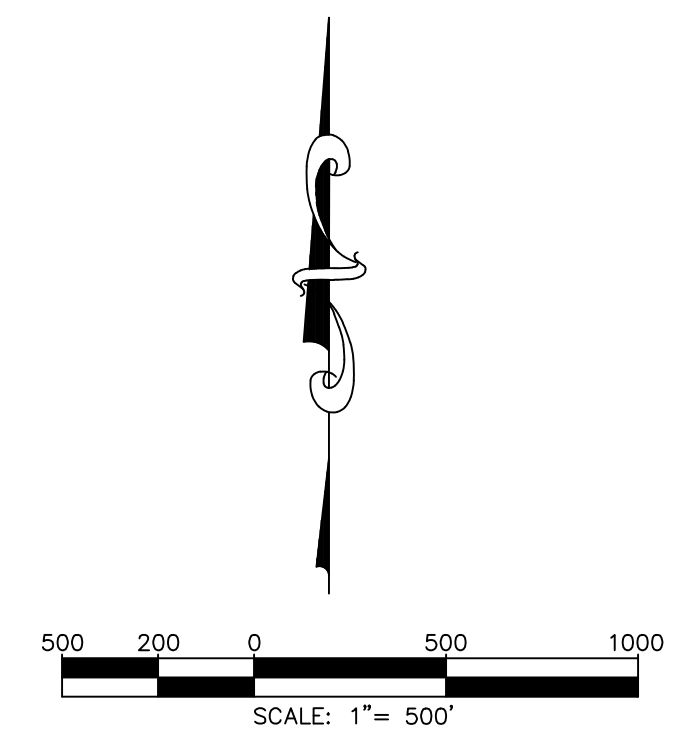
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, SECTION 16, THE EAST 1/2 OF SECTION 20, SECTION 21, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 29 OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

GENERAL NOTES:

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.
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 - LAND SURVEY PLAT RECORDED AUGUST 17, 2009 UNDER RECEPTION NUMBER 209900091.
2. DATE OF PREPARATION: JUNE 23, 2021
3. TOTAL PERIMETER: 42,485.82 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 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



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"

SEE SHEET 3 OF 3

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 SECTION 28, THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

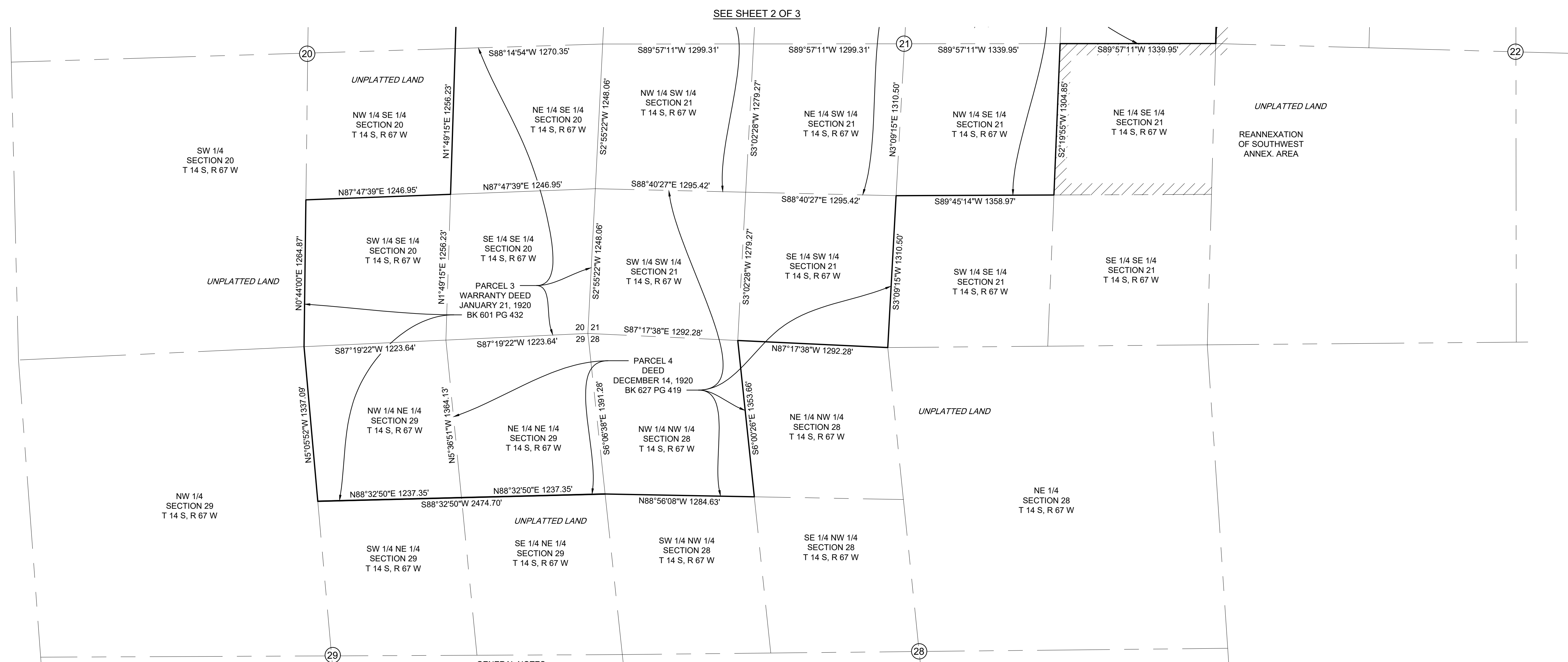
CHECKED BY: RLM	SCALE: 1"=500'	DATE ISSUED: OCT. 5, 2021
SHEET	2	OF 3

S:\21089107 (Parks Annex)\700 Surveys\74000 Bear Creek Canyon Park\Drawings\PLAT\BEAR CREEK CANYON ANNEXATION FILING NO.1 RP2.dwg

ANNEXATION PLAT

BEAR CREEK CANYON PARK ADDITION NO. 1

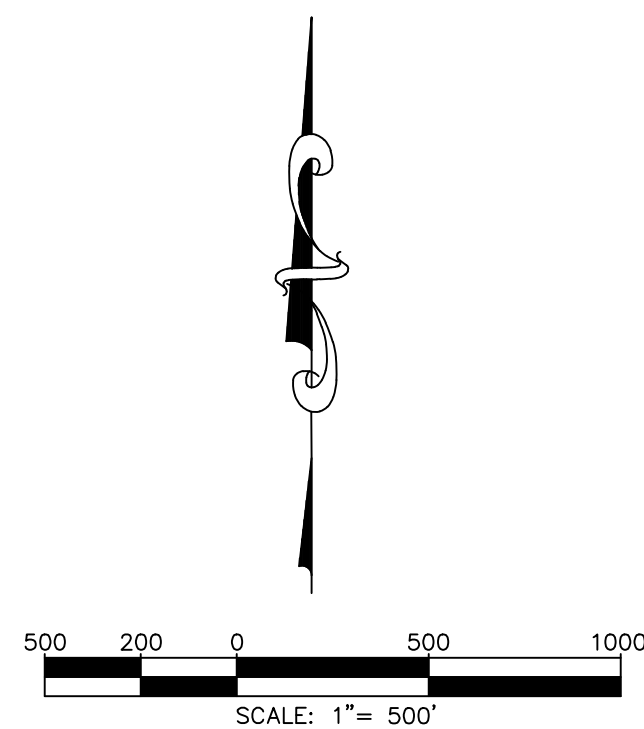
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, SECTION 16, THE EAST 1/2 OF SECTION 20, SECTION 21, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 29 OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.



GENERAL NOTES:

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:
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- INDICATES AN ALIQUOT CORNER FOUND ON PREVIOUS SURVEYS OF RECORD

////// INDICATES CITY LIMITS



S:\21089107 (Parks Annex)\700 Surveys\74000 Bear Creek Canyon Park\Drawings\PLAT\BEAR CREEK CANYON ANNEXATION FILING NO.1 R2.dwg

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

RESOLUTION NO. 21-

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 BEAR CREEK CANYON 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 74000-00-028, 74000-00-029, 74000-00-030, 74153-00-046, 74153-00-047, 74153-00-049, 74153-00-050, and 74153-00-051 of El Paso County, Colorado, upon which property they are proposed a development known as Bear Creek Canyon Addition No. 1 Annexation; and

WHEREAS, the legal description of the subject property is parcel number 74000-00-028, 74000-00-029, 74000-00-030, 74153-00-046, 74153-00-047, 74153-00-049, 74153-00-050, and 74153-00-051, more closely described in **Exhibit A**, and El Paso County Planning and Community Development file number ANX-21-013, and

WHEREAS, because the Property Owners have requested to be annexed into the City of Colorado Springs, 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 _____ day of _____ 2021.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
Chair

ATTEST:

By: _____
Chuck Broerman
County Clerk and Recorder

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 BEAR CREEK CANYON PARK ANNEXATION FILING NO.1

(10) PARCELS 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 AND 00 HUNDRETHS (640.0) ACRES, MORE OR LESS, ACCORDING TO U.S. GOVERNMENT 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 (S1/2SW1/4) OF SECTION TWENTY-ONE (21) AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION TWENTY-EIGHT (28) AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) 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;
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;
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THENCE NORTH 37°19'42" EAST, A DISTANCE OF 79.81 FEET;
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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;

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 OF 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

2. POINT OF CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 67°23'54" WEST;
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.



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