


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
 Gilbert LaForce, PE Engineer II
 Craig Dossey, Executive Director**

**RE: Project File #: ANX-21-011
 Project Name: Black Canyon Quarry Addition No. 1 Annexation
 Parcel No.: 73000-00-052**

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 Black Canyon Quarry Addition No. 1 Annexation. The 91.11-acre parcel is zoned F-5 (Forestry and Recreation) and is located approximately 1.3 miles northwest of the Black Canyon Road and West Highway 24 intersection and is within Section 32, Township 13 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.



A. REQUEST/WAIVERS/AUTHORIZATION

Request: A request by the City of Colorado Springs for acceptance of an Annexation Impact Report for approximately 91.11 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: F-5 (Forestry and Recreation)	Open Space
South: F-5 (Forestry and Recreation)	Open Space
East: City of Colorado Springs	Open Space
West: F-5 (Forestry and Recreation)	Open Space

E. BACKGROUND

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. The parcel is the site of the Glacier Peak quarry, which was previously considered a legal nonconforming use. The parcel contains one 5,640 square foot structure that was constructed in association with the Glacier Peak mineral extraction.

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. Place Type: Rural

Place Type Character for Rural:

The Rural placetype comprises ranchland, farms, and other agricultural uses. The primary land use in this placetype is

agriculture; however, residential uses such as farm homesteads and estate residential are allowed as supporting uses. Residential lot development within the Rural placetype typically cover 35 acres or more per two units with the minimum lot area consisting of 5-acres per unit. The Rural placetype covers most of the eastern half of the County.

Rural areas typically rely on well and septic and parcels for residential development tend to be substantial in size. Rural areas are remotely located and distant from high activity areas or dense suburban or urban places, making access to regional transportation routes, such as Highway 24 and Highway 94, vital to the quality of life for rural community residents.

The agricultural lands that Rural areas contain represent a valuable economic resource and unique lifestyle that should be preserved. The Rural placetype includes agricultural lands which represent a valuable economic resource and allow for a unique lifestyle that should be preserved. As growth occurs, some Rural areas may develop and transition to another placetype, however leapfrog development should be discouraged, by pro-actively permitting changing areas contiguous to existing development to another placetype.

Recommended Land Uses for Rural:

Primary

- Agriculture
- Parks/Open Space
- Farm/Homestead Residential

Supporting

- Estate Residential (Minimum 1 unit/5-acres)
- Institutional

Analysis:

The parcel is designated as a Rural placetype. 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 LU2 - Coordinate context-sensitive annexation and growth strategies with municipalities

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.

Although the area being annexed is not an enclave as recommended in LU2-3, it is immediately adjacent to the City of Colorado Springs and sits directly west of the Cedar Heights neighborhood with a vast amount of existing trails and open space. The City of Colorado Springs proposes to utilize the subject property as parkland and open space. The Rural placetype includes open space as a recommended land use. 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 parcels are within both the Protected/Conservation Area as well as the New Development Area. The area being annexed is proposed to be utilized as parkland for the City of Colorado Springs, thus conserving the area. The proposed annexation will not alter the character of the surrounding area.

- iii. **Key Area Influences:** The subject property and the proposed annexation are not directly influenced by any of the designated Key Areas within the Master Plan.

3. Special District Issues

The parcels are not included within a special district. 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 08041C0495, the annexation area is not located within a floodplain.

2. Drainage and Erosion

The annexation area is located within the Black Canyon drainage basin.

3. Transportation

There are no roadways being annexed, nor are there any rights-of-way within or adjacent to the area being 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 and fire protection).

4. Utilities

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

I. ATTACHMENTS

- Vicinity Map
- Annexation Impact Report
- Board of County Commissioners' Resolution

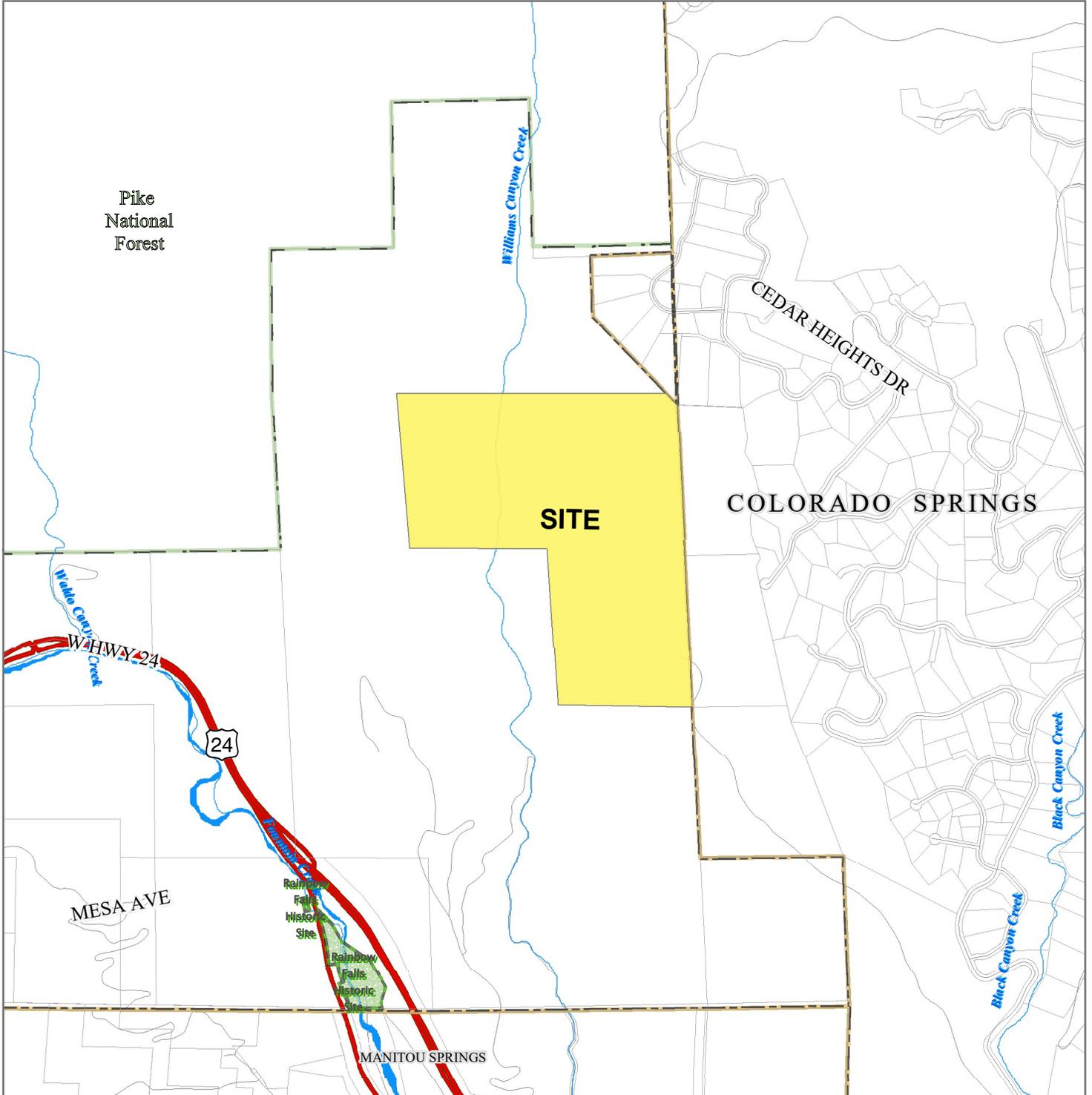
El Paso County Parcel Information

PARCE	NAME
7300000	CITY OF COLORADO SPRIN

File Name: ANX-21-011

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
 7 (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: Black Canyon Quarry 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 Black Canyon Quarry Addition No. 1 Annexation located northwest of Black Canyon Road and Garden Drive consisting of 91.11 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
Black Canyon Quarry Addition No. 1 Annexation Plat

**BLACK CANYON QUARRY 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 91.11 acres located northwest of Black Canyon Road and Garden Drive. 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 sits directly west of the Cedar Heights neighborhood with a vast amount of existing trails and open space. The intent of this annexation is not to change any trail systems or existing open space and the existing land use as such will remain the same.

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 BLACK CANYON QUARRY ADDITION NO. 1

LOCATED IN THE EAST ONE-HALF AND THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 32,
TOWNSHIP 13 SOUTH, RANGE 67 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:

A TRACT OF LAND BEING THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, S01°20'13"E A DISTANCE OF 2682.17 FEET. THE LINE WAS FOUND TO BE MONUMENTED BY A 1-1/2" DIA. ALUMINUM CAP PLS 2692 ON THE NORTH AND A 2-1/2" DIA. ALUMINUM CAP PLS 28658 ON THE SOUTH. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT ON FILE AT THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, UNDER RECEPTION NO. 217900020.

BEGINNING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 32, SAID POINT BEING MONUMENTED BY A 1-1/2" DIA. ALUMINUM CAP PLS 2692 ON A 5/8" DIA. REBAR, THENCE S01°20'13"E ON THE EAST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER A DISTANCE OF 2682.17 FEET, TO THE SOUTHEAST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER, SAID POINT BEING MONUMENTED BY A 2-1/2" DIA. ALUMINUM CAP PLS 28658 ON A 3/4" DIA. REBAR; THENCE N89°37'14"W ON THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER A DISTANCE OF 1089.26 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING MONUMENTED 100.00 FEET TO THE EAST BY A 2-1/2" DIA. ALUMINUM CAP PLS 28658 ON A 3/4" DIA. REBAR MARKED "100' W.C."; THENCE N02°02'05"E ON THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER A DISTANCE OF 1324.22 FEET TO THE SOUTHEAST CORNER OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE S89°25'36"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1010.98 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE N05°28'51"E ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1312.06 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING MONUMENTED BY A 3-1/4" DIA. BRASS CAP BUR. OF LAND MANAGEMENT ON A 2-1/2" DIA. IRON POST; THENCE N88°18'52"E ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1866.06 FEET TO THE POINT BEGINNING.

THE ABOVE DESCRIBED PROPERTY YIELDS A CALCULATED AREA OF 3,969,079 SQUARE FEET OR 91.11752 ACRES OF LAND, 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)
JSS
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.

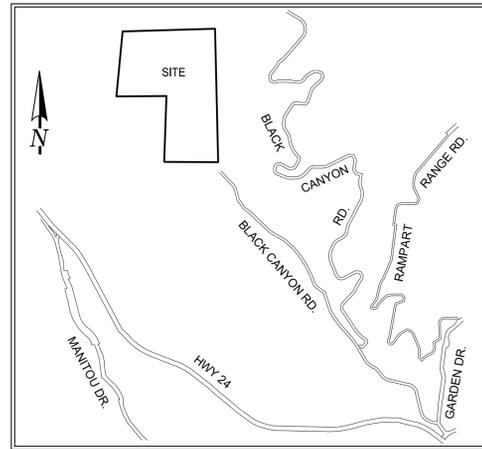
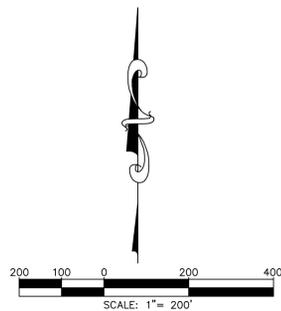
WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

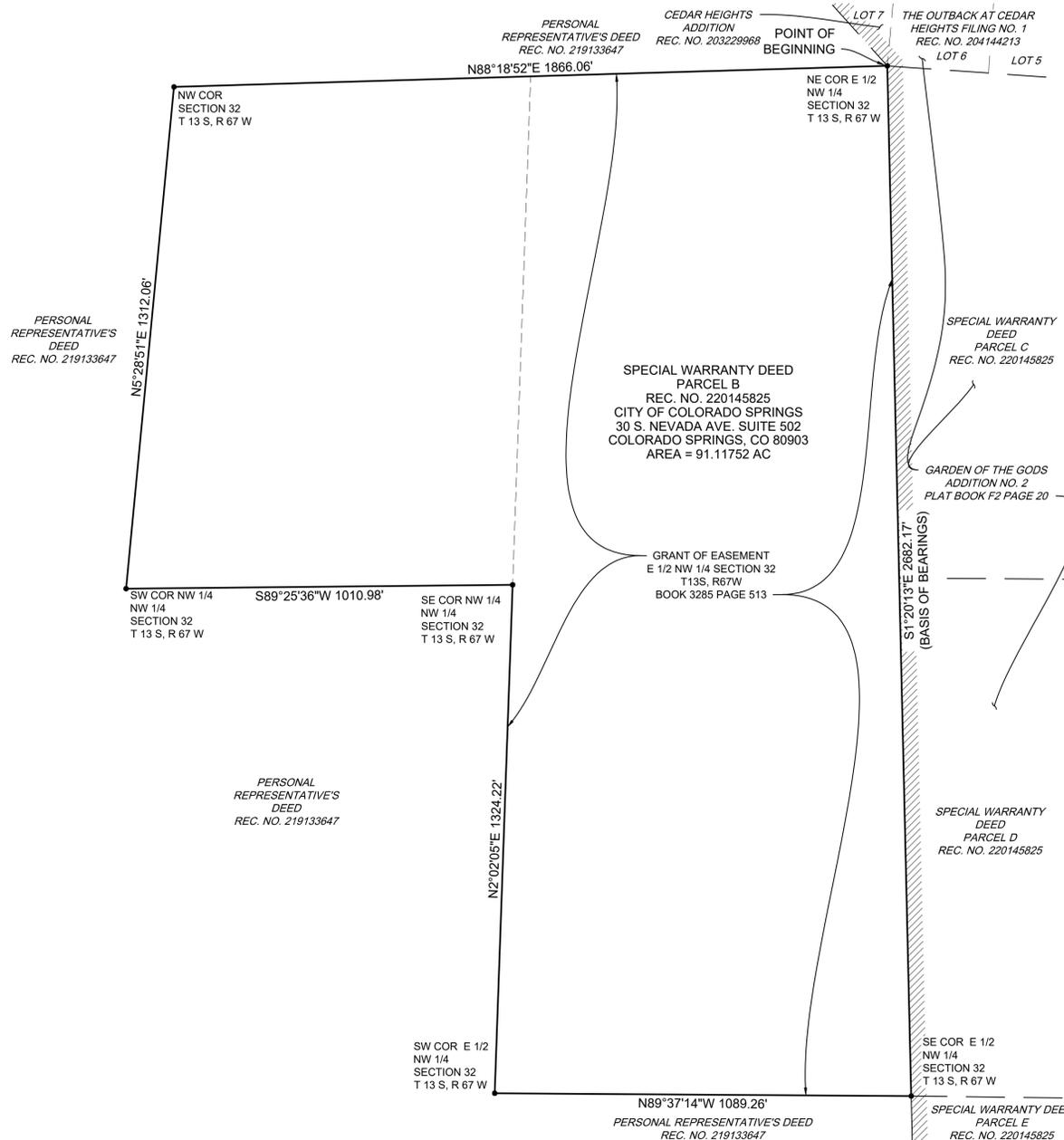
GENERAL NOTES:

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.
2. DATE OF PREPARATION: JUNE 6, 2021
3. TOTAL PERIMETER: 9,284.75 FEET
4. 1/6TH PERIMETER: 1,547.46 FEET
5. PERIMETER CONTIGUOUS TO CITY LIMITS: 2682.17 FEET
6. AREA OF SITE: 91.11751 ACRES
7. PARKS, RECREATION AND CULTURAL SERVICES WILL BE RESPONSIBLE FOR ALL CHANNEL MAINTENANCE AND OPERATIONS.

INDICATES CITY LIMITS



VICINITY MAP:
N.T.S.



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 BLACK CANYON QUARRY 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)
JSS
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 21-00092

PREPARED BY: Matrix Excellence by Design		BLACK CANYON QUARRY ADDITION NO. 1 THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.	
CHECKED BY: RLM	SCALE: 1"=200'	DATE ISSUED: SEPT. 10, 2021	SHEET 1 OF 1

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 BLACK
CANYON QUARRY 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 number 73000-00-052 of El Paso County, Colorado, upon which property they are proposed a development known as Black Canyon Quarry Addition No. 1; and

WHEREAS, the legal description of the subject property is parcel number 73000-00-052 more closely described in **Exhibit A** and El Paso County Planning and Community Development file number ANX-21-011, 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 the Colorado Springs Utilities to 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 BLACK CANYON QUARRY ANNEXATION FILING NO. 1

A TRACT OF LAND BEING THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, S01°20'13"E A DISTANCE OF 2682.17 FEET. THE LINE WAS FOUND TO BE MONUMENTED BY A 1-1/2" DIA. ALUMINUM CAP PLS 2692 ON THE NORTH AND A 2-1/2" DIA. ALUMINUM CAP PLS 28658 ON THE SOUTH. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT ON FILE AT THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, UNDER RECEPTION NO. 217900020.

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ROBERT L. MEADOWS, PLS 38977
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP,
INC. 2435 RESEARCH PKWY, SUITE 300
COLORADO SPRINGS, CO
80920 PH. (719)575-0100

Anniston, AL | Atlanta, GA | Colorado Springs, CO | Denver, CO | Niceville, FL | Parsons, KS |
Phoenix, AZ | Sacramento, CA | Tamuning, GUAM | Texarkana, TX | Washington, DC

\\\\Styx\Projects\21.069.107 (Parks Annex)\700 Survey\73000 Black Canyon Quarry\Legal Descriptions\Legal Description-Black Canyon Quarry Annexation Filing No.
1.docx