

## **Colorado Springs, CO**

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



### **Final Report - Corrections Required** **Application No. ANEX-24-0005**

**Report Date: 06/03/2024**

**Description : Matrix Design Group on behalf of Colorado Springs Equities LLC is submitting a serial annexation petition for seven parcels and Land Use Plan/Rezoning exhibit for a portion of the subdivision known as Rock Creek Mesa.**

**Address : 285 PAWNEE RD COLORADO SPRINGS CO 80926**

**Record Type : Annexation**

**Document Filename : Rock Creek Mesa Addition No 4\_Legal Description\_V3\_5-13-24**

#### Comment Author Contact Information:

<b>Reviewer Name</b>	<b>Reviewer Email</b>	<b>Reviewer Phone No.:</b>
Gabe Sevigny	Gabe.Sevigny@coloradosprings.gov	-

#### General Comments

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

<b>Comment ID</b>	<b>Page Reference</b>	<b>Reviewer : Department</b>	<b>Review Comments</b>
47	1	Gabe Sevigny : Planning	Revise Legal Description accordingly to Surveyor comments



#### ROCK CREEK MESA ADDITION NO. 4

A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THE PAWNEE ROAD AND COMMANCHE ROAD RIGHT-OF-WAYS RECORDED UNDER ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 IN PLAT BOOK A-2 PAGE 30, AND A PORTION OF THOSE PARCELS OF LAND RECORDED UNDER RECEPTION NUMBERS 219160847 AND 217125519, ALL IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST END BY A 3-1/4 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "RMLS 19625" AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89°02'51" WEST, A DISTANCE OF 2,557.81 FEET;

**BEGINNING** AT A POINT ON THE SAID EASTERN RIGHT-OF-WAY LINE OF COMMANCHE ROAD, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160";  
THENCE COINCIDENT WITH SAID COMMANCHE ROAD RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°17'17" EAST, A DISTANCE OF 60.00 FEET;
2. SOUTH 00°42'43" EAST, A DISTANCE OF 503.81 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;

THENCE COINCIDENT WITH SAID RIGHT-OF-WAY LINE NORTH 73°41'05" EAST, A DISTANCE OF 409.31 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 219160847;  
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°52'18" WEST, A DISTANCE OF 153.40 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 70.00 FEET, WHOSE CENTER BEARS NORTH 89°08'03" EAST;
2. NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 51°59'01", AN ARC DISTANCE OF 63.51 FEET AND HAVING A CHORD THAT BEARS NORTH 25°07'33" EAST, A DISTANCE OF 61.35 FEET;
3. ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 51°41'38" EAST, A DISTANCE OF 161.74 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 265.09 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;

THENCE COINCIDENT WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 73°41'05" EAST, A DISTANCE OF 609.15 FEET;
2. THENCE NORTH 72°19'47" EAST, A DISTANCE OF 62.65 FEET;

THENCE SOUTH 00°56'34" EAST, A DISTANCE OF 62.50 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;

THENCE SOUTH 00°56'34" EAST, A DISTANCE OF 583.10 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 217125519;

THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°02'02" WEST, A DISTANCE OF 60.00 FEET;
2. THENCE NORTH 00°59'47" WEST, A DISTANCE OF 565.22 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF SAID PAWNEE ROAD;

THENCE COINCIDENT WITH SAID RIGHT-OF-WAY SOUTH 73°41'05" WEST, A DISTANCE OF 1,175.13 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF SAID COMMANCHE ROAD;

THENCE COINCIDENT WITH SAID EASTERN RIGHT-OF-WAY LINE SOUTH 00°42'43" EAST, A DISTANCE OF 97.26 FEET;  
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 59.94 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF SAID COMMANCHE ROAD;

THENCE COINCIDENT WITH SAID WESTERN RIGHT-OF-WAY LINE NORTH 00°45'24" WEST, A DISTANCE OF 78.88 FEET TO A POINT OF SAID SOUTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;  
THENCE NORTH 00°42'43" WEST, A DISTANCE OF 61.94 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;  
THENCE CONTINUE NORTH 00°42'43" WEST AND COINCIDENT WITH SAID WESTERN RIGHT-OF-WAY LINE, A DISTANCE OF 521.79 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 183,046 SQUARE FEET OR (4.20215 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JERRY R. BESSIE, PLS 38576  
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2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO. 80920