

Colorado Springs, CO

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



Final Report - Corrections Required **Application No. ANEX-24-0002**

Report Date: 03/28/2024

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

Address : 0 Pawnee RD Colorado Springs CO 80926

Record Type : Annexation

Document Filename : 224.023-LEGAL-RCM ANNEX 2.pdf

Comment Author Contact Information:

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

General Comments

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

| Comment ID | Page Reference | Reviewer : Department | Review Comments |
|------------|----------------|-------------------------|--|
| 23 | 1 | Cory Sharp : Planning | Please add the area at the end of the legal description |
| 24 | 1 | Cory Sharp : Planning | Please revise exhibit A to: Legal description: Rock Creek Mesa Addition No. 2 |
| 26 | 1 | Gabe Sevigny : Planning | Any comments that are also on the annexation plat should be updated here, and vice versa |
| 27 | 1 | Gabe Sevigny : Planning | Add File Number |



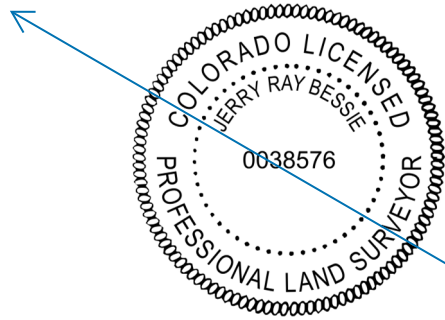
Matrix Design Group, Inc.
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Please revise exhibit A to:
 Legal description: ~~Rock Creek Mesa Addition No. 2~~

EXHIBIT "A"

A PARCEL OF LAND IN THE SOUTHWEST 1/4 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 PARCELS OF LAND RECORDED UNDER RECEPTION NUMBERS 219160847 AND 222066811 WITHIN 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"

COMMENCING AT THE EAST END OF THE ABOVE DESCRIBED LINE;
 THENCE NORTH 89°02'51" WEST, A DISTANCE OF 191.29 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT SAID RECEPTION NUMBER 222066811 AND TO THE POINT OF BEGINNING;
 THENCE SOUTH 06°01'44" WEST, A DISTANCE OF 462.00 FEET;
 THENCE NORTH 89°02'51" WEST, A DISTANCE OF 339.76 FEET;
 THENCE NORTH 04°07'26" WEST, A DISTANCE OF 462.00 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;
 THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL SOUTH 89°02'51" EAST, A DISTANCE OF 421.52 FEET TO THE POINT OF BEGINNING.



Please add the area at the end of the legal description

JERRY R. BESSIE, PLS 38576
 PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO. 80920

Add File Number