

Colorado Springs, CO

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



Final Report - Corrections Required **Application No. ANEX-24-0004**

Report Date: 04/03/2024

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 : 0 Pawnee RD Colorado Springs CO 80926

Record Type : Annexation

Document Filename : 224.023-LEGAL-RCM ANNEX 4.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
16	1	Gabe Sevigny : Planning	If there are changes requested here be sure to update on the Annexation Plat and vice versa
17	1	Gabe Sevigny : Planning	Add file number ANEX-24-0004 to both sheets
21	1	Cory Sharp : Planning	Please revise exhibit A to: Rock Creek Mesa Addition No. 4
22	1	Cory Sharp : Planning	Please check/revise the bearing S72-19-47W closure
23	1	Cory Sharp : Planning	609.15'
24	1	Cory Sharp : Planning	Shouldn't there be calls to and along HWY 115?
25	2	Cory Sharp : Planning	Please add the area at the end of the legal description



Please revise exhibit A to:
Rock Creek Mesa Addition No. 4

→ EXHIBIT "A"

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 PORTIONS OF THOSE PARCELS RECORDED UNDER RECEPTION NUMBERS 222066811, 219160847, AND 217125519 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";

BEGINNING AT A POINT ON THE SOUTHERN EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 212104071, BEING MONUMENTED BY A 2-1/2 INCH ALUMINUM CAP STAMPED "PLS 9853"; THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 89°02'02" WEST, A DISTANCE OF 240.00 FEET; THENCE NORTH 00°56'34" WEST, A DISTANCE OF 583.10 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 217125519; THENCE CONTINUE NORTH 00°56'34" WEST, A DISTANCE OF 62.50 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 222066811; THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 73°41'05" WEST, A DISTANCE OF 62.65 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 219160847; THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:

Please check/revise the bearing S72-19-47W closure

1. SOUTH 73°41'05" WEST, A DISTANCE OF 6009.15 FEET;
2. NORTH 00°00'00" EAST, A DISTANCE OF 265.09 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 30.00 FEET, WHOSE CENTER BEARS SOUTH 38°18'22" EAST;
3. EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 109°51'18", AN ARC DISTANCE OF 57.52 FEET AND HAVING A CHORD THAT BEARS SOUTH 73°22'43" EAST, A DISTANCE OF 49.11 FEET;
4. ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 71°22'42" EAST, A DISTANCE OF 60.15 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 225.72 FEET, WHOSE CENTER BEARS NORTH 71°27'12" EAST;
5. THENCE NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 100°11'27", AN ARC DISTANCE OF 394.71 FEET AND HAVING A CHORD THAT BEARS NORTH 31°32'56" EAST, A DISTANCE OF 346.31 FEET;

609.15'

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 90°00'00" EAST, A DISTANCE OF 1,292.50 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED SAID RECEPTION NUMBER 222066811;

Shouldn't there be calls to and along HWY 115?

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING SIX (6) COURSES:

1. SOUTH 02°00'53" EAST, A DISTANCE OF 233.77 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 2,864.85 FEET, WHOSE CENTER BEARS NORTH 81°27'53" WEST;
2. SOUTHERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 10°41'37", AN ARC DISTANCE OF 534.69 FEET AND HAVING A CHORD THAT BEARS SOUTH 13°52'56" WEST, A DISTANCE OF 533.91 FEET;
3. CONTINUE SOUTHERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°13'50", AN ARC DISTANCE OF 61.52 FEET AND HAVING A CHORD THAT BEARS SOUTH 19°50'39" WEST, A DISTANCE OF 61.52 FEET;
4. CONTINUE SOUTHERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'43", AN ARC DISTANCE OF 160.60 FEET AND HAVING A CHORD THAT BEARS SOUTH 22°03'55" WEST, A DISTANCE OF 160.58 FEET;

Add file number
ANEX-24-0004 to both

5. ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°02'02" WEST, A DISTANCE OF 482.72 FEET;
6. SOUTH 01°01'21" EAST, A DISTANCE OF 49.93 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
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COLORADO SPRINGS, CO. 80920