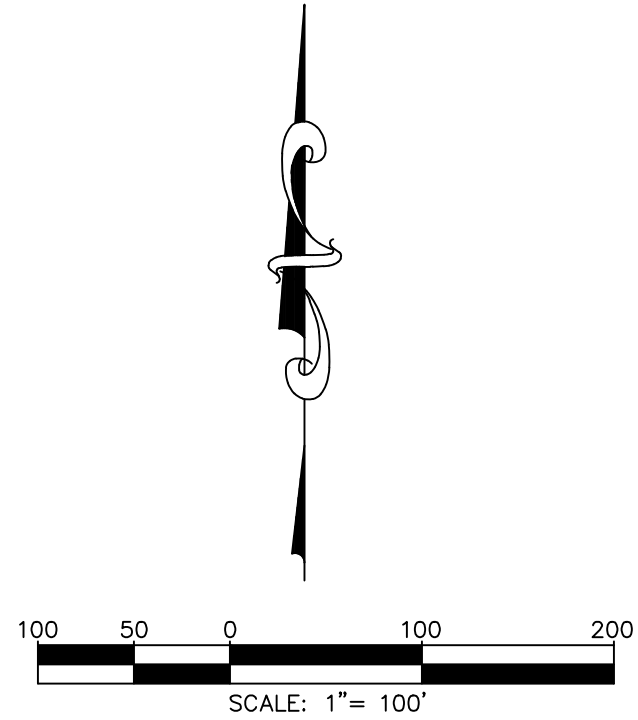




# ANNEXATION PLAT

## ROCK CREEK MESA ADDITION NO. 1

LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO.



- CALCULATED CORNER
- MONUMENT FOUND AS NOTED
- ⊙ ALIQUOT CORNER FOUND AS NOTED
- (M) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED MEASUREMENT BASED ON FOUND MONUMENTATION AND RECORD INFORMATION
- INDICATES CITY LIMITS

CHEYENNE MOUNTAIN STATE PARK  
PARCEL  
TSM 650000169  
REC. NO. 220063515  
OWNER: CITY OF COLORADO SPRINGS  
(NOT A PART)

CHEYENNE STATE PARK ADDITION NO. 1  
REC. NO. \_\_\_\_\_

CHEYENNE MOUNTAIN STATE PARK  
OWNER: CITY OF COLORADO  
SPRINGS  
J. L. RANCH ADDITION  
PLAT BOOK C-4 PAGE 127  
(NOT A PART)

OWNER: SUNDANCE AT ROCK CREEK LLC  
REC. NO. 223074983  
(NOT A PART)

CITY LIMITS

BASIS OF BEARINGS  
S. LINE NW 1/4 SEC. 30  
N89°02'51"W 2557.81' (M)  
N88°35'58"W 2557.68' (R2)  
N89°02'57"W 2557.86' (R3) (R4)

NO. 5 REBAR  
BEARS S61°04'08"E 0.72'

POINT OF BEGINNING  
NO. 5 REBAR PLS 38245  
BEARS N6°56'43"E 0.48'

POINT OF COMMENCEMENT  
CENTER SEC 30-15S-66W  
2.12 AC - R/S 19825

CITY LIMITS

SUBJECT PARCEL  
4.02123 AC (CALCULATED)

OWNER:  
KENJI S. SCOTT  
ESTATE  
(NOT A PART)

OWNER:  
DAE SIK KIM  
(NOT A PART)

OWNER:  
CHEYENNE MOUNTAIN ESTATES MHC LLC  
(NOT A PART)

NO. 4 REBAR

NO. 5 REBAR  
PLS 38245

NO. 5 REBAR  
PLS 38245

NAIL W/ TAG

N89°02'51"W 339.76' (C)

NO. 5 REBAR  
PLS 38245

NO. 5 REBAR  
PLS 38245

2-1/2" AC CDOT ROW  
PLS 27270

NO. 5 REBAR  
PLS 38245

NO. 5 REBAR

NO. 5 REBAR

NO. 5 REBAR  
PLS 38245

NO. 5 REBAR  
PLS 38245

2-1/2" BC CDOT ROW

NO. 5 REBAR  
PLS 38245

STATE HIGHWAY 115  
CDOT ROW PLANS 17353  
REC. NO. 1806947  
(NOT A PART)

1" GPC  
PLS 38245

TSN: 6530300017  
REC. NO. 219160847  
OWNER: COLORADO SPRINGS EQUITIES LLC

TSN: 6530300023  
REC. NO. 222066811  
OWNER: COLORADO SPRINGS EQUITIES LLC

(NOT A PART)

(NOT A PART)

NO. 5 REBAR

NO. 5 REBAR  
PLS 38180

OWNER:  
JAMES OLSON  
(NOT A PART)

OWNER:  
JAMES OLSON  
(NOT A PART)

OWNER:  
BRADY A. AND  
ASHLIE N. BECKER  
(NOT A PART)

ROUTE RD (NOT PUBLIC ROW)  
LA MESA DEL ANGELES SUBDIVISION  
PLAT BOOK V-2 PAGE 36  
(NOT A PART)

NO. 5 REBAR

NO. 5 REBAR

NO. 5 REBAR

NO. 5 REBAR

END OF  
PUBLIC USE  
ROAD  
DEDICATION

NO. 5 REBAR  
PLS 38245

NO. 5 REBAR  
PLS 38245

(NOT A PART)

NO. 5 REBAR  
PLS 38180

NO. 5 REBAR  
PLS 38180

NO. 5 REBAR  
PLS 38180

NO. 5 REBAR  
PLS 38245

NO. 5 REBAR  
PLS 38245

NO. 5 REBAR  
PLS 38245

E. LINE SW 1/4 SEC. 30  
N1°05'20"E 2543.25' (M)

ANNEX-24-0002

PREPARED BY:  Excellence by Design	<b>ROCK CREEK MESA ADDITION NO. 1</b> LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.		
	CHECKED BY: JRB	SCALE: 1"=100'	DATE ISSUED: APRIL 24, 2024
		SHEET 2 OF 2	

S:\23.224.023 Rock Creek Mesa Annexation & Entitlement Services\400 Survey\400 CADD\408 PLAT\ANNEXATION PLAT\224.023-SURV-RCM ANNEX PLAT 1.dwg