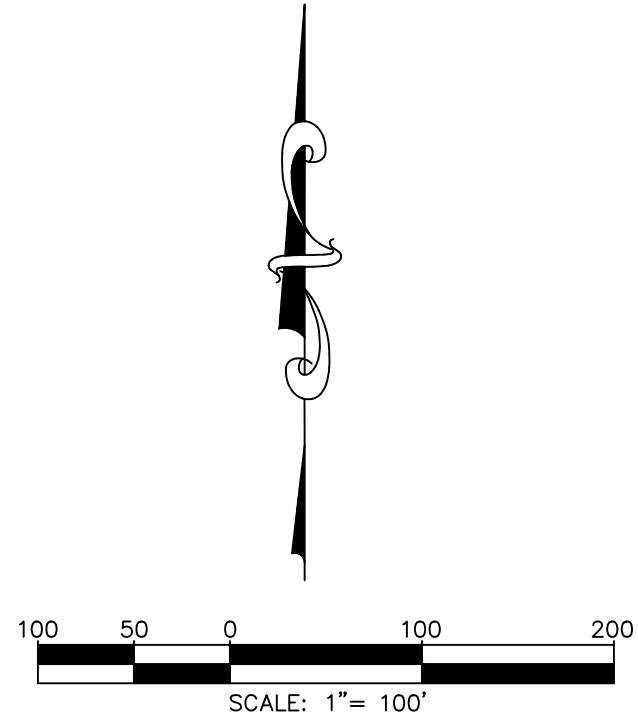


ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 2

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
- CALCULATED MEASUREMENT BASED
- (C) ON FOUND MONUMENTATION AND RECORD INFORMATION
- INDICATES CITY LIMITS

CHEYENNE MOUNTAIN STATE PARK
PARCEL
TSN 650000169
REC. NO. 200063515
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

CENTERLINE FORMER
CANYON CITY HIGHWAY R.O.W.
BK 473, PG 64

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
2-1/2" AC - R/R S. 19825

N89°02'51"W 191.29' (M)
N89°02'57"W 191.29' (R3)

POINT OF COMMENCEMENT
CENTER SEC 30-15S-66W
2-1/2" AC - R/R S. 19825

N89°02'51"W 439.71' (M)
N1°02'56"E 440.00' (R5)

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

TSN: 6530300023
REC. NO. 224050744
OWNER: ROCK CREEK RESIDENTIAL LLC

ROCK CREEK MESA ADDITION NO. 1
REC. NO. _____

CITY LIMITS

SUBJECT PARCEL
8.35254 AC
(CALCULATED)

CITY LIMITS

OWNER: DAE SIK KIM
(NOT A PART)

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

CITY LIMITS

SUBJECT PARCEL
8.35254 AC
(CALCULATED)

NO. 5 REBAR
PLS 38245

TSN: 6530300017
REC. NO. 224050744
OWNER: ROCK CREEK RESIDENTIAL LLC

TSN: 6530300023
REC. NO. 224050744
OWNER: ROCK CREEK RESIDENTIAL LLC

E. LINE SW 1/4 SEC. 30
N1°03'20"E 2543.25' (M)

STATE HIGHWAY 115
CDOT ROW PLANS 17353
REC. NO. 212800647

PREPARED BY:
Matrix
Excellence by Design

ROCK CREEK MESA ADDITION NO. 2
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: JULY 10, 2024
SHEET 2 OF 2

S:\23.224.023 Rock Creek Mesa Annexation & Entitlement Services\100 Survey\100 CADD\108 PLAT\ANNEXATION PLAT\224-023-SURV-RCM ANNEX PLAT 2.dwg

ANNEX-24-0003