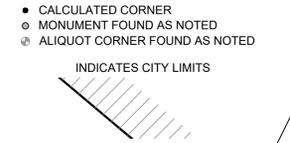
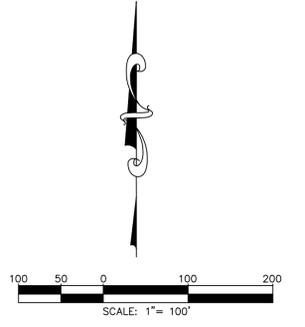




# ANNEXATION PLAT

## 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.



N/2, N/2, NW/4 SEC 30 (R1)

CITY LIMITS

TSN: 752500002  
REC. NO. 518108  
OWNER: NORMAN L. AND  
DIANA L. BRYANT

TSN: 752500001  
REC. NO. 216114862  
OWNER: NORMAN BRYANT

W. LINE NW 1/4 SEC. 30

PINE OAKS ROAD  
(NO RECORD FOUND)

N1°12'18"W 1963.36' (M)  
N0°45'37"W 1963.57' (R2)

S19°39'30"E 3144.44' (M)  
S50°03'02"E 3200.31' (R1)

CITY LIMITS

CHEYENNE MOUNTAIN  
STATE PARK  
OWNER: CITY OF  
COLORADO SPRINGS  
J. L. RANCH ADDITION  
PLAT BOOK C-4 PAGE 127

CHEYENNE MOUNTAIN STATE  
PARK PARCEL  
TSN 650000169  
REC. NO. 200063515  
OWNER: CITY OF COLORADO SPRINGS  
53.83762 AC (SURVEYED)

TSN: 752500014  
REC. NO. 220195046  
OWNER: BRETT E. POWELL

CITY LIMITS

1" PIPE  
BEARS  
N87°40'58"W 12.12'

W/4 SEC 30-15S-66W  
3-1/4" SLM GRASS CAP

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'

NO. 5 REBAR PLS 38245  
BEARS N6°56'43"E 0.49'

CENTER SEC 30-15S-66W  
2-1/2" AC - RMLS 19625

N89°02'51"W 1945.00'(C)  
N88°48'06"W 1945.00'(R4)

N89°02'51"W 2366.52' (C)

S89°02'51"E 421.52' (C)  
N89°02'57"W 420.76' (R3)

N21°43'28"E 350.20' (M)  
(2-1/2" AC CDOT ROW PLS 34944)  
S21°46'41"W 350.30' (R6)

OWNER:  
CHEYENNE MOUNTAIN ESTATES MHC LLC

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: JANUARY 3, 2024
SHEET	2	OF 2

S:\23.224.023 Rock Creek Mesa Annexation & Entitlement Services\400 Survey\400 CADD\408 PLAT\ANNEXATION PLAT\23-224-023-SURV-RCM ANNEX PLAT 1.dwg

ANNEX-23-0029