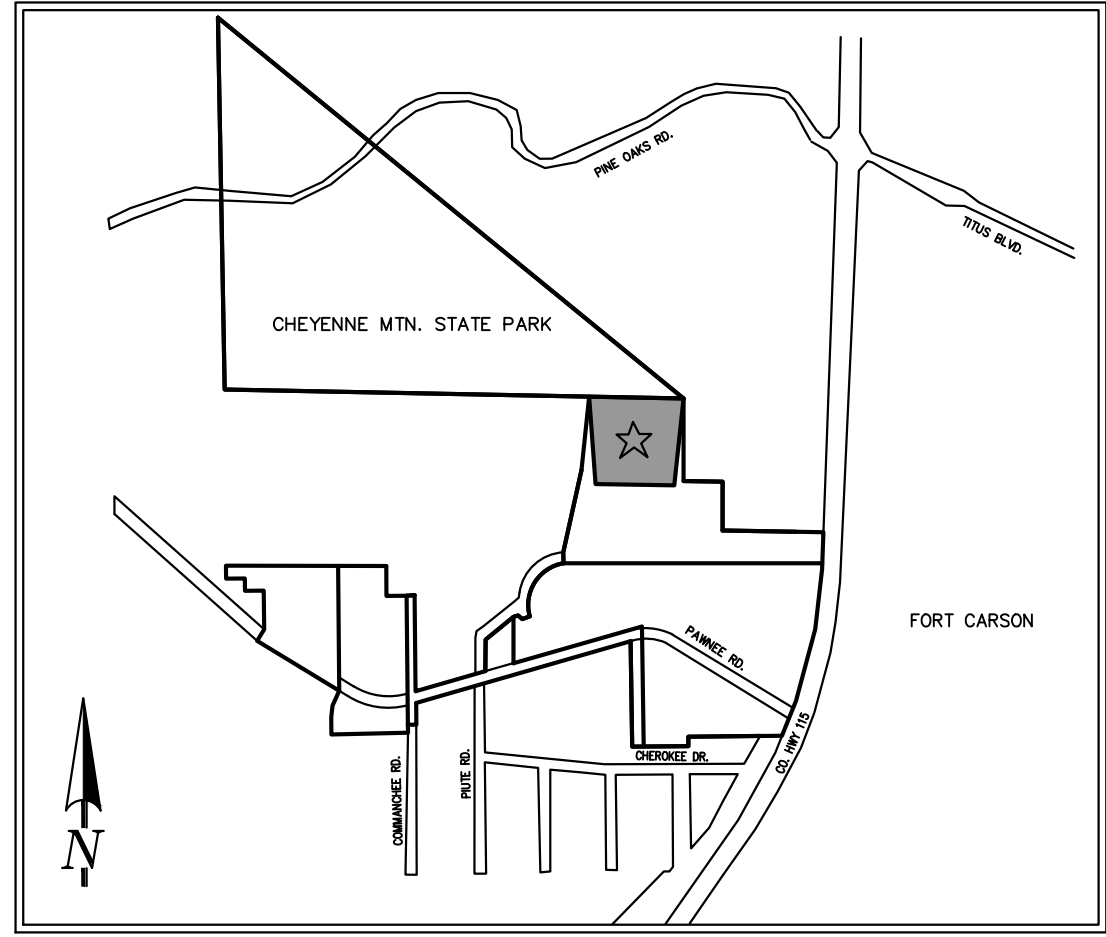


ANNEXATION PLAT

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.



VICINITY MAP:
N.T.S.

BE IT KNOWN BY THESE PRESENTS:

THAT ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCELS OF LAND:

LEGAL DESCRIPTION:

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 NUMBER 224050744 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" AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89°02'51" WEST, A DISTANCE OF 2,557.81 FEET.

COMMENCING AT SAID CENTER CORNER OF SECTION 30:
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°0'144" 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 482.00 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**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 175.165 SQUARE FEET OR (4.02123 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

GENERAL NOTES:

1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT. ALL BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM FOUND MONUMENTATION, TOGETHER WITH MAPS & DOCUMENTS OF RECORD, WITH MAPS CONSIDERED:

- R1 - CITY OF COLORADO SPRINGS ANNEXATION, J.L. RANCH ADDITION. RECEPTION NO. 01649749, RECORDED DECEMBER 08, 1987 IN THE CLERK AND RECORDERS OFFICE OF EL PASO COUNTY, COLORADO.
- R2 - LAND SURVEY PLAT: SOUTH PORTION OF J.L. RANCH. RECEPTION NO. 200900212, RECORDED SEPTEMBER 18, 2000 IN SAID RECORDERS OFFICE.
- R3 - IMPROVEMENT SURVEY PLAT BY CLARK LAND SURVEYING, INC., PROJECT NO. 220928, DATED APRIL 27, 2022.
- R4 - LA MESA DEL ANGELES SUBDIVISION PLAT. RECEPTION NO. 860890, RECORDED FEBRUARY 04, 1972 IN SAID RECORDERS OFFICE.
- R5 - ALTANSPS LAND SURVEY TITLE. (CLARK LAND SURVEYING, INC.) RECEPTION NO. 220900007, RECORDED JANUARY 06, 2020 IN SAID RECORDERS OFFICE.
- R6 - COLORADO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, PROJECT CODE 17353 RECEPTION NO. 212900047, RECORDED JUNE 01, 2012 IN SAID RECORDERS OFFICE.
- R7 - LAND SURVEY PLAT (CLARK LAND SURVEYING, INC.) RECEPTION NO. 221900039, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE.
- R8 - MERSHON SUBDIVISION PLAT RECEPTION NO. 207712576, RECORDED MAY 04, 2007 IN SAID RECORDERS OFFICE.

ADDITIONAL DOCUMENTS CONSIDERED:

- PLAT, PORTION OF CHEYENNE MOUNTAIN ESTATES RECEPTION NO. 96901963, RECORDED OCTOBER 01, 1996 IN SAID RECORDERS OFFICE.
- J.L. RANCH ADDITION RECORDED DECEMBER 08, 1887 IN PLAT BOOK C-4 AT PAGE 127.
- ROCK CREEK MESA SUBDIVISION RECORDED AUGUST 05, 1953 IN PLAT BOOK Z AT PAGE 70.
- ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED MARCH 11, 1959 IN PLAT BOOK A-2 PAGE 30, RECEPTION NO. 000104788.
- VACATION OF A PORTION OF ROCK CREEK MESA SUBDIVISION AND PORTIONS OF ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED JANUARY 17, 1972 IN PLAT BOOK U-2 AT PAGE 13 (REC. NO. 856982).
- TITLE COMMITMENT: LAND TITLE GUARANTEE COMPANY-ORDER NUMBER: RND55109798-3, WITH EFFECTIVE DATE 07/27/2023 AT 5:00 P.M.

- DATE OF PREPARATION: APRIL 24, 2024
- TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 1,685.28'
- ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 421.32' (25.00%)
- PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 421.52' (25.01%)
- AREA OF SITE: 4.02123 ACRES

7. CONFIRM THE ESTABLISHMENT OF AN APPROPRIATE EASEMENT(S) THROUGH A FINAL PLAT FOR THE EXISTING OH ELECTRIC (12.5KV PRIMARY OH CONDUCTOR: CSU #12JL-1) RUNNING THROUGH PORTIONS OF ADDITION NOS. 3, 5 AND 6 OR IF IT IS TO BE RELOCATED AS PART OF THE PROPOSED FUTURE DEVELOPMENT.

FEMA FLOODPLAIN STATEMENT:

THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08041C0950G, EFFECTIVE DECEMBER 7, 2018.

BASIS OF BEARINGS:

ALL BEARINGS HEREIN BASED ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST, BEING MONUMENTED BY A 2-INCH PIPE WITH A 3.25-INCH BRASS CAP, FLUSH WITH GROUND, AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A NO. 6 REBAR WITH A 3.25-INCH ALUMINUM CAP STAMPED PLS 19625, FLUSH WITH GROUND, AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 88°02'51" WEST, A DISTANCE OF 2,557.81 FEET.

OWNER:

THE AFOREMENTIONED, ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2024 A.D.

DANNY MIENKA, MANAGER

STATE OF COLORADO)

)SS

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024 BY NAME, TITLE OF ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S STATEMENT

I, JERRY R. BESSIE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO AND LEGALLY DOING BUSINESS FOR AND ON BEHALF OF MATRIX DESIGN GROUP INC., IN EL PASO COUNTY, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCELS OF LAND AND THAT AT LEAST TWENTY-FIVE PERCENT (25%) OF THE PERIMETER OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

JERRY R. BESSIE, PLS NO. 38576
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "ROCK CREEK MESA ADDITION NO. 1".

CITY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON ____ DAY OF _____, 20__ A.D.

CITY CLERK _____ DATE _____

RECORDING:

STATE OF COLORADO)

)SS

COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 2024, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER ____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER

BY: _____

DEPUTY

FEE: _____

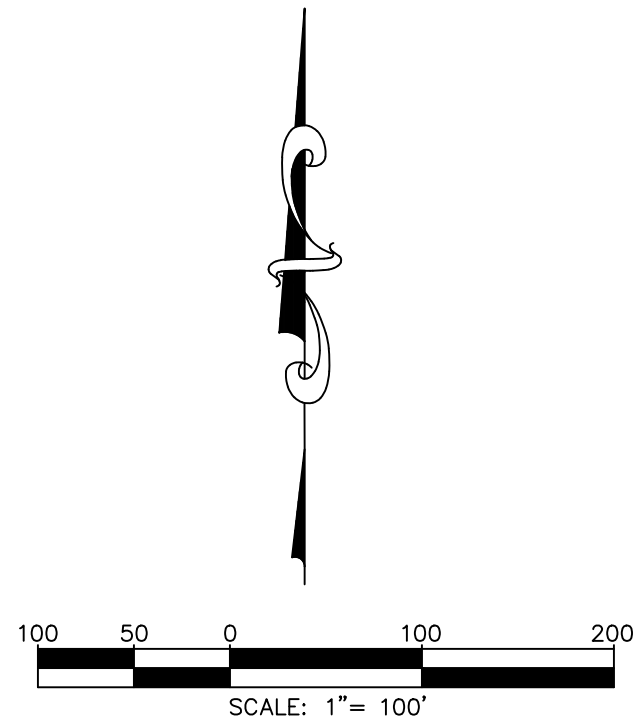
SURCHARGE: _____

	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.	
CHECKED BY: JRB	SCALE: NA	DATE ISSUED: JULY 10, 2024
		SHEET 1 OF 2

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)

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

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 0.49'

POINT OF COMMENCEMENT
CENTER SEC 30-15S-66W
2-1/2" AC - R/S 19625

CITY LIMITS

SUBJECT PARCEL
4.02123 AC (CALCULATED)

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

N89°02'51"W 181.29' (M)
N89°02'57"W 181.29' (R3)

N4°07'26"W 462.00' (C)

S6°01'44"W 462.00' (C)

NO. 4 REBAR

NO. 5 REBAR
PLS 38245

NO. 5 REBAR
PLS 38245

NAIL W/ TAG

OWNER:
DAE SIK KIM
(NOT A PART)

N89°02'51"W 339.76' (C)

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

TSN: 653040003
REC. NO. 224050744
OWNER: ROCK CREEK RESIDENTIAL
LLC
(NOT A PART)

NO. 5 REBAR
PLS 38245

2-1/2" BC CDOT ROW

NO. 5 REBAR
PLS 38245

NO. 5 REBAR

NO. 5 REBAR

NO. 5 REBAR
PLS 38245

NO. 5 REBAR
PLS 38245

STATE HIGHWAY 115
CDOT ROW PLANS 17353
REC. NO. 224050744
(NOT A PART)

1" GPC
PLS 38245

(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)

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

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

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

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

END OF
PUBLIC USE
ROAD
DEDICATION

NO. 5 REBAR
PLS 38245

NO. 5 REBAR
PLS 38245
(NOT ACCEPTED)

(NOT A PART)

NO. 5 REBAR
PLS 38180

NO. 5 REBAR
PLS 38180

NO. 5 REBAR
PLS 38245

ANNEX-24-0002

PREPARED BY: 	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.		
	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\400 Survey\400 CADD\408 PLAT\ANNEXATION PLAT\224.023-SURV-RCM ANNEX PLAT 1.dwg