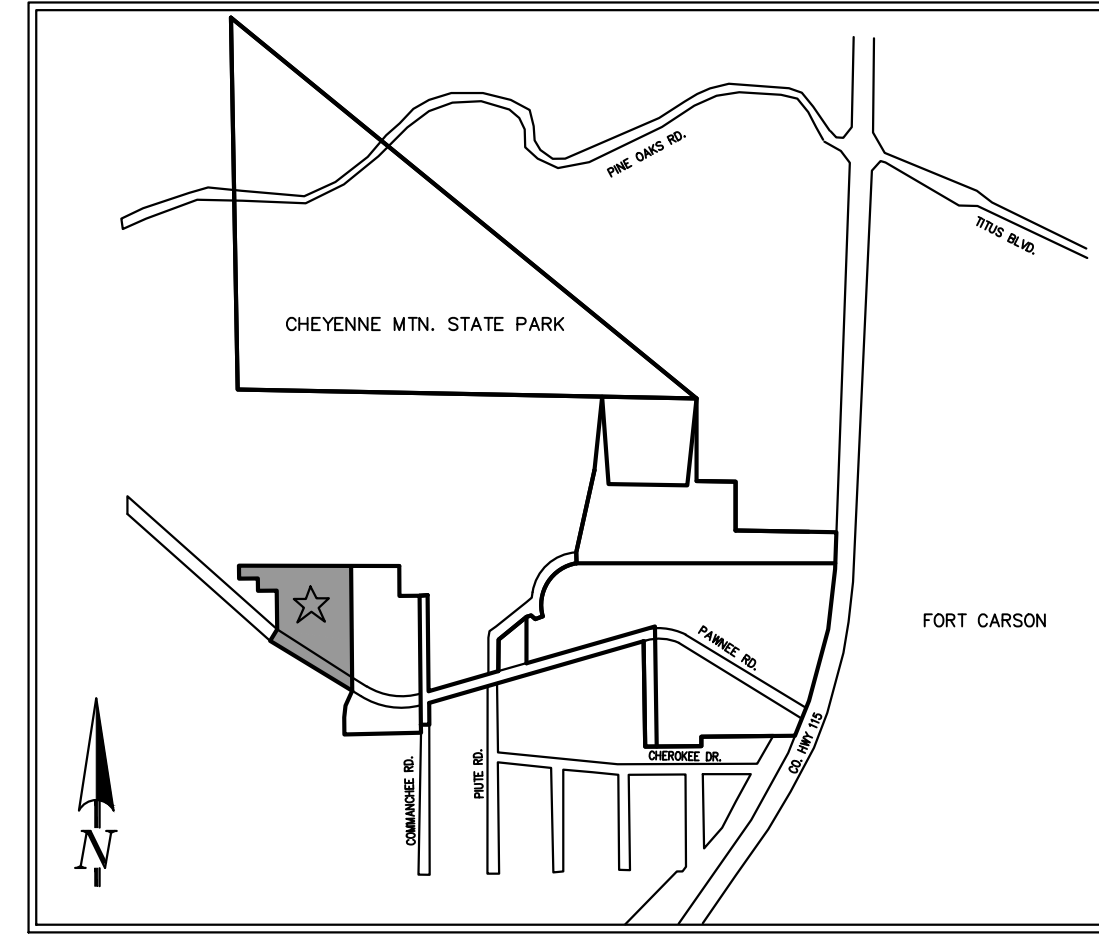


ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 7

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 COLORADO SPRINGS EQUITIES LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LEGAL DESCRIPTION:

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 A PORTION OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 212104071, 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 SAID EXTERIOR THAT PARCEL OF LAND, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160";

THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 59°19'10" WEST, A DISTANCE OF 509.83 FEET;
2. NORTH 30°40'50" EAST, A DISTANCE OF 60.00 FEET;
3. NORTH 00°33'26" EAST, A DISTANCE OF 217.01 FEET;
4. SOUTH 89°23'59" WEST, A DISTANCE OF 100.56 FEET;
5. NORTH 00°07'54" EAST, A DISTANCE OF 66.17 FEET;
6. NORTH 89°20'07" WEST, A DISTANCE OF 104.87 FEET;
7. NORTH 00°21'37" EAST, A DISTANCE OF 71.87 FEET;
8. SOUTH 89°52'55" EAST, A DISTANCE OF 611.46 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 665.86 FEET TO THE **POINT OF BEGINNING.**

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. 860860, RECORDED FEBRUARY 04, 1972 IN SAID RECORDERS OFFICE.
- R5 - ALTA/NSPS 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, 1987 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. 000104785.
- 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.

2. DATE OF PREPARATION: JANUARY 03, 2024
3. TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 2,407.64 FEET
4. TWENTY-FIVE PERCENT (25%) OF THE TOTAL PERIMETER: 601.91 FEET
5. PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 930.27 FEET (38.64%)
6. AREA OF SITE: 5.61203 ACRES

FEMA FLOODPLAIN STATEMENT:

THE PROPERTY IS LOCATED WITHIN ZONE D (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE), 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, COLORADO SPRINGS EQUITIES LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2024 A.D.

NAME, TITLE

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY NAME, TITLE OF COLORADO SPRINGS EQUITIES 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. 7.

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: _____

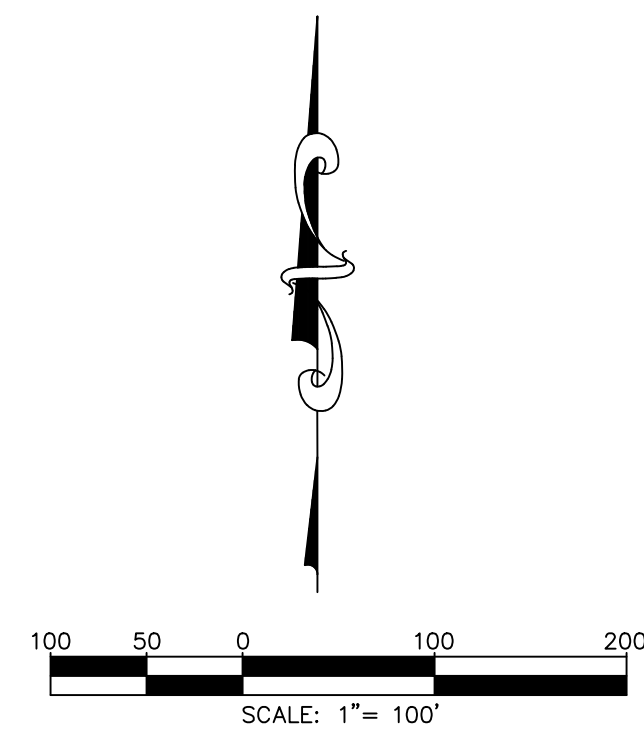
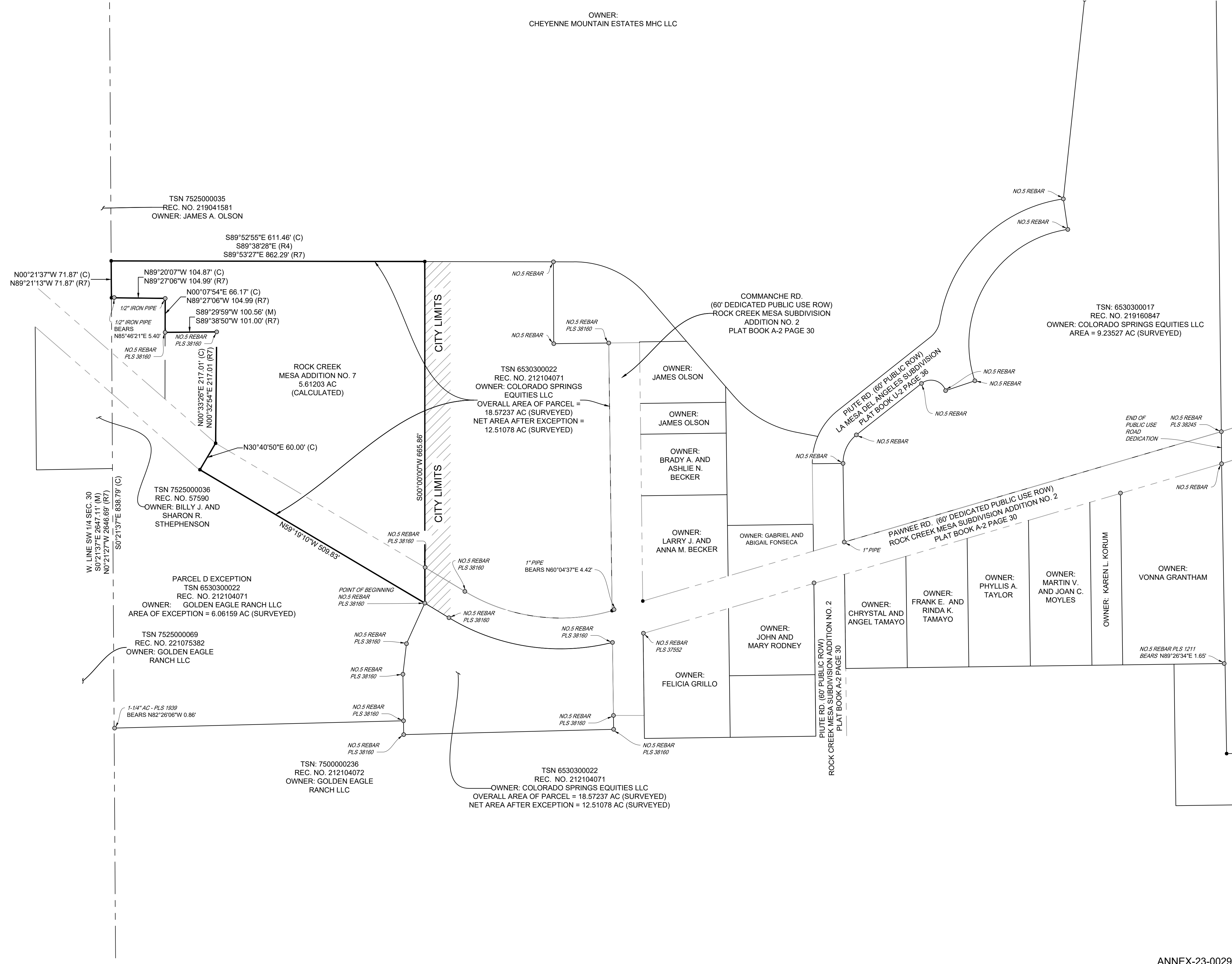
S:\23,224,023 Rock Creek Mesa Annexation & Entitlement Services\400 Survey\400 CAD\408 PLAT\ANNEXATION PLAT\224,023-SURV-RCM ANNEX PLAT 7.dwg

PREPARED BY: Matrix <i>Excellence by Design</i>		ROCK CREEK MESA ADDITION NO. 7 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: JANUARY 3, 2024	
		SHEET	1 OF 2

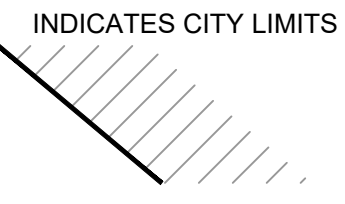
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ROCK CREEK MESA ADDITION NO. 7

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



S:\23.224.023_Rock Creek Mesa Annexation & Entitlement Services\400 Survey\400 CADD\408 PLAT\ANNEXATION PLAT\224.023-SURV-RCM ANNEX PLAT 7.dwg

ANNEX-23-0029

<p>PREPARED BY:</p> <p>Matrix Excellence by Design</p>	<p>ROCK CREEK MESA ADDITION NO. 7 LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.</p>
<p>CHECKED BY: JRB</p>	<p>SCALE: 1"=100'</p>
<p>DATE ISSUED: JANUARY 3, 2024</p>	<p>SHEET 2 OF 2</p>