### **Colorado Springs, CO**

Planning and Development 30 S. Nevada Ave., Suite 701 Colorado Springs, CO 80903



#### <u>Final Report - Corrections Required</u> <u>Application No. ANEX-24-0005</u>

Report Date: 06/03/2024

Description: Matrix Design Group on behalf of Colorado Springs Equities LLC is submitting a serial annexation petition for seven parcels and Land Use Plan/Rezoning

exhibit for a portion of the subdivision known as Rock Creek Mesa.

Address: 285 PAWNEE RD COLORADO SPRINGS CO 80926

**Record Type: Annexation** 

Document Filename: Rock Creek Mesa Addition No 4\_Annexation Plat\_V3\_5-13-24

#### **Comment Author Contact Information:**

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Matthew Alcuran	malcuran@csu.org	-
Cory Sharp	Cory.Sharp@coloradosprings.gov	-
Gabe Sevigny	Gabe.Sevigny@coloradosprings.gov	-

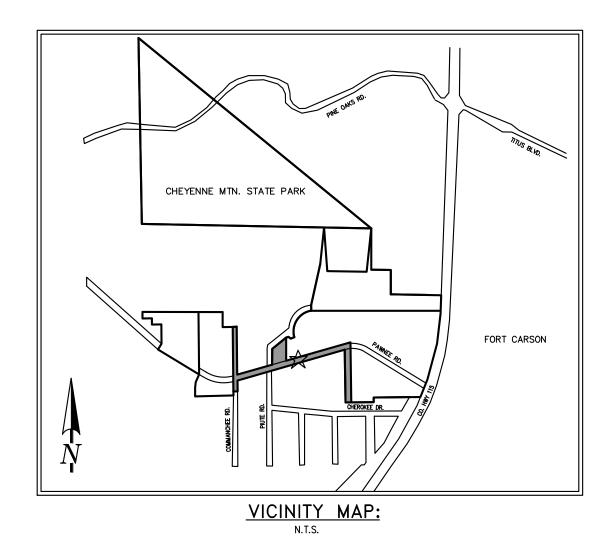
#### **General Comments**

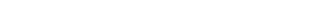
#### Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Reviewer : Department	Review Comments
41	2	Matthew Alcuran : Col Springs Utilities	Please add a general note to 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.
44	1	Cory Sharp : Planning	please determine the name and title of the person signing and complete under owner and notary (so we are not waiting till the end and it be overlooked)
45	1	Cory Sharp : Planning	please update all legal descriptions accordingly with the tie poc/pob
49	1	Gabe Sevigny : Planning	Following Comment if from the School District: We only have one concern which is whether the developer is able to donate any land for an elementary school. 400 homes could generate 600 students – with approx. 350 elementary students and 250 secondary students. The existing schools on Fort Carson do not have the capacity to absorb that many elementary students. We typically need 12 acres or so for an elementary school. We may also need to add a preschool too. (Contact: Vergunst, Joanne jvergunst@FFC8.org) Note from Planner, this will need to be resolved prior to public hearing

Comment ID	Page Reference	Reviewer : Department	Review Comments
50	1	Gabe Sevigny : Planning	Per Surveyor comments, Pawnee Road has not been resolved, cannot move to petition acceptance or further public hearing until 100% addressed.
-	2	Cory Sharp : Planning	
-	2	Cory Sharp : Planning	
42	2	Cory Sharp : Planning	Book 375 at Page 497 does not solve the right-of-way issue, book and page appears to cross a portion of the area but does not appear to define the existing right-of-way. A meeting on 5/23/2024 with Wyatt Weiss discussed this and it has to be resolved prior to any resubmittal. Please check/revise accordingly and provide document along with any other information for said right-of-way
43	2	Cory Sharp : Planning	it appears that PLS 38160 has the right-of-way line approximately 30' further west, is there a survey by said PLS, have you contacted PLS in regards to possible conflict, they also might have information on right-of-way of Pawnee
46	2	Cory Sharp : Planning	please consider adding point of commencing to the center of section and adding the tie to the legal description. (please add that information on all the additions that are showing said information, the comment was not added to the previous additions, please add accordingly to all that it applies to)

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





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

## LEGAL DESCRIPTION:

BE IT KNOWN BY THESE PRESENTS:

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 THE PAWNEE ROAD AND COMMANCHE ROAD RIGHT-OF-WAYS RECORDED UNDER ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 IN PLAT BOOK A-2 PAGE 30, AND A PORTION OF THOSE PARCELS OF LAND RECORDED UNDER RECEPTION NUMBERS 219160847 AND 217125519, ALL IN 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

BEGINNING AT A POINT ON THE SAID EASTERN RIGHT-OF-WAY LINE OF COMMANCHE ROAD, BEING

MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160"; THENCE COINCIDENT WITH SAID COMMANCHE ROAD RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- NORTH 89°17'17" EAST, A DISTANCE OF 60.00 FEET;
- 2. SOUTH 00°42'43" EAST, A DISTANCE OF 503.81 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;

THENCE COINCIDENT WITH SAID RIGHT-OF-WAY LINE NORTH 73°41'05" EAST, A DISTANCE OF 409.31 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 219160847; THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- NORTH 00°52'18" WEST, A DISTANCE OF 153.40 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF
- 70.00 FEET, WHOSE CENTER BEARS NORTH 89°08'03" EAST; NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 51°59'01", AN ARC DISTANCE OF 63.51 FEET AND HAVING A CHORD THAT BEARS NORTH 25°07'33" EAST, A
- DISTANCE OF 61.35 FEET: 3. ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 51°41'38" EAST, A DISTANCE OF 161.74 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 265.09 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD; THENCE COINCIDENT WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- THENCE NORTH 73°41'05" EAST, A DISTANCE OF 609.15 FEET;
- 2. THENCE NORTH 72°19'47" EAST, A DISTANCE OF 62.65 FEET;

THENCE SOUTH 00°56'34" EAST, A DISTANCE OF 62.50 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;

THENCE SOUTH 00°56'34" EAST, A DISTANCE OF 583.10 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 217125519;

- SOUTH 89°02'02" WEST, A DISTANCE OF 60.00 FEET;
- 2. THENCE NORTH 00°59'47" WEST, A DISTANCE OF 565.22 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF SAID PAWNEE ROAD:

THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

THENCE COINCIDENT WITH SAID RIGHT-OF-WAY SOUTH 73°41'05" WEST, A DISTANCE OF 1,175.13 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF SAID COMMANCHE ROAD; THENCE COINCIDENT WITH SAID EASTERN RIGHT-OF-WAY LINE SOUTH 00°42'43" EAST, A DISTANCE OF 97.26

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 59.94 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE

THENCE COINCIDENT WITH SAID WESTERN RIGHT-OF-WAY LINE NORTH 00°45'24" WEST, A DISTANCE OF 78.88 FEET TO A POINT OF SAID SOUTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD; THENCE NORTH 00°42'43" WEST, A DISTANCE OF 61.94 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY

THENCE CONTINUE NORTH 00°42'43" WEST AND COINCIDENT WITH SAID WESTERN RIGHT-OF-WAY LINE, A DISTANCE OF 521.79 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 183,046 SQUARE FEET OR (4.20215 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. 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 08,1887 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.
- 2. DATE OF PREPARATION: APRIL 24, 2024
- 3. TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 5,554.42'
- 4. ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 1,388.61' (25.00%)
- 5. PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 1,582.49' (28.49%)

6. AREA OF SITE: 4.20215 ACRES

# 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.

THE AFOREMENTIONED, COLORADO SPRINGS <mark>=</mark>ITIES LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS DAY OF

NAME, TITLE

STATE OF COLORADO)

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ , 2024 BY NAME, TITLE OF COLORADO SPRINGS EQUITIES LLC, A COLORADO

WITNESS MY HAND AND SEAL

LIMITED LIABILITY COMPANY.

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. 4".

CITY PLANNING DIRECTOR

CITY ENGINEER

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\_\_\_

CITY CLERK

**RECORDING:** 

STATE OF COLORADO)

COUNTY OF EL PASO )

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

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER

DEPUTY

SURCHARGE:

ANNEX-24-000

PREPARED BY: **Excellence by Design** 

**ROCK CREEK MESA ADDITION NO. 4** 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: APRIL 24, 2024 SHEET

#### ANNEXATION PLAT ROCK CREEK MESA ADDITION NO. 4 LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO. Please add a general note to 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. BASIS OF BEARINGS - 1" PIPE BEARS S. LINE NW 1/4 SEC. 30 -N89°02'51"W 2557.81 (M)' N87°40'58"W 12.12' - NO. 5 REBAR PLS 38245 N88°35'58"W 2557.68' (R2) BEARS N6°56'43"E 0.49' NO. 5 REBAR N89°02'57"W 2557.86' (R3) (R4) BEARS S61°04'08"E 0.72' CENTER SEC 30-15S-66W 2-1/2" AC - RMLS 19625 N89°02'51"W 191.29' (M) N89°02'57"W 191.29' (R3) W/4 SEC 30-15S-66W 3-1/4" BLM BRASS CAP OWNER: CHEYENNE MOUNTAIN ESTATES MHC LLC NO.5 REBAR TSN: 6530300023 REC. NO. 222066811 OWNER: COLORADO SPRINGS EQUITIES LLC (NOT A PART) TSN: 6530300017 1/2" IRON PIPE REC. NO. 219160847 OWNER: COLORADO SPRINGS EQUITIES LLC POINT OF BEGINNING \_N89°17'17"E 60.00' (C) (NOT A PART) 1/2" IRON PIPE (NOT A PART) PLS 38160 N85°46'21"E 5.40' N0.5 REBAR **ROCK CREEK MESA ADDITION NO. 3** NO.5 REBAR PLS 38160 -OWNER: TSN 6530300022 REC. NO. 212104071 JAMES OLSON R=70.00' (NOT A PART) \_N72°19'47"E 62.65' (C) OWNER: COLORADO SPRINGS EQUITIES LLC Δ=51°59'01" (NOT A PART) L=63.51' (M) (R5) NO.5 REBAR R=70.00 PLS 38245 PLS 38245 Δ=52°11'57" NO.5 REBAR JAMES OLSON N51°41'38"E 161.74' (M) (R5) L=63.77' (R4) PUBLIC USE / PLS 38245 -1" RCP (NOT A PART) NO.5 REBAR PLS 38160 -PLS 38160 -1 1/2" AC OWNER: NO.5 REBAR BRADY A. AND PLS 38576 -NO.5 REBAR ASHLIE N. BECKER PLS 38160 (NOT A PART) (NOT A PART) SUBJECT PARCEL -S00°56'34"E 62.50' (C) NO.5 REBAR 4.20215 AC N00°52'18"W 153.40' (M) (CALCULATED) N00°51'57"W 153.42' (R5) OWNER: GABRIEL AND ABIGAIL FONSECA LARRY J. AND PLS 38160 -ANNA M. BECKER BOUNDARY LINE PROJECTED TO (NOT A PART) HWY 115 ROW (212900047) — NO.5 REBAR \ PLS 38160 BEARS N60°04'37"E 4.42' VONNA GRANTHAM TSN: 6530400009 PARCEL D EXCEPTION MARTIN V. REC. NO. 217125519 PLS 38576 (NOT A PART) PHYLLIS A. TSN 6530300022 NO.5 REBAR PLS 38245 AND JOAN C OWNER: COLORADO SPRINGS REC. NO. 212104071 OWNER: GOLDEN EAGLE RANCH LLC BEARS S59°21'11"E 4.75' MOYLES FRANK E. AND | (NOT A PART) EQUITIES LLC NO.5 REBAR NO.5 REBAR N00°59'47"W 565.22' (C) OWNER: | RINDA K. TAMAYO| (NOT A PART) (NOT A PART) PLS 38160 -PLS 38576 (NOT A PART) N01°00'14"W 565.09' (R7)— ANGEL TAMAYO | (NOT A PART) N00°42'43"W 61.94' (M) NO.5 REBAR S00°36'00"E (R8) PLS 38160 (NOT A PART) OWNER: NO.5 REBAR NO.5 REBAR JOHN AND MARY NO.5 REBAR PLS 38160 PLS 38160 it appears that PLS 38160 has TSN 7525000069 RODNEY BEARS N57°22'52"W 29.47' PLS 38160 ----NO.5 REBAR REC. NO. 221075382 the right-of-way line (NOT A PART) NO.5 REBAR PLS 1211 PLS 37552 OWNER: GOLDEN EAGLE BEARS N89°26'34"E 1.65' ~ approximately 30' further west, RANCH LLC BOUNDARY LINE PROJECTED TO -S00°42'43"E 97.26' (C) (NOT A PART) is there a survey by said PLS, HWY 115 ROW ( 212900047) — NO.5 REBAR N00°45'24"W 78.88' (C) have you contacted PLS in PLS 38160 ——— () FELICIA GRILLO regards to possible conflict, they NO.5 REBAR PLS 38160 (NOT A PART) also might have information on BEARS \$89°02'02"W 27.19' NO.5 REBAR right-of-way of Pawnee NO.5 REBAR - 1-1/4" AC - PLS 1939 PLS 38160 — -N90°00'00"W 59.94' (C) PLS 38160 — BEARS N82°26'06"W 0.86' PLS 38160 -·\_\_\_\_-NO.5 REBAR - NO.5 REBAR PLS 38160 -PLS 38160 TSN 6530300022 TSN: 7500000236 -REC. NO. 212104071 S89°02'02"W 60.00' (C)-OWNER: COLORADO SPRINGS EQUITIES LLC NO.5 REBAR REC. NO. 212104072 SOVEREIGN GRACE PLS 9853 — OWNER: OWNER: GOLDEN EAGLE RANCH LLC (NOT A PART) CHAPEL INC OF DIVIDE LORI STAVANG (NOT A PART) (NOT A PART) (NOT A PART) L\_\_\_\_\_\_\_ CALCULATED CORNER MONUMENT FOUND AS NOTED 2-1/2" BC CDOT ROW ALIQUOT CORNER FOUND AS NOTED (M) AS MEASURED AT TIME OF SURVEY CALCULATED MEASUREMENT BASED (C) ON FOUND MONUMENTATION AND ANNEX-24-000 RECORD INFORMATION INDICATES CITY LIMITS PREPARED BY: **ROCK CREEK MESA ADDITION NO. 4** LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO.

S/4 SEC 30-15S-66W

Excellence by Design

DATE ISSUED: APRIL 24, 2024

SHEET

CHECKED BY: JRB | SCALE: 1"=100