

ANNEXATION PLAT BROADMOOR GLEN ADDITION NO. 3

A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 15 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT CCCS, THC, INC., A COLORADO NONPROFIT, BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PARCEL B RECORDED FEBRUARY 21, 2017 UNDER RECEPTION NUMBER 217020348 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, BEING LOCATED IN A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2 NE1/4) OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED BY PLS 19586 AT THE SOUTHEAST CORNER OF SAID N1/2 NE1/4, FROM WHICH A NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED BY LS 1808 AT THE SOUTHWEST CORNER OF SAID N1/2 NE1/4 BEARS NORTH 88°59'07" WEST A DISTANCE OF 2611.93 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE NORTH 88°59'07" WEST ON THE SOUTH LINE OF SAID N1/2 NE1/4, A DISTANCE OF 1,303.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B, A POINT ON THE WESTERLY LINE OF A 200 FOOT WIDE TRACT OF LAND DESCRIBED IN TRACT 101E-2 RECORDED NOVEMBER 24, 1959 IN BOOK 1779 AT PAGE 185 OF SAID RECORDS, AND DESCRIBED IN PARCEL B RECORDED OCTOBER 22, 2001 UNDER RECEPTION NUMBER 201152953 OF SAID RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°59'07" WEST ON SAID SOUTH LINE ALSO BEING THE NORTHERLY LINE OF J.L. RANCH ADDITION RECORDED DECEMBER 8, 1987 IN PLAT BOOK C-4 AT PAGE 127 OF SAID RECORDS, A DISTANCE OF 624.61 FEET (625.42 OF RECORD) TO THE COMMON LINE BETWEEN SAID PARCEL B RECORDED UNDER RECEPTION NUMBER 217020348 AND SAID 200 FOOT WIDE TRACT OF LAND, BEING A POINT ON A CURVE, WHOSE CENTER BEARS NORTH 70°10'55" WEST;

THENCE ON SAID COMMON LINE THE FOLLOWING SIX COURSES:

1. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°09'17" (31°28'40" OF RECORD), HAVING A RADIUS OF 418.31 FEET FOR AN ARC DISTANCE OF 227.46 FEET (229.82 FEET OF RECORD);
2. THENCE NORTH 11°20'12" WEST A DISTANCE OF 311.75 FEET TO A POINT OF CURVE;
3. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 133°55'00", HAVING A RADIUS OF 99.99 FEET FOR AN ARC DISTANCE OF 233.71 FEET;
4. THENCE SOUTH 57°25'12" EAST A DISTANCE OF 469.78 FEET TO A POINT OF CURVE;
5. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 52°00'00", HAVING A RADIUS OF 218.31 FEET FOR AN ARC DISTANCE OF 198.13 FEET;
6. THENCE SOUTH 05°25'12" EAST A DISTANCE OF 229.41 FEET (229.72 FEET OF RECORD) TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES AN AREA OF 7.163 ACRES OF LAND, MORE OR LESS.

OWNER:

THE AFOREMENTIONED, CCCS, THC, INC., A COLORADO NONPROFIT, HAS EXECUTED THIS INSTRUMENT THIS ___ DAY OF _____, 20___, A.D.

BY _____, AS _____, OF CCCS, THC, INC., A COLORADO NONPROFIT.

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, A.D. BY _____, AS _____, OF CCCS, THC, INC., A COLORADO NONPROFIT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "BROADMOOR GLEN ADDITION NO. 3".

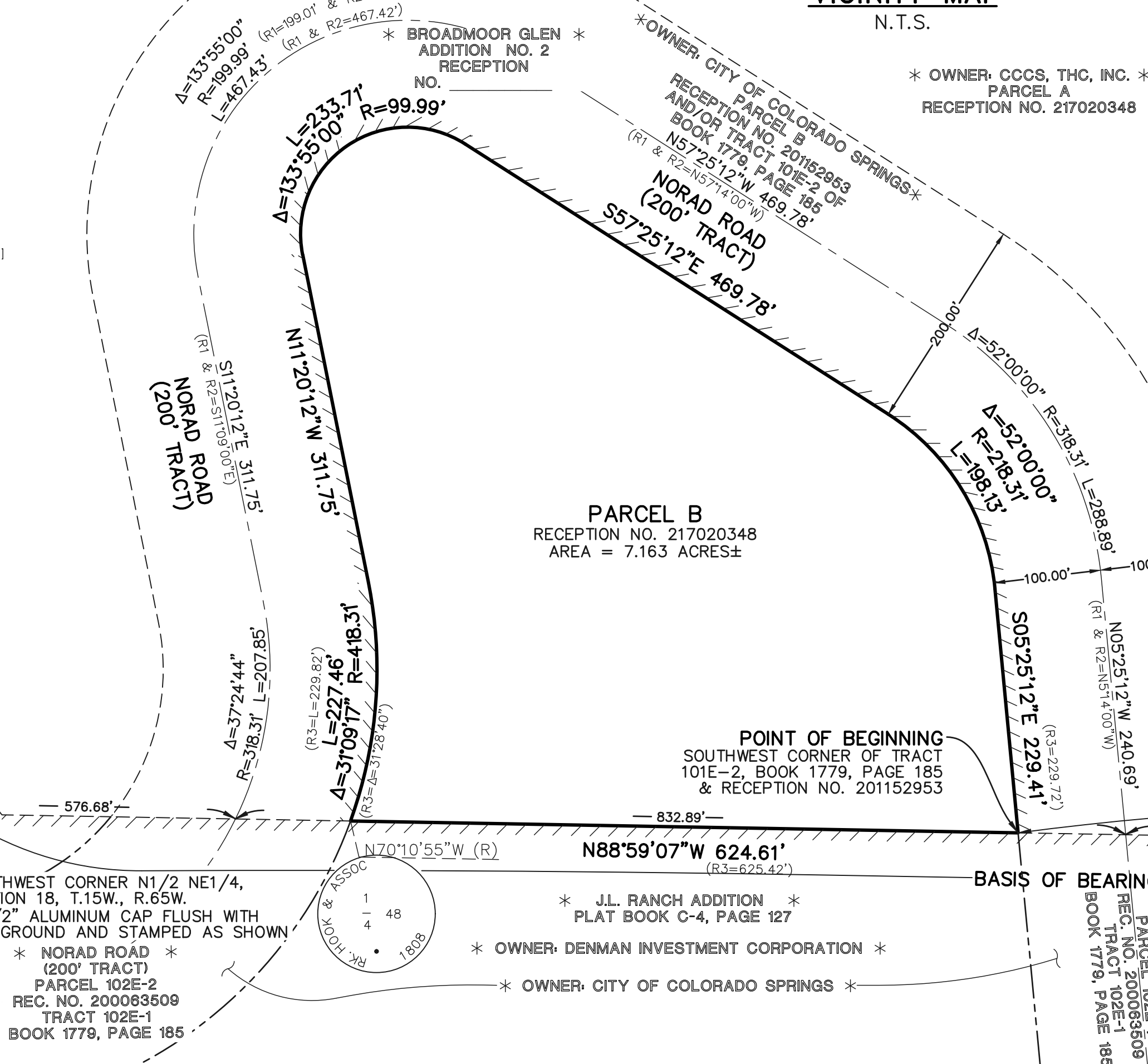
CITY PLANNING DIRECTOR _____ DATE _____

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 _____

* BROADMOOR GLEN ADDITION NO. 1 *
RECEPTION NO. _____



MONUMENT LEGEND

- NO. 5 REBAR WITH 1-3/4" BLUE PLASTIC CAP STAMPED "CCCS LLC PLS 19586" RECOVERED FLUSH WITH GROUND.
- NO. 5 REBAR WITH 1-1/2 INCH DIAMETER ALUMINUM SURVEYORS CAP, STAMPINGS ILLEGIBLE, RECOVERED 0.7 BELOW GROUND, ACCEPTED AS POINT ON SOUTH LINE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, NOT ACCEPTED AS POINT ON NORAD ROAD RIGHT OF WAY.
- NO. 6 REBAR (NO CAP) BENT SPINNER RECOVERED 0.5 FEET BELOW GROUND, NOT ACCEPTED, RESET FROM DEED CALLS, ON THE EASTERLY EXTENSION OF LINE BETWEEN SOUTHWEST CORNER N1/2 NE1/4, SECTION 18 AND MONUMENT TYPE B AND RECOVERED MONUMENT RECORD REFERENCE POINTS.

RECORDED DOCUMENT LEGEND

THE FOLLOWING "R" NUMBERED DOCUMENTS BEING RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER WERE CONSIDERED IN THE BOUNDARY RETRACEMENT OF THE SURVEYED PROPERTY. IN THE EVENT THAT THE MEASURED BEARING AND/OR DISTANCE VARIES FROM SAID DOCUMENTS, THEN THE "R" NUMBERED BEARING AND/OR DISTANCE IS GIVEN.

R1 - INDICATES BEARING AND/OR DISTANCE REFERENCE TO RULE AND ORDER RECORDED OCTOBER 22, 2001 UNDER RECEPTION NO. 201152953.

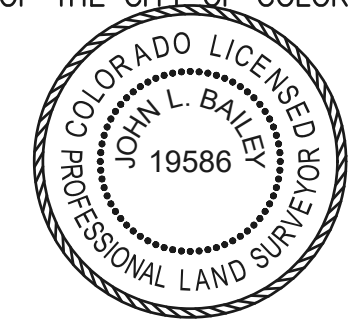
R2 - INDICATES BEARING AND/OR DISTANCE REFERENCE TO CIVIL NO. 6541 DECREE OF DECLARATION OF TAKING RECORDED NOVEMBER 24, 1959 IN BOOK 1779 AT PAGE 185.

R3 - INDICATES BEARING AND/OR DISTANCE REFERENCE TO SPECIAL WARRANTY DEED RECORDED FEBRUARY 21, 2017 UNDER RECEPTION NO. 217020348 AND QUIT CLAIM DEED RECORDED JANUARY 15, 1993 IN BOOK 6108 AT PAGE 205

SURVEYOR'S STATEMENT:

I, JOHN L. BAILEY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 2ND SUBMITTAL



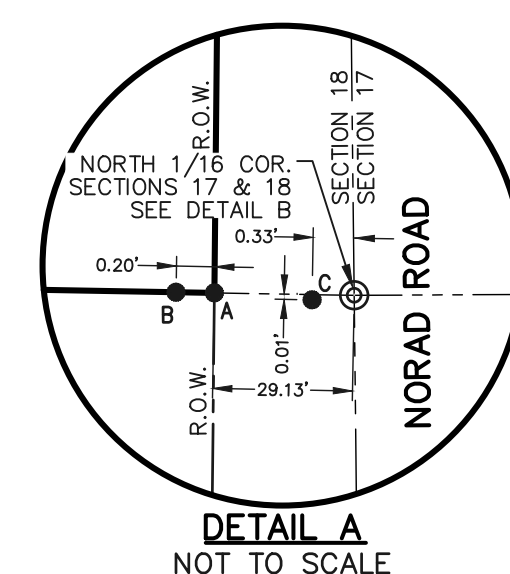
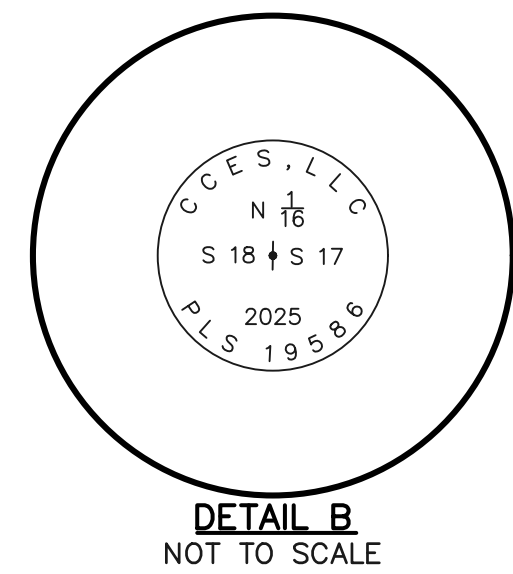
JOHN L. BAILEY, PLS NO. 19586
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

NOTICE:

ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LEGEND

- B PROPERTY CORNER WITH TYPE OF MONUMENT, SEE MONUMENT LEGEND
- (R1=) RECORDED DOCUMENT REFERENCE NUMBER
- ⊙ SIXTEENTH SECTION CORNER AS SHOWN
- (R) RADIAL BEARING
- ⊘ DIAMETER
- ////// CITY LIMITS



CLERK AND RECORDER:

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 _____, 20___, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER
BY: _____ DEPUTY

SURCHARGE: _____
FEE: _____

DATE OF PREPARATION: FEBRUARY 17, 2026

ANNEXATION CONTIGUITY STATEMENT:

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 2294.85 FEET
ONE-SIXTH (1/6th) OF THE TOTAL PERIMETER: 382.47 FEET (16.67%)
PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 2294.85 FEET (100.00%)

**BROADMOOR GLEN
ADDITION NO. 3**
2132.00
FEBRUARY 17, 2026
SHEET 1 OF 1

