

ANNEXATION PLAT
BROADMOOR GLEN ADDITION NO. 2

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 THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PARCEL B (TRACT 101E-2) OF THE RULE AND ORDER RECORDED OCTOBER 22, 2001 UNDER RECEPTION NUMBER 201152953 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 1,101.73 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL B AND BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°59'07" WEST ON SAID SOUTH LINE, A DISTANCE OF 201.27 FEET TO A SOUTHWEST CORNER OF SAID PARCEL B;

THENCE ON THE WESTERLY, SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY AND EASTERLY LINES OF SAID PARCEL B THE FOLLOWING SIX COURSES:

1. THENCE NORTH 05°25'12" WEST A DISTANCE OF 229.41 FEET TO A POINT OF CURVE;
2. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°00'00", HAVING A RADIUS OF 218.31 FEET FOR AN ARC DISTANCE OF 198.13 FEET;
3. THENCE NORTH 57°25'12" WEST A DISTANCE OF 469.78 FEET TO A POINT OF CURVE;
4. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 133°55'00", HAVING A RADIUS OF 99.99 FEET FOR AN ARC DISTANCE OF 233.71 FEET;
5. THENCE SOUTH 11°20'12" EAST A DISTANCE OF 311.75 FEET TO A POINT OF CURVE;
6. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31°09'17", HAVING A RADIUS OF 418.31 FEET FOR AN ARC DISTANCE OF 227.46 FEET TO THE SOUTH LINE OF SAID N1/2 NE1/4;

THENCE NORTH 88°59'07" WEST ON SAID SOUTH LINE, A DISTANCE OF 224.29 FEET TO A POINT ON A CURVE, WHOSE CENTER BEARS NORTH 50°50'37" WEST;

THENCE ON THE WESTERLY, NORTHWESTERLY, NORTHERLY, NORTHEASTERLY AND EASTERLY LINES OF SAID PARCEL B FOLLOWING SIX COURSES:

1. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50°29'35", HAVING A RADIUS OF 218.31 FEET FOR AN ARC DISTANCE OF 192.39 FEET;
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 299.99 FEET FOR AN ARC DISTANCE OF 701.16 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 418.31 FEET FOR AN ARC DISTANCE OF 379.65 FEET;
6. THENCE SOUTH 05°25'12" EAST A DISTANCE OF 251.97 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES AN AREA OF 9.123 ACRES OF LAND, MORE OR LESS.

OWNER:

THE FOREMENTIONED, CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, AD.

_____, BLESSING A. MOBOLADE, MAYOR ATTEST: _____ CITY CLERK

STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D. BY BLESSING A. MOBOLADE, MAYOR OF THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY, AND COLORADO MUNICIPAL CORPORATION.

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. 2".

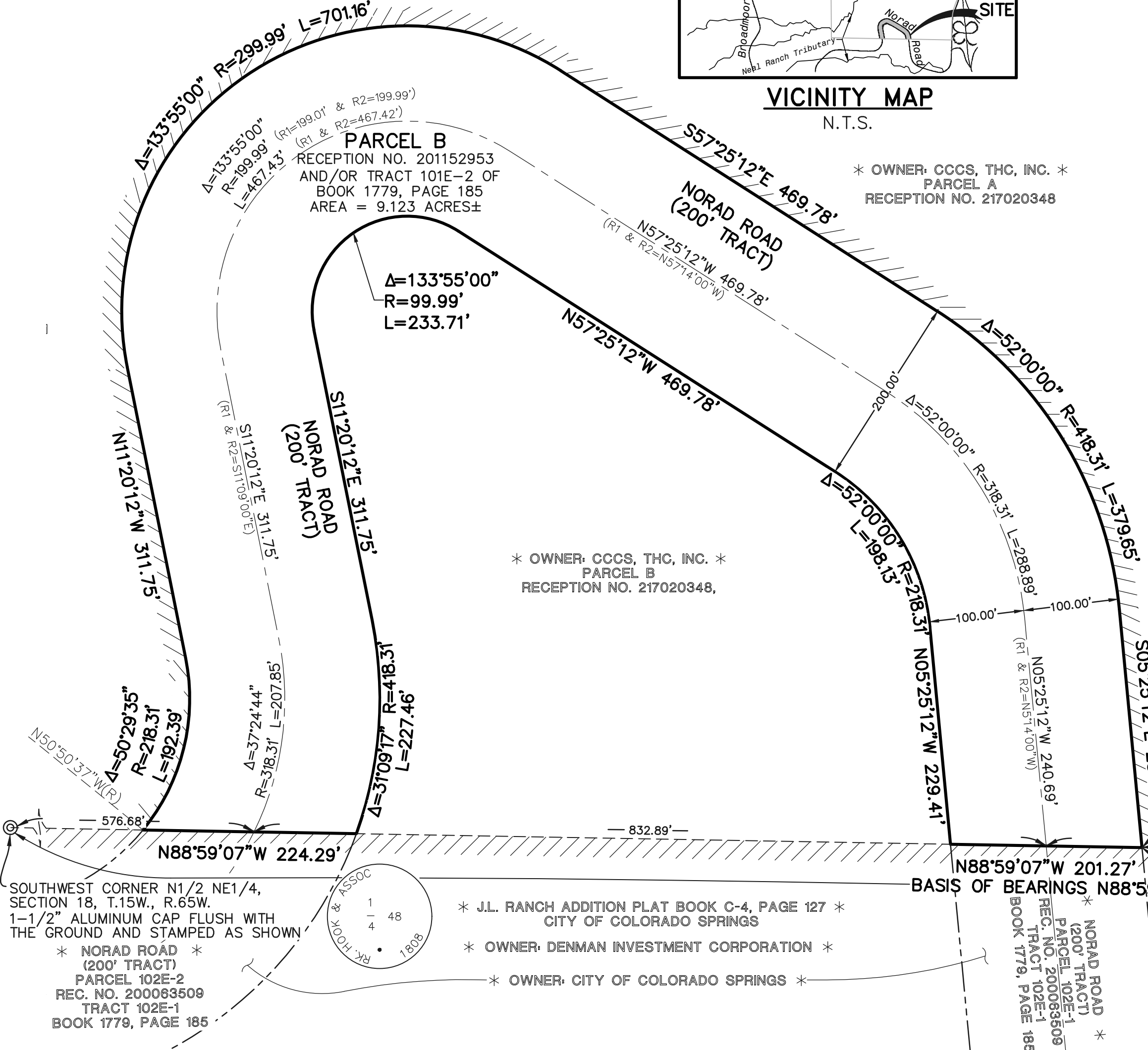
_____, CITY PLANNING DIRECTOR DATE _____

_____, 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. _____

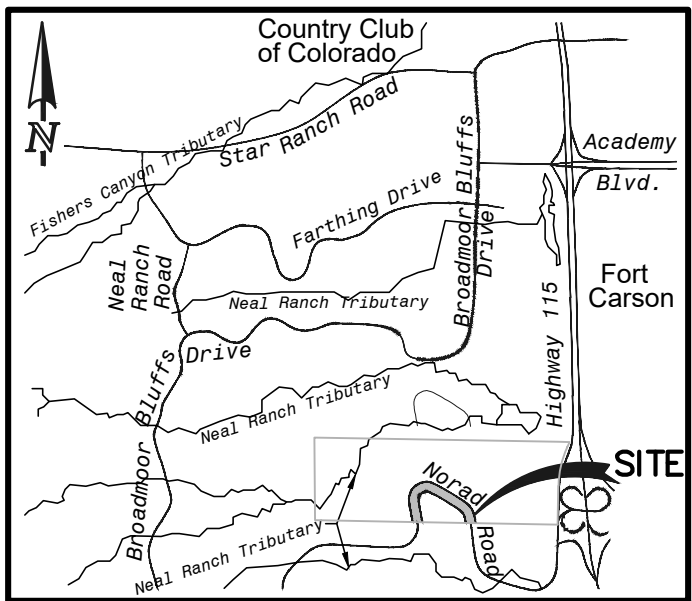


MONUMENT LEGEND

- A. NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "CCES LLC PLS 19586" RECOVERED FLUSH WITH GROUND.
- B. 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.
- C. NO. 6 REBAR (NO CAP) BENT SPINNER RECOVERED 0.5 FEET BELOW GROUND, NOT ACCEPTED, OUT OF POSITION RESET FROM DEED CALLS, 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.



VICINITY MAP
N.T.S.

* OWNER: CCES, THC, INC. *
PARCEL A
RECEPTION NO. 217020348

* OWNER: CCES, THC, INC. *
PARCEL B
RECEPTION NO. 217020348,

* J.L. RANCH ADDITION PLAT BOOK C-4, PAGE 127 *
CITY OF COLORADO SPRINGS

* OWNER: DENMAN INVESTMENT CORPORATION *

* OWNER: CITY OF COLORADO SPRINGS *

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

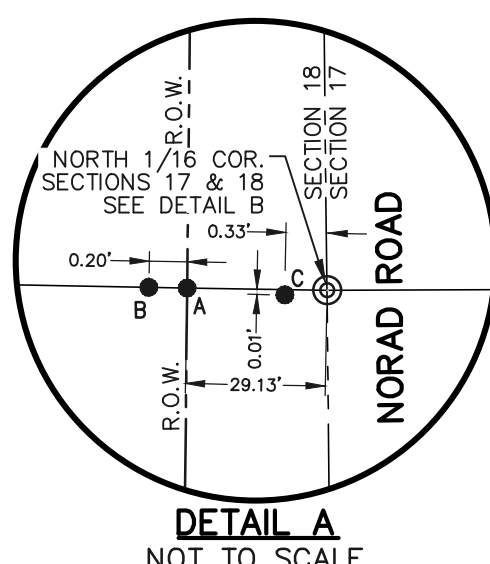
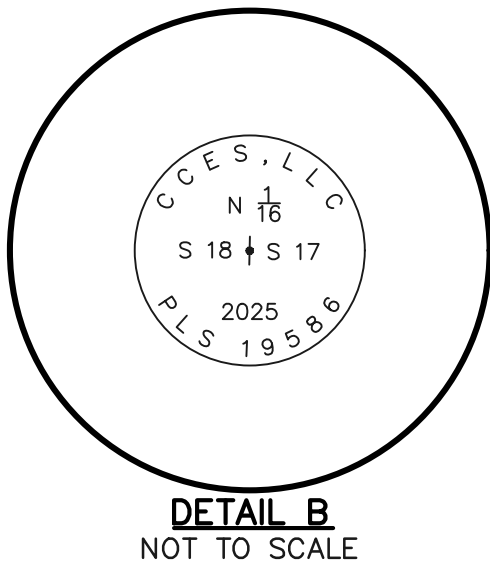
JOHN L. BAILEY, PLS NO. 19586
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

NOTICE:

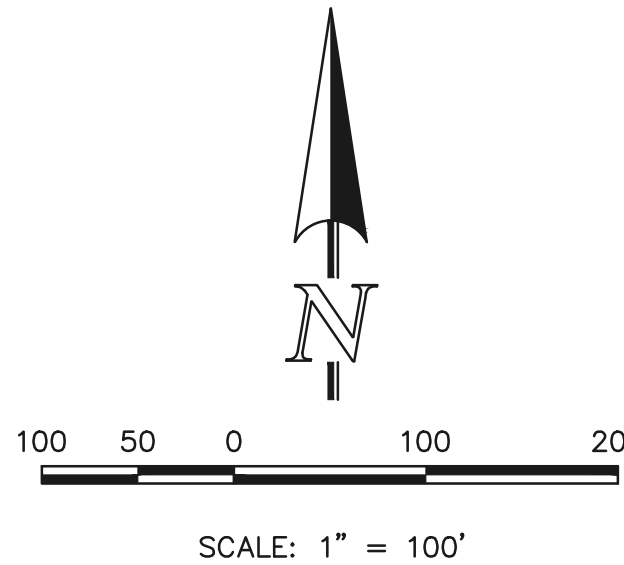
ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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



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



POINT OF BEGINNING
SOUTHEAST CORNER OF TRACT 101E-2, BOOK 1779, PAGE 185 & RECEPTION NO. 201152953

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF THE N1/2 NE1/4, SECTION 18, T.15S., R.65W.
NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP RECOVERED FLUSH WITH THE GROUND, RESET WITH RECENT ALTA/NSPS LAND TITLE SURVEY 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. SEE DETAIL A & B

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

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: 4,402.50 FEET
ONE-SIXTH (1/6th) OF THE TOTAL PERIMETER: 733.75 FEET (16.67%)
PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 2,732.26 FEET (62.06%)

BROADMOOR GLEN
ADDITION NO. 2
2132.00
FEBRUARY 17, 2026
SHEET 1 OF 1



CITY FILE NO. ANEX-26-0002