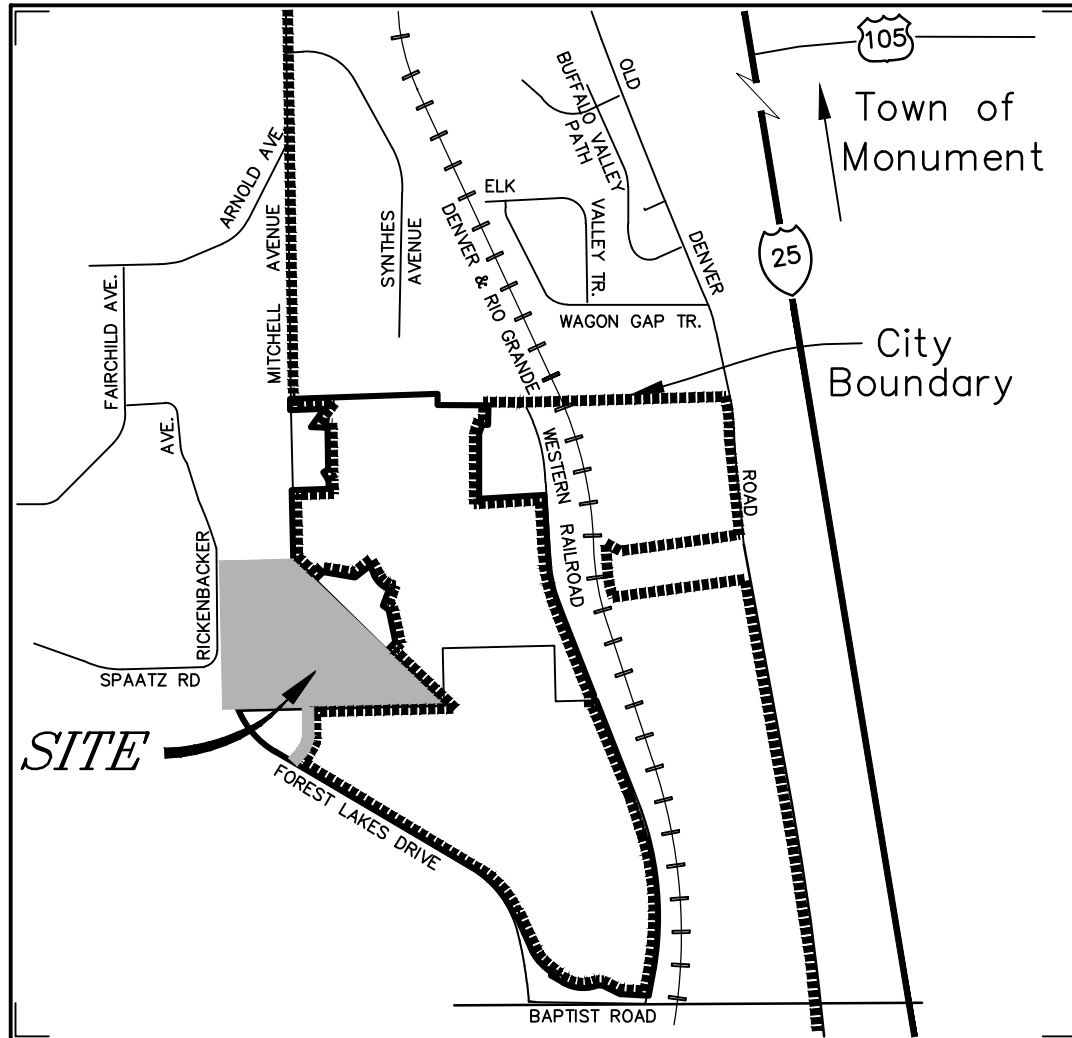


WILLOW SPRINGS ANNEXATION No. 3

TO THE TOWN OF MONUMENT, LOCATED IN PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Vicinity Map
Not to Scale

KNOW ALL MEN BY THESE PRESENTS:

THAT RAO INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF CERTAIN LANDS IN EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, WARD SUBDIVISION, ACCORDING TO THE SUBDIVISION PLAT RECORDED AT RECEPTION No. 1076187 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, TOGETHER WITH THAT RIGHT OF WAY DEDICATED ON THE PLAT OF LEWIS-PALMER SCHOOL DISTRICT No. 38 SUBDIVISION EXEMPTION RECORDED AT RECEPTION No. 223715138, SAID RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, LOCATED IN PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO AND BEING FURTHER DESCRIBED AS FOLLOWS:

“BEGINNING” AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF SAID WARD SUBDIVISION AND CONSIDERING THE EAST LINE OF SAID NORTHEAST QUARTER TO BEAR NORTH 01°12'13" WEST, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE SOUTH 88°35'13" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER AND ALONG THE SOUTH LINE OF SAID WARD SUBDIVISION, A DISTANCE OF 1196.09 FEET TO THE NORTHEAST CORNER OF SAID LEWIS-PALMER SCHOOL DISTRICT No. 38 SUBDIVISION EXEMPTION; THENCE SOUTH 01°05'22" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION AND ALONG SAID DEDICATED RIGHT OF WAY LINE, 276.34 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID EASTERLY LINE, 64.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°00'00", A RADIUS OF 114.18 FEET AND A CHORD WHICH BEARS SOUTH 14°58'38" WEST, A DISTANCE OF 63.29 FEET; THENCE S 30°54'38" WEST, A DISTANCE OF 207.28 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FOREST LAKES DRIVE; THENCE DEPARTING SAID EASTERLY LINE, NORTH 59°29'23" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET; THENCE NORTH 30°54'38" EAST, ALONG THE WESTERLY LINE OF THAT RIGHT OF WAY DEDICATED ON SAID PLAT OF LEWIS-PALMER SCHOOL DISTRICT No. 38 SUBDIVISION EXEMPTION, A DISTANCE OF 70.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID WESTERLY LINE, 298.80 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°00'00", A RADIUS OF 535.00 FEET AND A CHORD WHICH BEARS NORTH 14°58'38" WEST, A DISTANCE OF 294.93 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 88°35'13" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER AND ALONG THE SOUTH LINE OF SAID WARD SUBDIVISION, A DISTANCE OF 698.65 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID WARD SUBDIVISION, WHENCE THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER BEARS SOUTH 88°35'13" WEST, A DISTANCE OF 30.00 FEET, SAID CORNER ALSO DESCRIBED AS (1) THE SOUTHWEST CORNER OF SAID WARD SUBDIVISION AND (2) THE SOUTHEAST CORNER OF LOT 1, BLOCK 5, PINE HILLS ADDITION NUMBER FOUR AMENDED, A SUBDIVISION RECORDED AT RECEPTION No. 54211, SAID COUNTY RECORDS; THENCE NORTH 01°13'07" WEST ALONG A LINE LYING 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1329.75 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID WARD SUBDIVISION, WHENCE THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER BEARS SOUTH 88°18'30" WEST, A DISTANCE OF 30.00 FEET, SAID CORNER ALSO DESCRIBED AS (1) THE NORTHWEST CORNER OF SAID WARD SUBDIVISION AND (2) THE SOUTHWEST CORNER OF LOT 4, BLOCK 2, SAID PINE HILLS ADDITION NUMBER FOUR AMENDED; THENCE NORTH 88°18'30" EAST, ALONG THE NORTHERLY LINE OF SAID WARD SUBDIVISION AND ALONG THE SOUTHERLY LINE OF BLOCK 2, SAID PINE HILLS ADDITION NUMBER FOUR, SAID SOUTH LINE OF BLOCK 2 NOW RE-PLATTED AS LOT 2, BLOCK 1, VANS SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION No. 94073698, SAID COUNTY RECORDS, A DISTANCE OF 631.72 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 46°06'15" EAST, A DISTANCE OF 1874.81 FEET TO THE "POINT OF BEGINNING".

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 40.327 ACRES OR 1,756,642 SQUARE FEET, MORE OR LESS.

DO HEREBY REQUEST ANNEXATION TO THE TOWN OF MONUMENT THE ABOVE DESCRIBED PROPERTY, BY _____, AS PRESIDENT OF _____, MANAGER OF _____,

SIGNED THIS _____ DAY OF _____, 2026.

RAO INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____,

BY: _____, MANAGER

NOTARY:

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2026, APPEARED BEFORE ME, _____, AS _____, A TEXAS LIMITED LIABILITY COMPANY, WHO FIRST BEING SWORN, DULY EXECUTED THE ABOVE DOCUMENT.

NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)

SS

COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____ M., THIS _____ DAY OF _____, 2026 AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

FEE: _____

BY: _____
DEPUTY

SURCHARGE: _____

OWNER:

RAO INVESTMENTS, LLC,
555 Middle Creek Parkway,
#500
Colorado Springs, CO 80903

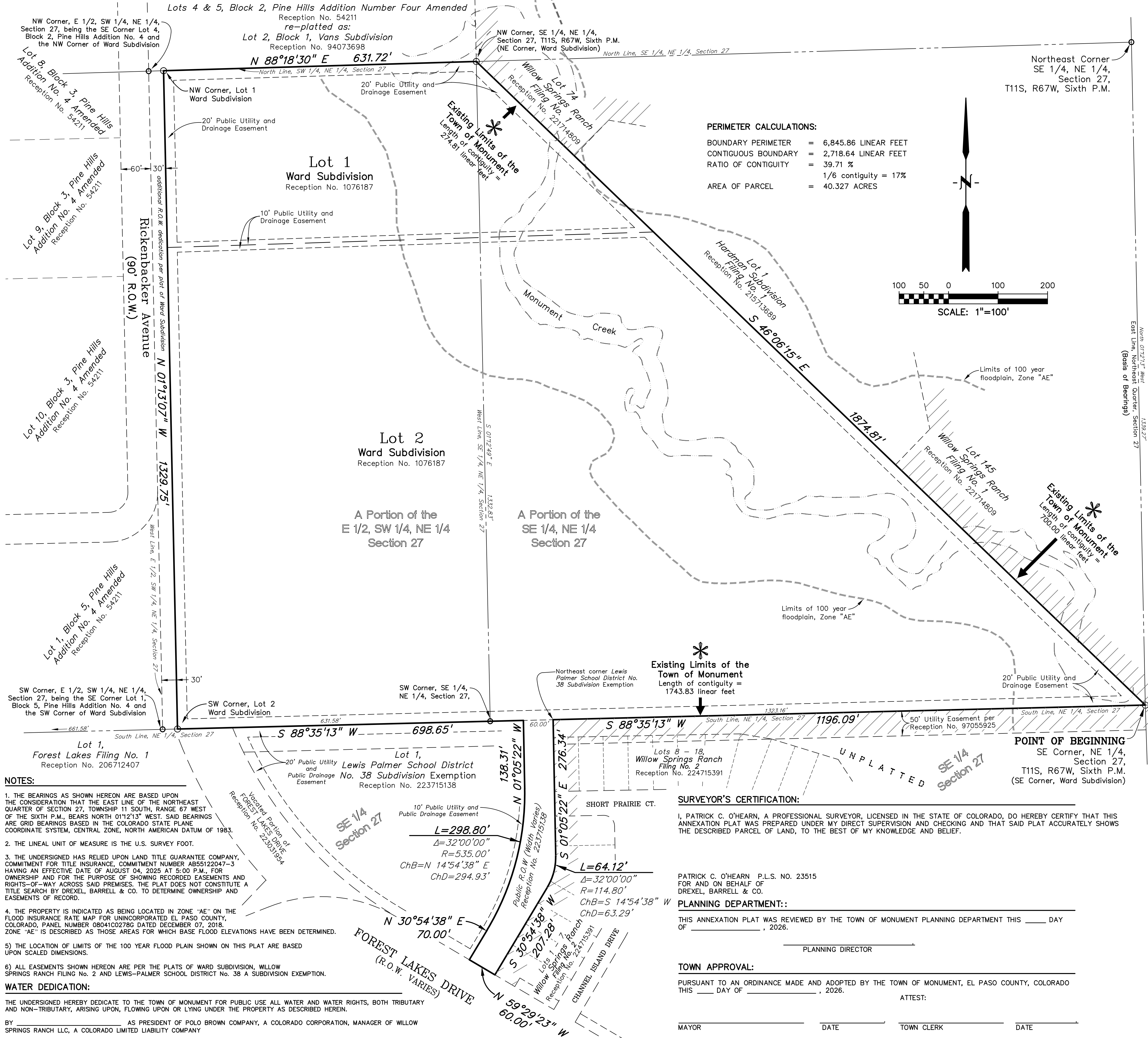
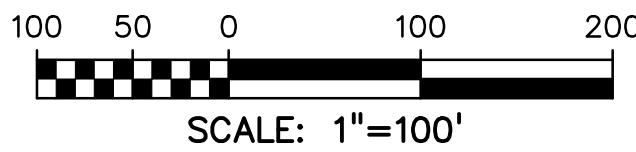
At: Mr. Tim McConnell
C/O Drexel, Barrell & Co.
719-280-0887

February 09, 2026

	Drexel, Barrell & Co.		Engineers/Surveyors	
	1800 38TH STREET		BOULDER, COLORADO 80301 (303) 442-4386	
	101 SAWATCH STREET		COLORADO SPRINGS, COLORADO 80905 (719) 260-0887	
	Suite 100			
Revisions - Date		Date	Drawn By	Job No.
02/09/26 ROW inclusion		09/23/25	SC/GS	20876-14
Scale		1" = 100'	Checked By	Drawing No.
			PCO	WillowSprAnnex3

PERIMETER CALCULATIONS:

BOUNDARY PERIMETER = 6,845.86 LINEAR FEET
CONTIGUOUS BOUNDARY = 2,718.64 LINEAR FEET
RATIO OF CONTIGUITY = 39.71 %
1/6 contiguity = 17%
AREA OF PARCEL = 40.327 ACRES



NOTES:

- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEARS NORTH 01°12'13" WEST. SAID BEARINGS ARE GRID BEARINGS BASED IN THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- THE UNDERSIGNED HAS RELIED UPON LAND TITLE GUARANTEE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER AB55122047-3 HAVING AN EFFECTIVE DATE OF AUGUST 04, 2025 AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
- THE PROPERTY IS INDICATED AS BEING LOCATED IN ZONE "AE" ON THE FLOOD INSURANCE RATE MAP FOR UNINCORPORATED EL PASO COUNTY, COLORADO, PANEL NUMBER 08041C02786 DATED DECEMBER 07, 2018. ZONE "AE" IS DESCRIBED AS THOSE AREAS FOR WHICH BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
- THE LOCATION OF LIMITS OF THE 100 YEAR FLOOD PLAIN SHOWN ON THIS PLAT ARE BASED UPON SCALED DIMENSIONS.
- ALL EASEMENTS SHOWN HEREON ARE PER THE PLATS OF WARD SUBDIVISION, WILLOW SPRINGS RANCH FILING No. 2 AND LEWIS-PALMER SCHOOL DISTRICT No. 38 A SUBDIVISION EXEMPTION.

WATER DEDICATION:

THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF MONUMENT FOR PUBLIC USE ALL WATER AND WATER RIGHTS, BOTH TRIBUTARY AND NON-TRIBUTARY, ARISING UPON, FLOWING UPON OR LYING UNDER THE PROPERTY AS DESCRIBED HEREIN.

BY _____ AS PRESIDENT OF POLO BROWN COMPANY, A COLORADO CORPORATION, MANAGER OF WILLOW SPRINGS RANCH LLC, A COLORADO LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATION:

I, PATRICK C. O'HEARN, A PROFESSIONAL SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING AND THAT SAID PLAT ACCURATELY SHOWS THE DESCRIBED PARCEL OF LAND, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PATRICK C. O'HEARN P.L.S. NO. 23515
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.

PLANNING DEPARTMENT:

THIS ANNEXATION PLAT WAS REVIEWED BY THE TOWN OF MONUMENT PLANNING DEPARTMENT THIS _____ DAY OF _____, 2026.

PLANNING DIRECTOR

TOWN APPROVAL:

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO THIS _____ DAY OF _____, 2026.

ATTEST:

MAYOR _____ DATE _____ TOWN CLERK _____ DATE _____