

BE IT KNOWN BY THESE PRESENTS:

THAT PULPIT ROCK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF (N1/2) OF SECTION 21, AND THE SOUTH HALF (S1/2) OF SECTION 16, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, WITHIN A PORTION OF WARRANTY DEED RECORDED NOVEMBER 10, 1999 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 099173481; SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF DOWNTOWN FLYING HORSE FILING NO. 1, RECORDED AUGUST 29, 2025 UNDER RECEPTION NO. 225715578, MONUMENTED AT THE SOUTH END BY A NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 34977"; FOUND 0.2 FEET ABOVE GROUND, AND AT THE NORTH END WITH A NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118"; FOUND 0.2 FEET ABOVE GROUND, AND DETERMINED BY GPS OBSERVATION TO BEAR NORTH 00°04'57" EAST, A DISTANCE OF 725.95 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID DOWNTOWN FLYING HORSE FILING NO. 1;

THENCE NORTH 00°04'57" EAST ON SAID WEST LINE, A DISTANCE OF 398.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FIRESTEED DRIVE AS DEDICATED TO THE PUBLIC ON SAID PLAT OF DOWNTOWN FLYING HORSE FILING NO. 1;

THENCE SOUTH 89°55'03" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 469.44 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 363.50 FEET, WHOSE CENTER BEARS SOUTH 79°27'25" EAST, SAID POINT BEING THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF FIRESTEED DRIVE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SOMERSTONE DRIVE, AS DEDICATED TO THE PUBLIC ON SAID DOWNTOWN FLYING HORSE FILING NO. 1;

THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°27'25", AN ARC DISTANCE OF 212.26 FEET;

THENCE NORTH 44°00'00" EAST A DISTANCE OF 104.61 FEET;

THENCE NORTH 46°00'00" WEST A DISTANCE OF 15.00 FEET;

THENCE NORTH 44°00'00" EAST A DISTANCE OF 65.00 FEET;

THENCE SOUTH 46°00'00" EAST A DISTANCE OF 10.00 FEET;

THENCE NORTH 44°00'00" EAST A DISTANCE OF 15.00 FEET;

THENCE SOUTH 46°00'00" EAST A DISTANCE OF 6.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 44°00'00" EAST A DISTANCE OF 336.38 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 225.00 FEET, WHOSE CENTER BEARS NORTH 44°00'00" EAST;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°36'47", AN ARC DISTANCE OF 33.82 FEET;

THENCE NORTH 52°36'47" EAST, A DISTANCE OF 50.00 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 175.00 FEET, WHOSE CENTER BEARS NORTH 52°36'47" EAST;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°36'47", AN ARC DISTANCE OF 26.31 FEET;

THENCE NORTH 44°00'00" EAST, A DISTANCE OF 255.00 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 30.50 FEET, WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°35'28", AN ARC DISTANCE OF 25.33 FEET TO A 55.50 FEET FOOT REVERSE CURVE;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°41'04", AN ARC DISTANCE OF 51.03 FEET;

THENCE NORTH 46°00'00" WEST, A DISTANCE OF 393.91 FEET;

THENCE NORTH 57°20'51" EAST A DISTANCE OF 147.87 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 542.70 FEET, WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°23'32", AN ARC DISTANCE OF 477.31 FEET;

THENCE NORTH 06°57'19" EAST A DISTANCE OF 318.96 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 313.30 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°09'25", AN ARC DISTANCE OF 175.84 FEET;

THENCE NORTH 39°06'44" EAST A DISTANCE OF 24.03 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 513.30 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°08'38", AN ARC DISTANCE OF 189.42 FEET;

THENCE NORTH 60°15'21" EAST A DISTANCE OF 480.85 FEET;

THENCE SOUTH 15°48'12" EAST A DISTANCE OF 14.15 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 472.00 FEET, WHOSE CENTER BEARS SOUTHWESTERLY;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°18'12", AN ARC DISTANCE OF 348.49 FEET;

THENCE SOUTH 26°30'00" WEST A DISTANCE OF 321.60 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 528.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'52", AN ARC DISTANCE OF 414.82 FEET;

THENCE SOUTH 79°47'05" WEST, A DISTANCE OF 6.38 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 140.00 FEET, WHOSE CENTER BEARS SOUTH 79°47'05" WEST;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°23'16", AN ARC DISTANCE OF 106.02 FEET;

THENCE SOUTH 01°00'00" EAST, A DISTANCE OF 26.86 FEET;

THENCE SOUTH 44°00'00" WEST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°00'00" WEST A DISTANCE OF 16.97 FEET;

THENCE SOUTH 44°00'00" WEST A DISTANCE OF 592.73 FEET;

THENCE SOUTH 01°00'00" EAST A DISTANCE OF 28.28 FEET;

THENCE SOUTH 46°00'00" EAST A DISTANCE OF 298.20 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 300.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°59'35", AN ARC DISTANCE OF 47.09 FEET;

THENCE NORTH 76°53'10" EAST, A DISTANCE OF 16.40 FEET;

THENCE SOUTH 60°09'24" EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 17°11'58" EAST A DISTANCE OF 16.40 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 300.00 FEET, WHOSE CENTER BEARS NORTH 24°40'47" EAST;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°47'39", AN ARC DISTANCE OF 19.87 FEET;

THENCE SOUTH 69°06'52" EAST A DISTANCE OF 180.62 FEET TO A POINT ON THE NORTHWESTERLY LINE OF STATE HIGHWAY NO. 83 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 12, 2004 UNDER RECEPTION NO. 204057932;

THENCE SOUTH 26°11'32" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 70.30 FEET;

THENCE NORTH 69°06'52" WEST A DISTANCE OF 174.12 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 370.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°46'23", AN ARC DISTANCE OF 30.82 FEET;

THENCE SOUTH 73°14'18" WEST, A DISTANCE OF 17.47 FEET;

THENCE NORTH 60°09'24" WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 13°33'06" WEST A DISTANCE OF 17.47 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 370.00 FEET, WHOSE CENTER BEARS NORTH 34°01'41" EAST;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°58'19", AN ARC DISTANCE OF 64.40 FEET;

THENCE NORTH 46°00'00" WEST A DISTANCE OF 298.20 FEET;

THENCE SOUTH 89°00'00" WEST A DISTANCE OF 28.28 FEET;

THENCE SOUTH 44°00'00" WEST A DISTANCE OF 263.50 FEET;

THENCE SOUTH 01°00'00" EAST A DISTANCE OF 14.14 FEET;

THENCE SOUTH 44°00'00" WEST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°00'00" WEST A DISTANCE OF 14.14 FEET;

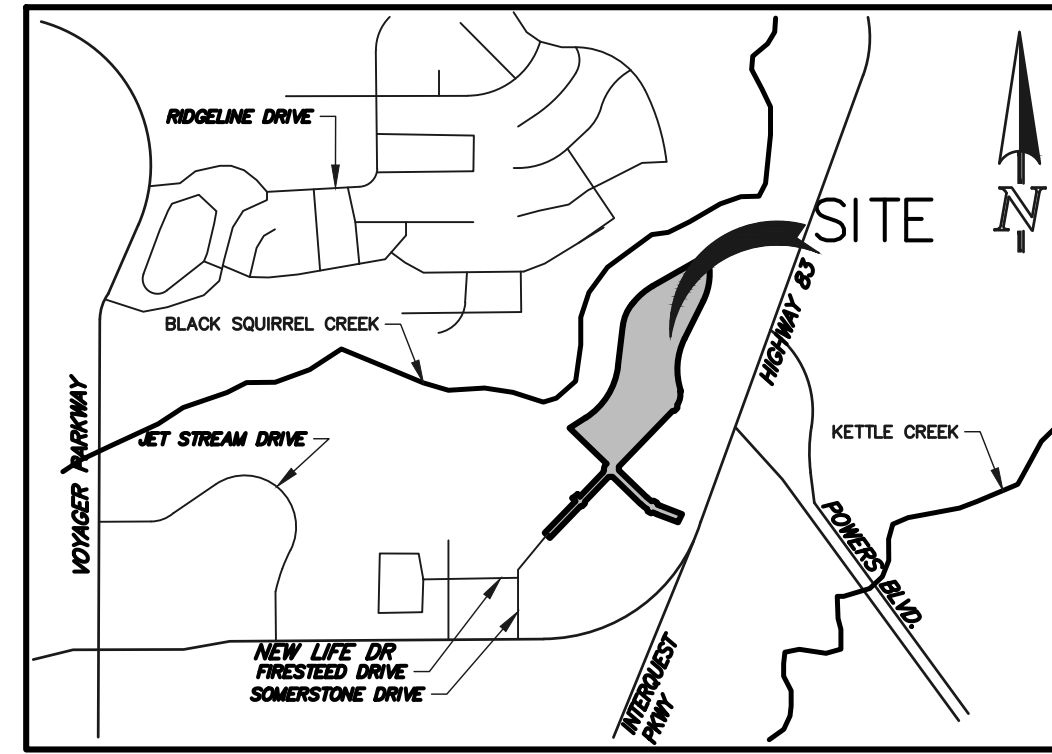
THENCE SOUTH 44°00'00" WEST A DISTANCE OF 336.38 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID SOMERSTONE DRIVE;

THENCE NORTH 46°00'00" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 55.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 818,811 SQUARE FEET (18.79732 ACRES), MORE OR LESS.

CREEKRIDGE FILING NO. 1

A PORTION OF THE SOUTH HALF (S1/2) OF SECTION 16 AND THE NORTH HALF (N1/2) OF SECTION 21, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP
N.T.S.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, STREETS, A TRACT AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC STREETS AND PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS; PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUITCLAIM ALL OR ANY DEDICATED PUBLIC STREETS AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. ALL PUBLIC STREETS OR ADDITIONAL PUBLIC RIGHTS OF WAY ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. THIS TRACT OF LAND SHALL BE KNOWN AS "CREEKRIDGE FILING NO. 1", LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH SUBDIVISION BONDS OR COMBINATIONS THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING BUT NOT LIMITED TO DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

OWNER:

THE AFOREMENTIONED, PULPIT ROCK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ___ DAY OF _____, 20___, AD.

BY _____, AS _____, OF DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA INC. A COLORADO CORPORATION, MANAGER OF PULPIT ROCK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D., BY DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA INC. A COLORADO CORPORATION MANAGER OF PULPIT ROCK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

GENERAL NOTES:

1. THE DATE OF PREPARATION IS APRIL 23, 2026.
2. FLOODPLAIN STATEMENT: THIS SITE, CREEKRIDGE FILING NO. 1, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 08041C0506G AND 08041C0295G, EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE X)
3. THE SUBJECT PROPERTY IS INCLUDED IN THE FLYING HORSE METROPOLITAN DISTRICT NO. 1. FINDINGS AND DECREE FOR FLYING HORSE METROPOLITAN DISTRICT NO. 1 ARE RECORDED UNDER RECEPTION NO. 204189317 AND AS AMENDED.
4. THIS PROPERTY MAY BE IMPACTED BY NOISE AND/OR SIMILAR SENSORY EFFECTS CAUSED BY, BUT NOT LIMITED TO, THE NORMAL DAILY ACTIVITIES FROM THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM, COMBAT TRAINING, AND SPECIAL EVENTS. THESE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO, FIXED AND ROTARY WING AIRCRAFT, LIVE WEAPONS FIRE TRAINING AT THE FIRING RANGE, SIMULATED EXPLOSIVES, CONTROLLED HUNTING DURING HUNTING SEASONS, AND OTHER ACTIVITIES THAT MAY PRODUCE NOISE, VIBRATIONS, DUST, SMOKE AND ALL OTHER EFFECTS THAT MAY BE PRODUCED BY SUCH ACTIVITIES AND EXPERIENCED BEYOND THE INSTALLATION'S BOUNDARIES. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT, AND MILITARY TRAINING PURPOSES AND SPECIAL EVENTS, OR UNTIL ALL AIRFIELDS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED AND SPECIAL EVENTS ARE PERMANENTLY DISCONTINUED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
6. THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 224026331 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
8. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT FILE NUMBER 9797COR ISSUED BY CORE TITLE GROUP LLC, COMMITMENT DATE APRIL 25, 2026 AT 7:30 A.M.
9. THE AREA INCLUDED IN THIS PLAT IS SUBJECT TO THE GOLF-PLAY EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. 206053073. FUTURE LOT OWNERS SHOULD BECOME FAMILIAR WITH THIS DOCUMENT.
10. TRACT A IS FOR OPEN SPACE, LANDSCAPE, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS AND PUBLIC UTILITIES TO BE OWNED AND MAINTAINED BY FLYING HORSE METROPOLITAN DISTRICT NO. 1. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE INSTRUMENT.

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

FEE: _____

SURCHARGE: _____

EASEMENTS:

EASEMENTS ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. ANY PUBLIC IMPROVEMENT EASEMENT LYING WITHIN ANY LOT, AS SHOWN ON THIS PLAT, HAVE THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 1ST SUBMITTAL

ROBERT L. MEADOWS JR., P.L.S. NO. 34977
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.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "CREEKRIDGE FILING NO. 1".

_____ CITY PLANNING DIRECTOR	_____ DATE
_____ CITY ENGINEER	_____ DATE
_____ CITY CLERK	_____ DATE

FEE:

SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

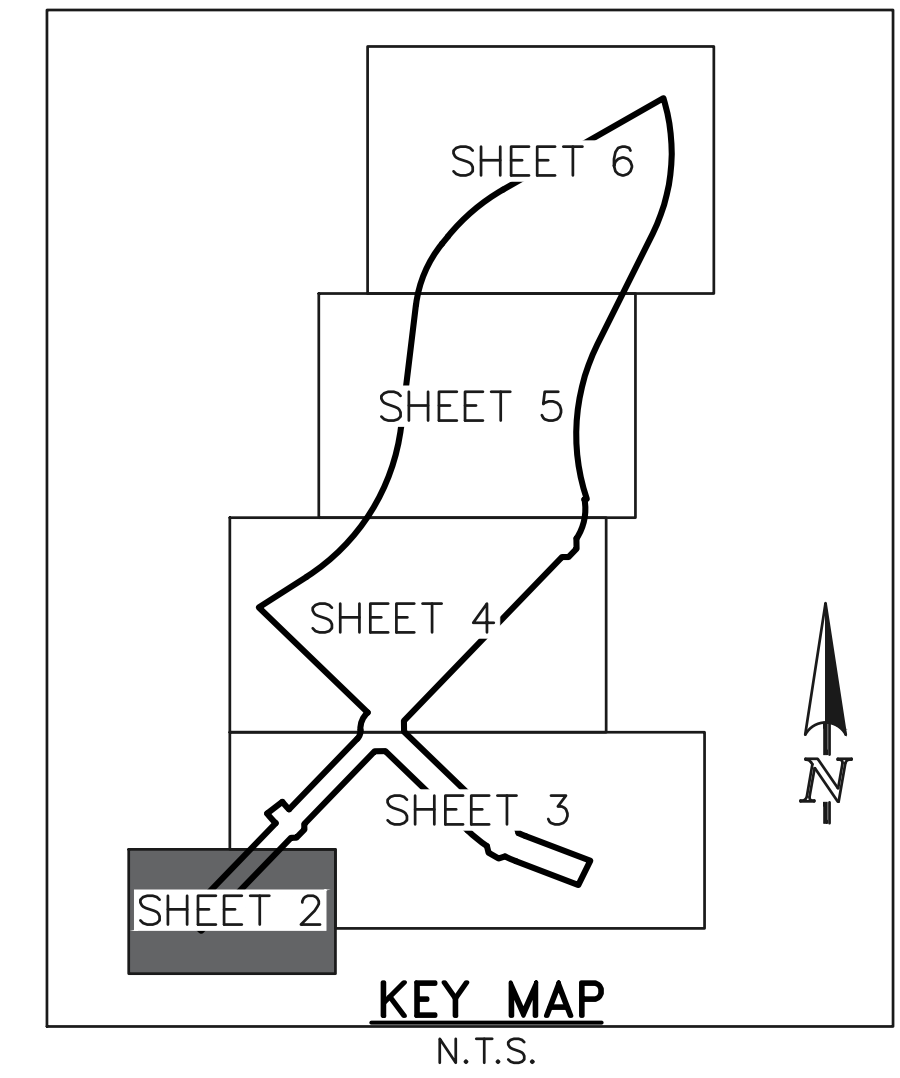
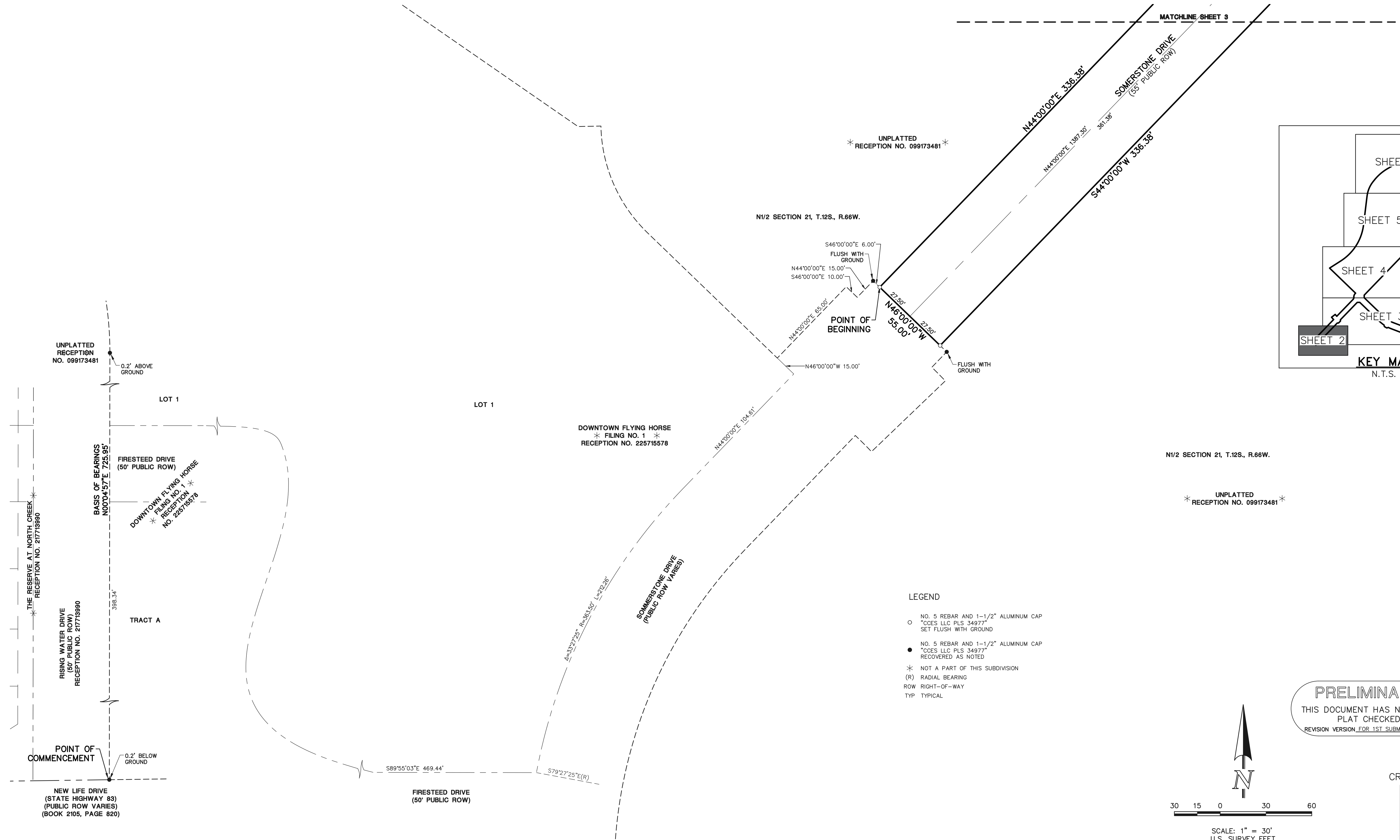
SHEET 1 OF 6
APRIL 23, 2026
JOB NO. 1171.78
CREEKRIDGE FILING NO. 1



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

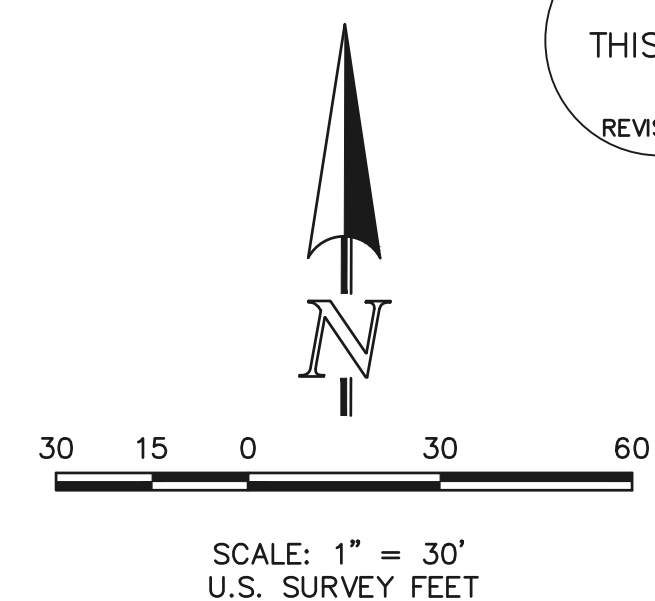
CITY FILE NO. _____

CREEKRIDGE FILING NO. 1



- LEGEND**
- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP
"CCES LLC PLS 34977"
SET FLUSH WITH GROUND
 - NO. 5 REBAR AND 1-1/2" ALUMINUM CAP
"CCES LLC PLS 34977"
RECOVERED AS NOTED
 - * NOT A PART OF THIS SUBDIVISION
 - (R) RADIAL BEARING
 - ROW RIGHT-OF-WAY
 - TYP TYPICAL

PRELIMINARY
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REVISION VERSION FOR 1ST SUBMITTAL

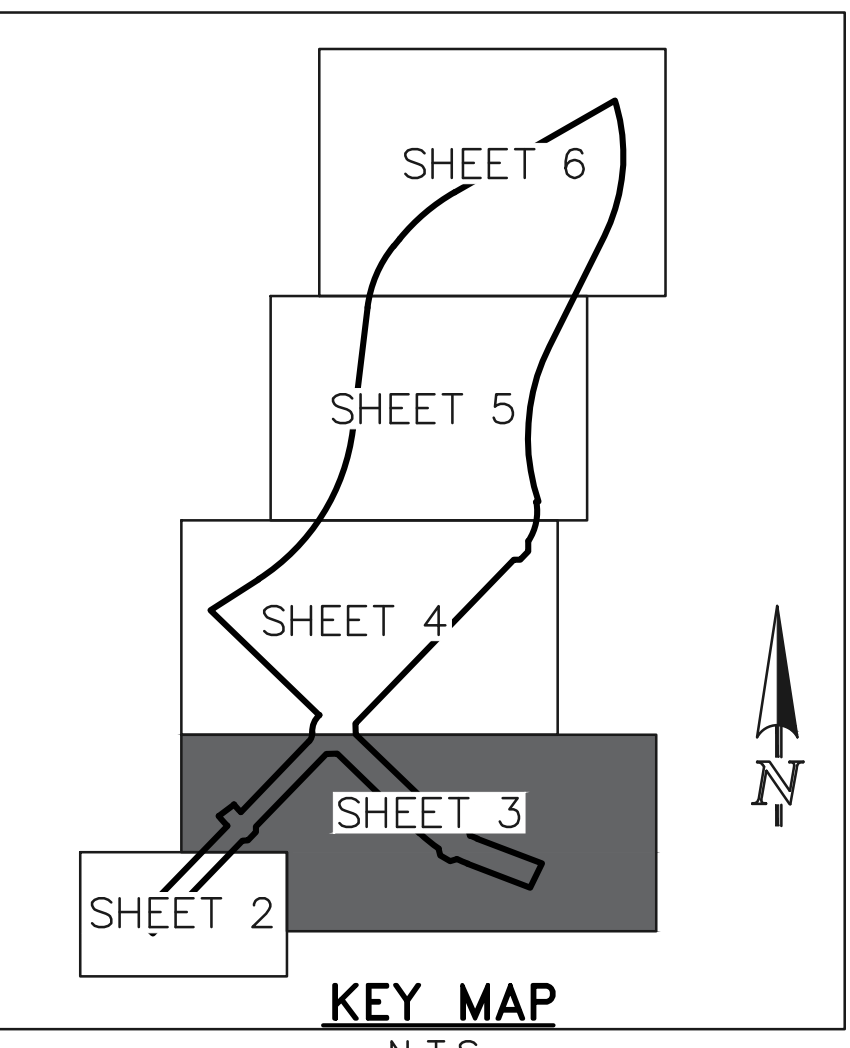
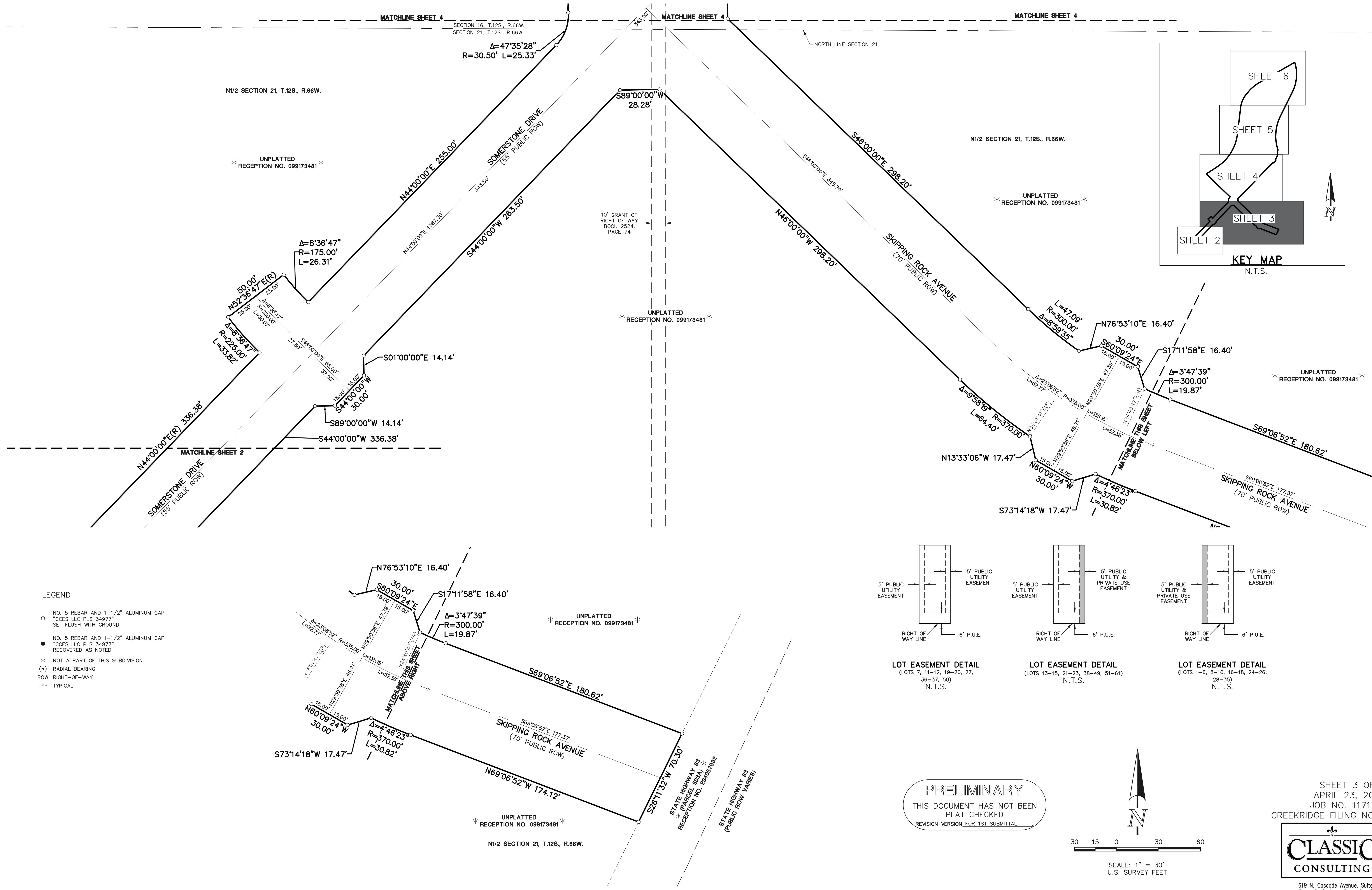


SHEET 2 OF 6
APRIL 23, 2026
JOB NO. 1171.78
CREEKRIDGE FILING NO. 1



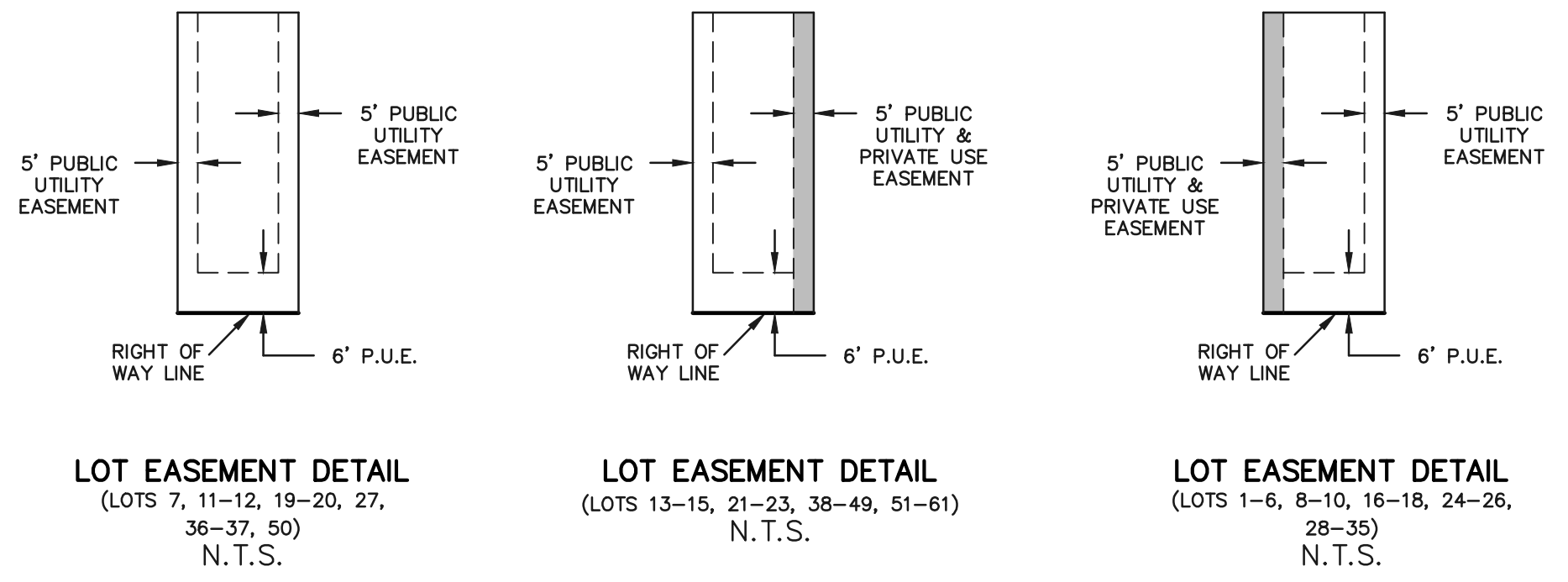
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

CREEKRIDGE FILING NO. 1

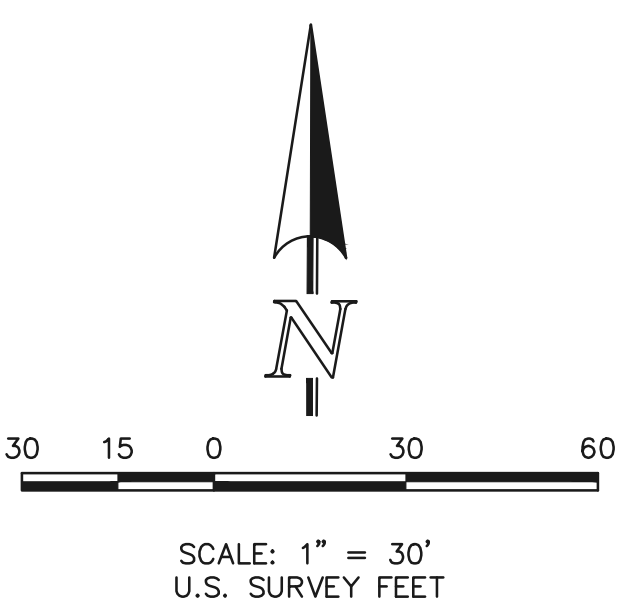


LEGEND

- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP
"CCES LLC PLS 34977"
SET FLUSH WITH GROUND
- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP
"CCES LLC PLS 34977"
RECOVERED AS NOTED
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SHEET 3 OF 6
APRIL 23, 2026
JOB NO. 1171.78
CREEKRIDGE FILING NO. 1

CLASSIC
CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

CREEKRIDGE FILING NO. 1

TRACT A
311,043 SQ. FT.
(7.14057 ACRES)

MATCHLINE SHEET 8

LOT 35
5050 SQ. FT.

MATCHLINE SHEET 6

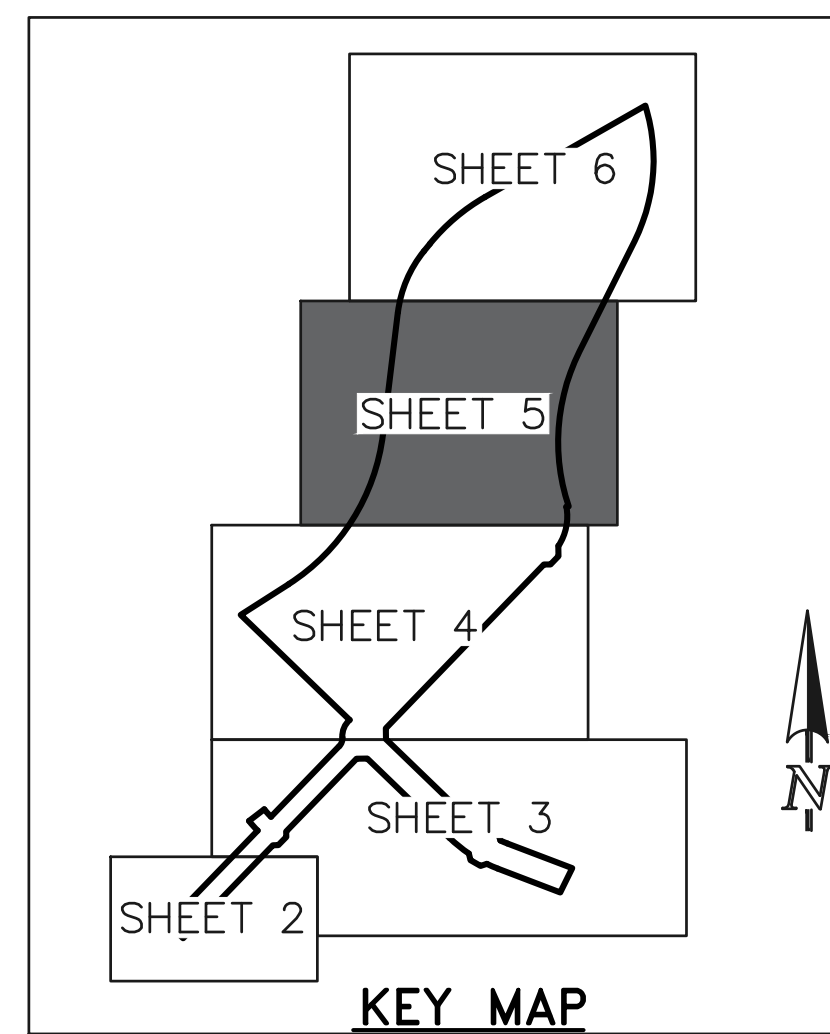
$\Delta=32^{\circ}09'25''$
 $R=313.30'$
 $L=175.84'$

$N06^{\circ}57'19''E$ 318.96'

UNPLATTED
RECEPTION NO. 099173481

TRACT A
311,043 SQ. FT.
(7.14057 ACRES)

SECTION 16, T.12S., R.66W.

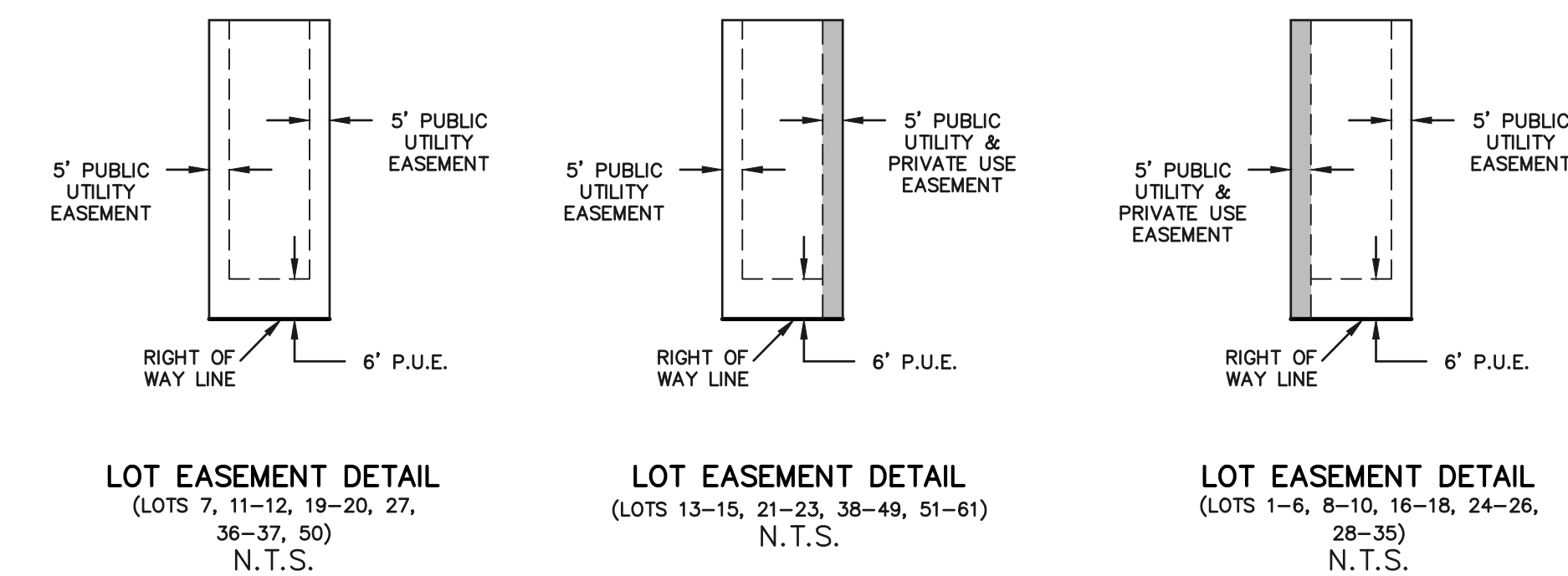


LEGEND

- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP "CCES LLC PLS 34977" SET FLUSH WITH GROUND
- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP "CCES LLC PLS 34977" RECOVERED AS NOTED
- * NOT A PART OF THIS SUBDIVISION
- (R) RADIAL BEARING
- ROW RIGHT-OF-WAY
- TYP TYPICAL

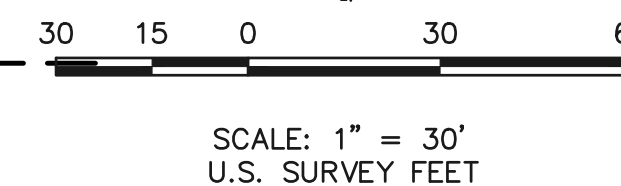
S1/2 SECTION 16, T.12S., R.66W.

UNPLATTED
RECEPTION NO. 099173481



PRELIMINARY

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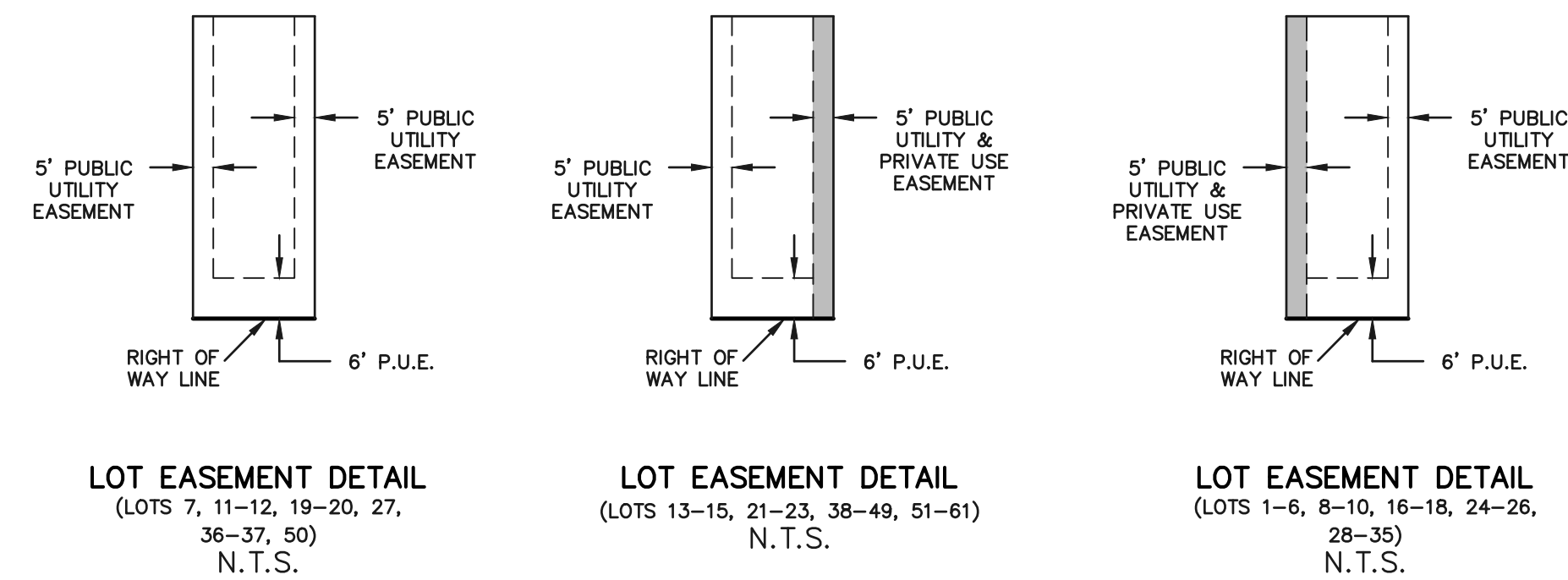
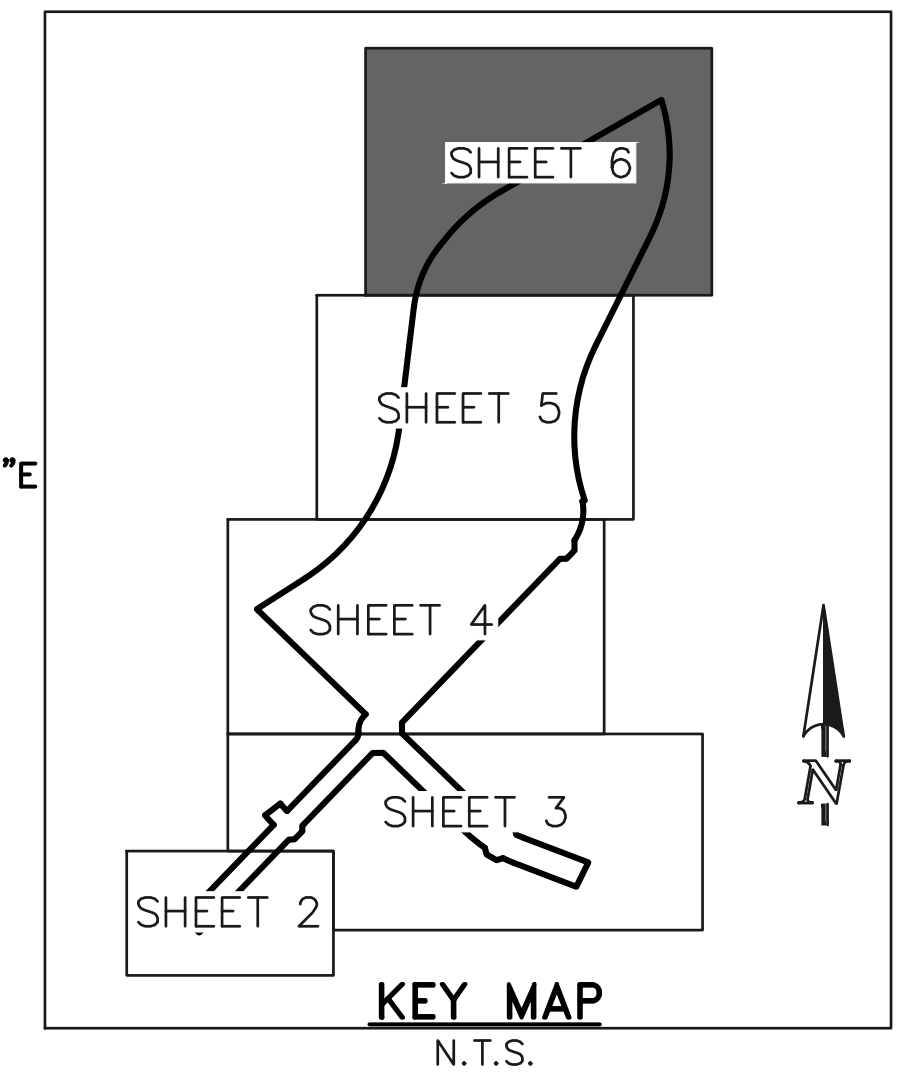
SHEET 5 OF 6
APRIL 23, 2026
JOB NO. 1171.78
CREEKRIDGE FILING NO. 1



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

CITY FILE NO. _____

CREEKRIDGE FILING NO. 1



S1/2 SECTION 16, T.12S., R.66W.

LEGEND

- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP
"CCES LLC PLS. 34977"
SET FLUSH WITH GROUND
- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP
"CCES LLC PLS. 34977"
RECOVERED AS NOTED
- * NOT A PART OF THIS SUBDIVISION
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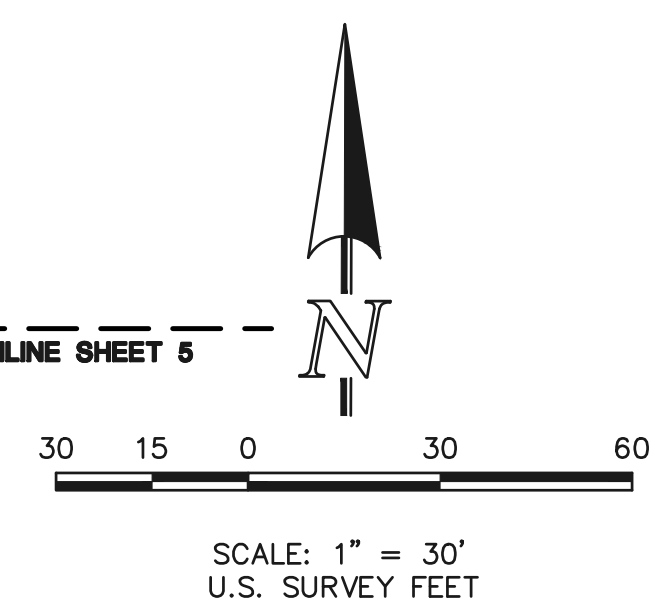
* UNPLATTED
RECEPTION NO. 099173481 *

TRACT A
311,043 SQ. FT.
(7.14057 ACRES)

* UNPLATTED
RECEPTION NO. 099173481 *

S1/2 SECTION 16, T.12S., R.66W.

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PLAT CHECKED
REVISION VERSION FOR 1ST SUBMITTAL



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