CREEKRIDGE FILING NO. 2

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

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;

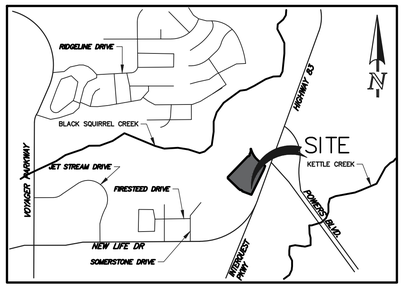
THENCE NORTH 00°04'57" EAST ALONG SAID WEST LINE A DISTANCE OF 398.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FIRESTEED DRIVE, AS DEDICATED TO THE PUBLIC ON SAID DOWNTOWN FLYING HORSE FILING NO. 1;
THENCE SOUTH 89°55'03" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 469.44 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SOMERSTONE DRIVE AS DEDICATED TO THE PUBLIC ON THE PLAT OF SAID DOWNTOWN FLYING HORSE FILING NO. 1;
THENCE NORTH 70°06'34" EAST A DISTANCE OF 1,358.51 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 83 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 12, 2004 UNDER RECEPTION NO. 204057932, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 69°06'52" WEST A DISTANCE OF 180.62 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 300.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;
THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°47'39", AN ARC DISTANCE OF 19.87 FEET;
THENCE NORTH 17°11'58" WEST, A DISTANCE OF 16.40 FEET;
THENCE NORTH 60°09'24" WEST A DISTANCE OF 30.00 FEET;
THENCE SOUTH 76°53'10" WEST A DISTANCE OF 16.40 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 300.00 FEET, WHOSE CENTER BEARS NORTH 35°00'25" EAST;
THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°59'35", AN ARC DISTANCE OF 47.09 FEET;
THENCE NORTH 46°00'00" WEST A DISTANCE OF 298.20 FEET;
THENCE NORTH 01°00'00" WEST A DISTANCE OF 28.28 FEET;
THENCE NORTH 44°00'00" EAST A DISTANCE OF 592.73 FEET;
THENCE NORTH 89°00'00" EAST A DISTANCE OF 16.97 FEET;
THENCE NORTH 44°00'00" EAST A DISTANCE OF 30.00 FEET;
THENCE NORTH 01°00'00" WEST A DISTANCE OF 26.86 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 140.00 FEET, WHOSE CENTER BEARS NORTH 56°49'38" WEST;
THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°23'16", AN ARC DISTANCE OF 106.02 FEET;
THENCE NORTH 79°47'05" EAST, A DISTANCE OF 6.38 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 522.40 FEET, WHOSE CENTER BEARS NORTH 74°19'35" EAST;
THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'44", AN ARC DISTANCE OF 170.92 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 536.00 FEET, WHOSE CENTER BEARS NORTH 53°06'04" EAST;
THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°14'17", AN ARC DISTANCE OF 142.55 FEET;
THENCE SOUTH 52°08'13" EAST A DISTANCE OF 151.67 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 83;
THENCE SOUTH 20°43'11" WEST ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 91.17 FEET TO THE NORTH CORNER OF STATE HIGHWAY 83, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED;
THENCE SOUTH 26°11'32" WEST ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 566.26 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 355,668 SQUARE FEET (8.16502 ACRES), MORE OR LESS

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, STREETS, TRACTS AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC STREETS, TRACTS 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, TRACTS 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. 2", LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP
N.T.S.

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)
) ss
COUNTY OF EL PASO)

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

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.

GENERAL NOTES:

1. THE DATE OF PREPARATION IS MAY 11, 2026.
2. FLOODPLAIN STATEMENT: THIS SITE, CREEKRIDGE FILING NO. 2, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0506G, EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE X)
3. NOTE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
4. 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.
5. THE ADDRESSES ( ) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
6. 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.
7. 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.
8. 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.
9. TRACTS A, B AND C ARE FOR OPEN SPACE, LANDSCAPE, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS TO BE OWNED BY THE FLYING HORSE METROPOLITAN DISTRICT NO. 1 AND MAINTAINED BY THE FLYING HORSE HOMEOWNERS ASSOCIATION. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT.
10. THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF ANNEXATION ORDINACE PER RECEPTION NO. 204011500.
11. THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF ANNEXATION PLAT PER RECEPTION NO. 204011499 AND AFFIDAVIT OF CORRECTION PER RECEPTION NO. 206053074.
12. THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF FINDINGS AND RULING OF REFEREE AND DECREE OF THE WATER COURT DISTRICT, WATER DIVISION 2, STATE OF COLORADO, CASE NO. 99 CW 166 PER RECEPTION NO. 201068546.
13. THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF BARGAIN AND SALE DEED PER RECEPTION NO. 099133765 AS AMENDED BY BARGAIN AND SALE DEED PER RECEPTION NO. 099133765.
14. THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF ATTACHMENT AGREEMENT PER BOOK 6443, PAGE 851.
15. THIS PARCEL OF LAND IS SUBJECT TO THE TERMS, RESERVATIONS AND CONDITIONS OF PATENTS PER BOOK 290, PAGE 398 AND BOOK 3138, PAGE 998.
16. THIS PARCEL OF LAND IS SUBJECT TO THE TERMS, RESERVATIONS AND CONDITIONS OF PARTITION DEED FOR FLYING HORSE RANCH PER BOOK 3112, PAGE 810.
17. THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF AMENDED AND RESTATED DECLARATIONS PER RECEPTION NO. 218095441.
18. THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF OIL AND GAS LEASE PER RECEPTION NO. 211017973 (PORTIONS WITHIN SECTION 16).
19. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT OR TRACT TO SOMERSTONE DRIVE, SKIPPING ROCK AVENUE OR INTERQUEST PARKWAY.

EASEMENTS:

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. 2".

_____ _____.
CITY PLANNING DIRECTOR DATE

_____ _____.
CITY ENGINEER DATE

_____ _____.
CITY CLERK DATE

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

FEE: _____,

SURCHARGE: _____,

FEE:

SCHOOL FEE: _____,

BRIDGE FEE: _____,

PARK FEE: _____,

DRAINAGE FEE: _____,

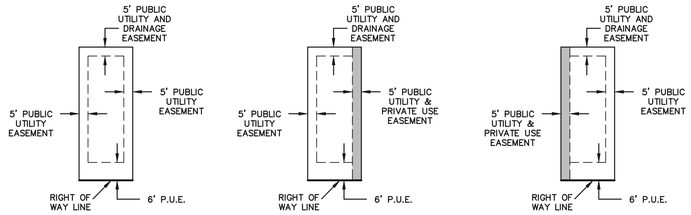
SHEET 1 OF 2
MAY 11, 2026
JOB NO. 1171.79
CREEKRIDGE FILING NO. 2

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

CITY FILE NO. _____

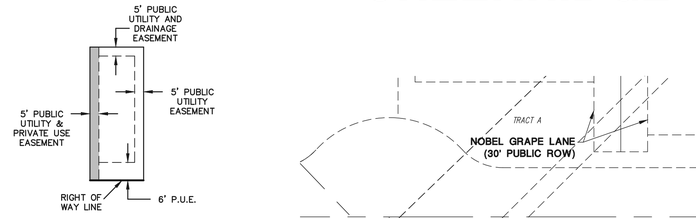
N:\117179\DRAWINGS\SURVEY\PLAT\117179 - FP.DWG

CREEKRIDGE FILING NO. 2

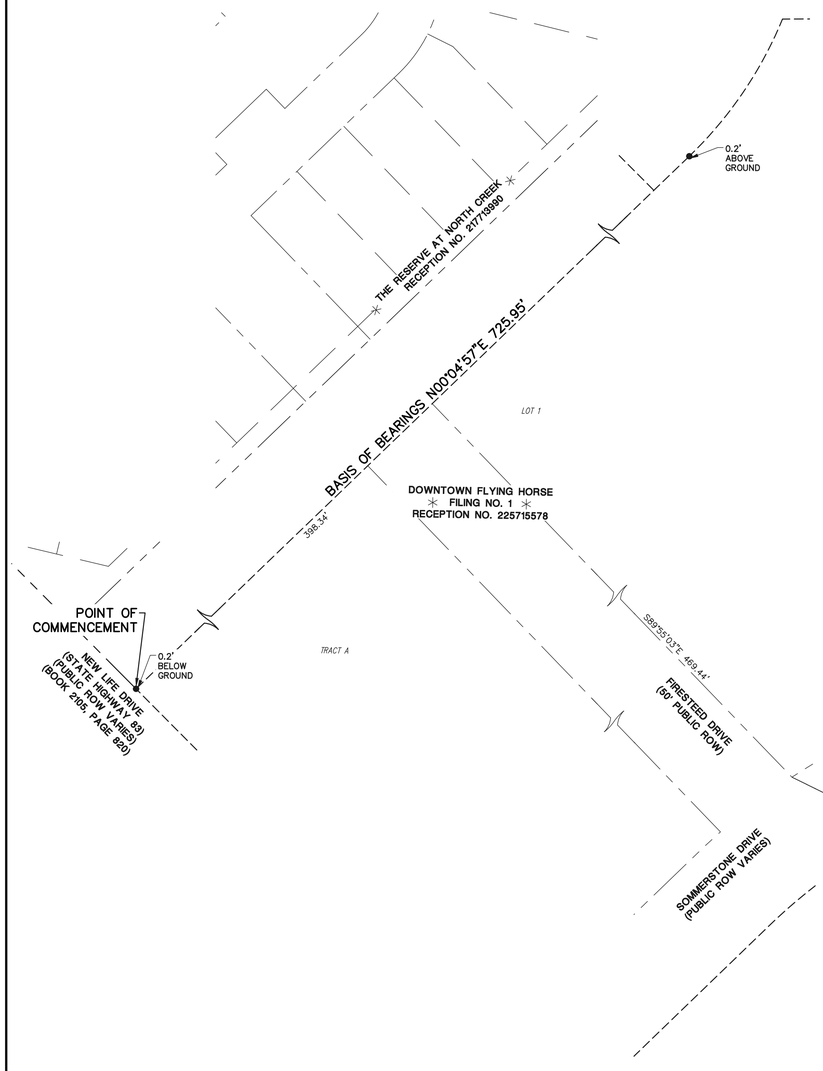


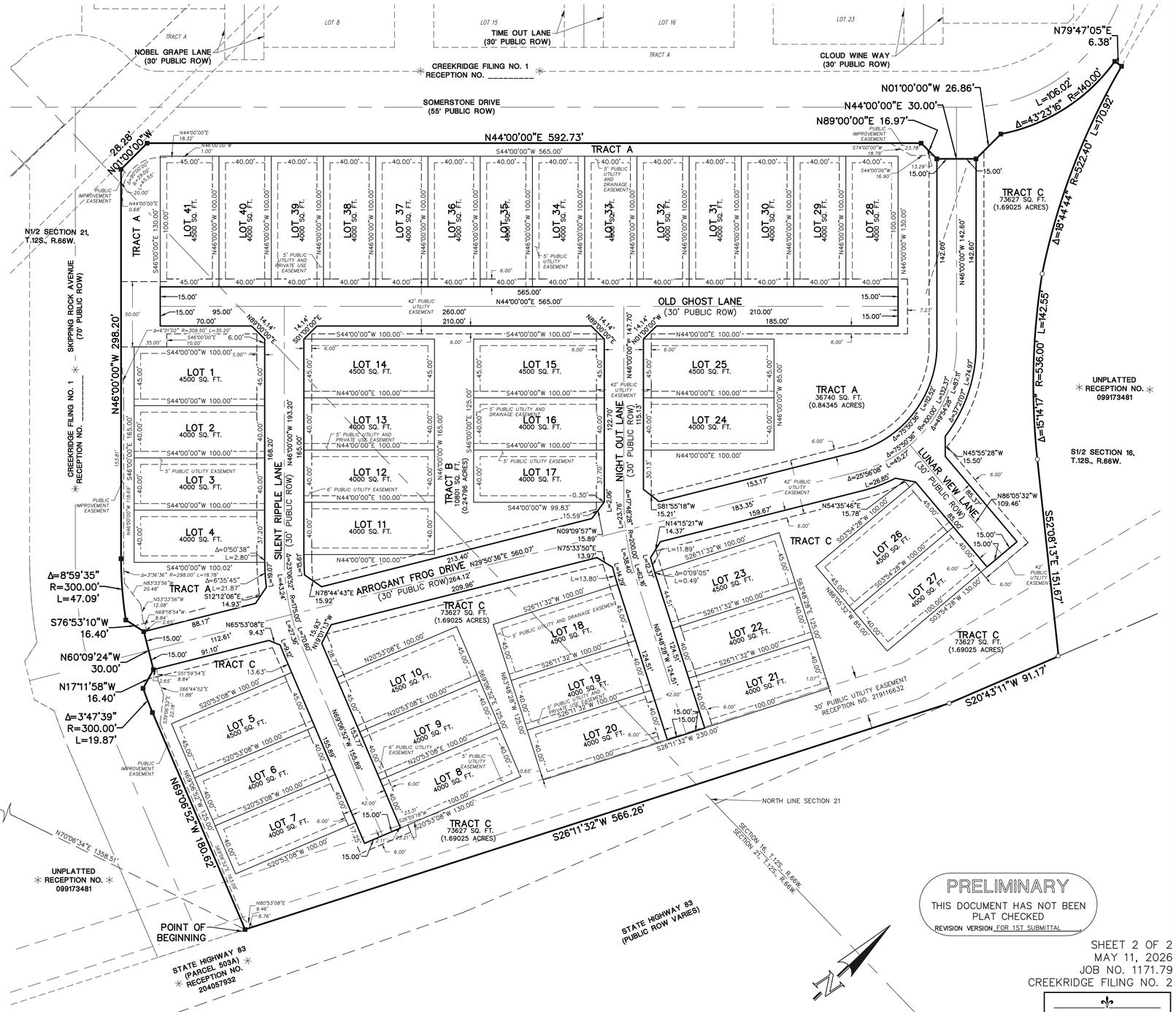
LOT EASEMENT DETAIL
(LOTS 4, 7–8, 11, 17, 20–21, 24, 27–28)
N.T.S.

LOT EASEMENT DETAIL
(LOTS 9–10, 12–14, 22–23, 25, 29–41)
N.T.S.



LOT EASEMENT DETAIL
(LOTS 1–3, 5–6, 15–16, 18–19, 26)
N.T.S.





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

SCALE: 1" = 40'
U.S. SURVEY FEET

SHEET 2 OF 2
MAY 11, 2026
JOB NO. 1171.79
CREEKRIDGE FILING NO. 2

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

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CITY FILE NO. _____