

ROCK CREEK MESA FILING NO. 1

FINAL PLAT

A PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS,EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT ROCK CREEK RESIDENTIAL LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION THE SOUTH HALF OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE COURSE ON THE SOUTHERLY BOUNDARY LINE TRACT OF LAND AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 225715570 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "MATRIX DESIGN GROUP PLSS 38578" AT GROUND LEVEL AND ON THE WESTERLY END BY A NO. 5 REBAR AND ERD PLASTIC CAP STAMPED "LS 38160" AT .5 ABOVE GROUND LEVEL. SHOWN AS S89°02'02"W, A DISTANCE OF 284.72 FEET, BEING ASSUMED TO BEAR S89°00'54"E A DISTANCE OF 482.72 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 225715570 SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY LINE OF SAID DOCUMENT THE FOLLOWING FOUR (4) COURSES:

- S89°00'54"W A DISTANCE OF 482.72 FEET;
- S01°02'29"E A DISTANCE OF 49.93 FEET;
- S89°00'54"W A DISTANCE OF 200.00 FEET;
- N01°00'56"W A DISTANCE OF 100.00 FEET;

THENCE N89°00'54"E ON THE NORTHERLY LINE OF LOT 1, MARSHON SUBDIVISION AS RECORDED UNDER RECEPTION NUMBER 207712576 A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE TRACT OF LAND AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 225715571.(SHOWN AS N00°59'57"E 465.22 FEET) THENCE ON SAID BOUNDARY LINE N01°00'55"W A DISTANCE OF 465.22 FEET TO POINT ON THE SOUTHERLY BOUNDARY LINE OF TRACT OF LAND DESCRIBED IN THE QUIT CLAIM DEED RECORDED UNDER RECEPTION NUMBER 225051110; THENCE ON SAID ON SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES:

- N72°31'32"E A DISTANCE OF 111.64 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S16°42'24"E, HAVING A DELTA OF 49°33'52", A RADIUS OF 218.67 FEET A DISTANCE OF 189.16 FEET TO A POINT ON CURVE;
- S57°24'00"E A DISTANCE OF 669.47 FEET ON CURVE SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE IF HIGHWAY 115 AS SHOWN IN SAID DOCUMENT RECORDED UNDER RECEPTION NUMBER 225715570;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N69°33'34"W, HAVING A DELTA OF 03°12'43", A RADIUS OF 2,864.85 FEET A DISTANCE OF 160.60 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 341,823 SQUARE FEET OR 7.847 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT, AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT, AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE, OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "ROCK CREEK MESA FILING NO. 1" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

OWNER:

THE AFOREMENTIONED, ROCK CREEK RESIDENTIAL LLC , A COLORADO LIMITED LIABILITY COMPANY, BY DANNY MIENTKA , MANAGER, HAS EXECUTED THIS DOCUMENT ON THIS ____ DAY OF _____, 202__ A.D.

DANNY MIENTKA, MANAGER, ROCK CREEK RESIDENTIAL LLC

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 202__ A.D., BY DANNY MIENTKA, MANAGER, ROCK CREEK RESIDENTIAL LLC WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LIEN HOLDER:

LIEN HOLDER, DLP LENDING FUND LLC., BY CHRISTOPHER B. ROEMER, AUTHORIZED SIGNATORY, HAS EXECUTED THIS DOCUMENT ON THIS ____ DAY OF _____, 202__ A.D., FOR THE PURPOSE OF JOINING AND CONSENTING TO THE DEDICATION.

CHRISTOPHER B. ROEMER, AUTHORIZED SIGNATORY

NOTARIAL:

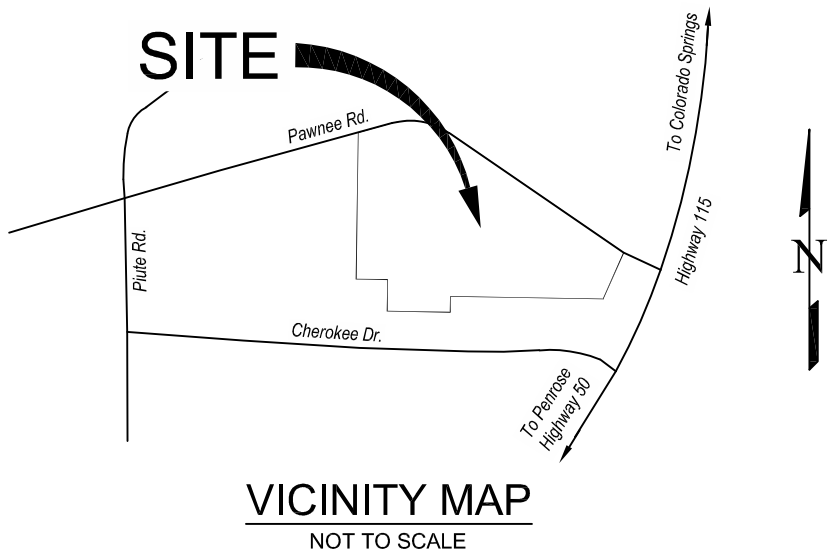
STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

SUBSCRIBED AND SWORN TO ME BEFORE ME THIS ____ DAY OF _____, 202__ A.D.

BY CHRISTOPHER B. ROEMER, AUTHORIZED SIGNATORY

NOTICE: MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY NO LATER THAN TEN 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.



LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE AND DECLARE THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT THIS PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACTS OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DRAFT

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

CITY APPROVALS:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT FOR "ROCK CREEK MESA FILING NO. 1" IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO.

CITY PLANNING MANAGER _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY CLERK _____ DATE _____

RECORDING:

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 UNDER RECEPTION NUMBER _____ OF THE

RECORDS OF EL PASO COUNTY, COLORADO.

SURCHARGE: _____

FEE: _____

BY : _____ STEVE SCHLEIKER, RECORDER

DEPUTY

FEES:

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

FEES:

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

REVISIONS	NO.	DESCRIPTION	DATE

EDWARD-JAMES
SURVEYING, INC.



ROCK CREEK MESA FILING NO. 1
FINAL PLAT
A PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

DRAWN BY TRN
CHECKED BY JWT

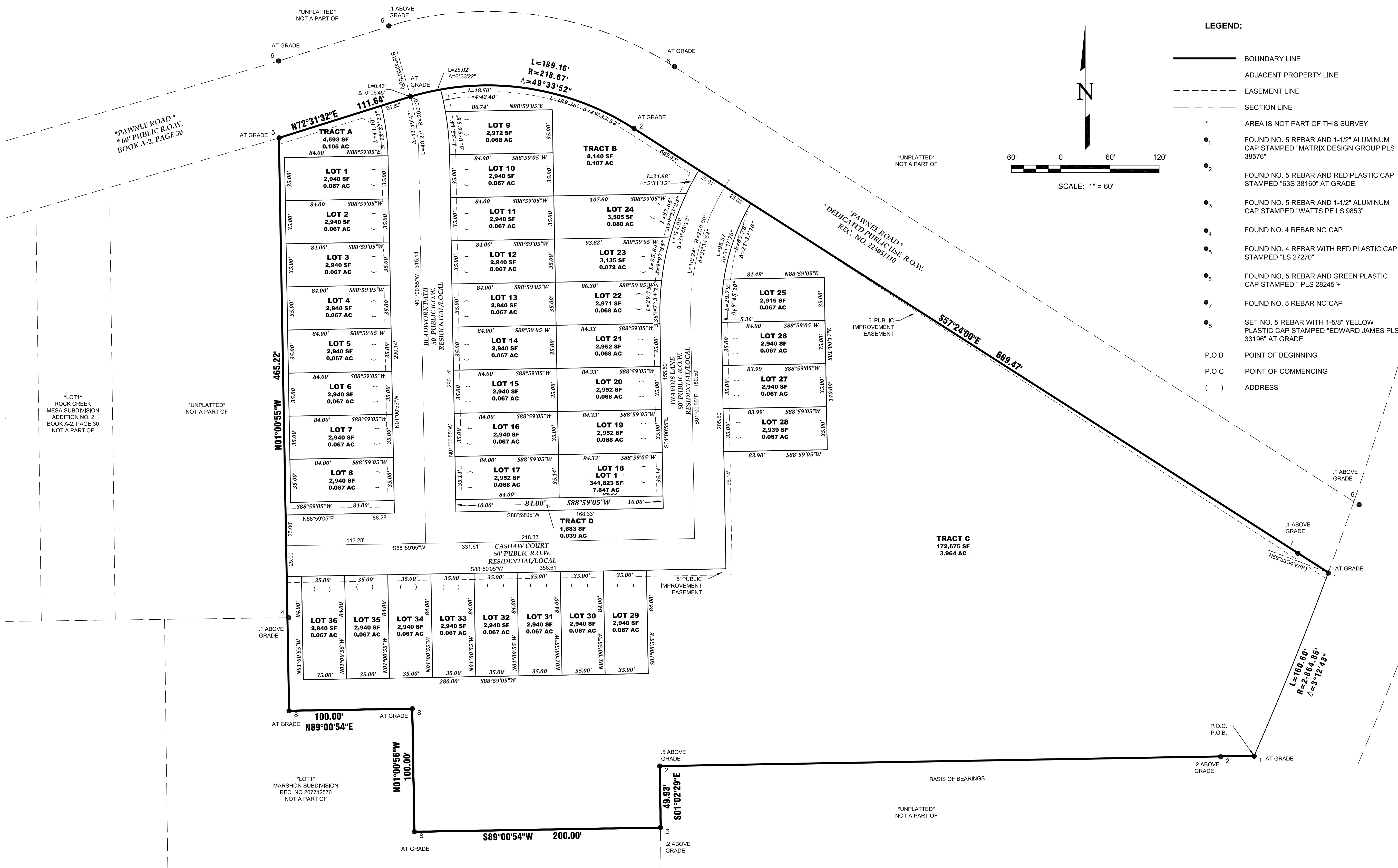
H-SCALE N/A

JOB NO. 2691-00
DATE CREATED 09/13/26
DATE ISSUED DRAFT
SHEET NO 1 OF 2

ROCK CREEK MESA FILING NO. 1

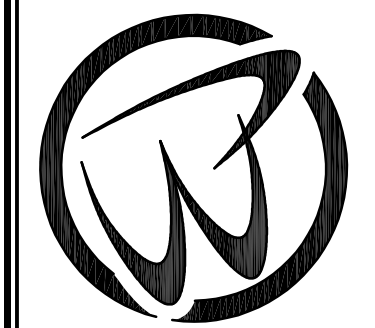
FINAL PLAT

A PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



REVISIONS	NO.	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
1122 N. El Paso Street
Colorado Springs, CO 80903
Office: (719) 576-1216
Fax: (719) 576-1206



**ROCK CREEK MESA FILING NO. 1
FINAL PLAT**
A PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	N/A
JOB NO.	2691-00
DATE CREATED	09/13/26
DATE ISSUED	DRAFT
SHEET NO	2 OF 2