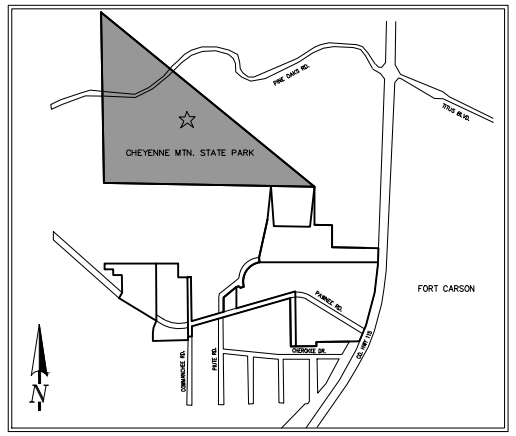
ANNEXATION PLAT
CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1

LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP:
N.T.S.

BE IT KNOWN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCELS OF LAND:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION THAT PARCEL RECORDED AT RECEPTION NO. 200063515 TOGETHER WITH A PORTION THE 60' RIGHT-OF-WAY OF PINE OAKS ROAD, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 30, BEING MONUMENTED BY A 2-INCH PIPE WITH A 3.25-INCH BRASS CAP AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A NO. 6 REBAR WITH A 3.25-INCH ALUMINUM CAP STAMPED PLS 19625 AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89°02'51" WEST, A DISTANCE OF 2,557.81 FEET.

COMMENCE AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 89°02'51" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 191.29 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°02'51" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 2,366.52 FEET;

THENCE NORTH 01°12'18" WEST, A DISTANCE OF 1,983.36 FEET;

THENCE SOUTH 49°58'30" EAST, A DISTANCE OF 3,144.44 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 2,345,160 SQUARE FEET OR (53.83747 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

GENERAL NOTES:

1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT. ALL BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM FOUND MONUMENTATION, TOGETHER WITH MAPS & DOCUMENTS OF RECORD. WITH MAPS CONSIDERED:

R1 - CITY OF COLORADO SPRINGS ANNEXATION, J.L. RANCH ADDITION,
RECEPTION NO. 01649749, RECORDED DECEMBER 08, 1987 IN THE CLERK AND RECORDERS OFFICE OF EL PASO COUNTY, COLORADO.
R2 - LAND SURVEY PLAT: SOUTH PORTION OF J.L. RANCH.
RECEPTION NO. 200900212, RECORDED SEPTEMBER 18, 2000 IN SAID RECORDERS OFFICE.
R3 - IMPROVEMENT SURVEY PLAT BY CLARK LAND SURVEYING, INC., PROJECT NO. 220928, DATED APRIL 27, 2022.
R4 - LA MESA DEL ANGELES SUBDIVISION PLAT.
RECEPTION NO. 860860, RECORDED FEBRUARY 04, 1972 IN SAID RECORDERS OFFICE.
R5 - ALTA/NSPS LAND SURVEY TITLE. (CLARK LAND SURVEYING, INC.)
RECEPTION NO. 220900007, RECORDED JANUARY 06, 2020 IN SAID RECORDERS OFFICE.
R6 - COLORADO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, PROJECT CODE 17353
RECEPTION NO. 212900047, RECORDED JUNE 01, 2012 IN SAID RECORDERS OFFICE.
R7 - LAND SURVEY PLAT (CLARK LAND SURVEYING, INC.)
RECEPTION NO. 221900039, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE.
R8 - MERSHON SUBDIVISION PLAT
RECEPTION NO. 207712576, RECORDED MAY 04, 2007 IN SAID RECORDERS OFFICE.

ADDITIONAL DOCUMENTS CONSIDERED:
- PLAT, PORTION OF CHEYENNE MOUNTAIN ESTATES
RECEPTION NO. 96901963, RECORDED OCTOBER 01, 1996 IN SAID RECORDERS OFFICE.
- J.L. RANCH ADDITION RECORDED DECEMBER 08,1887 IN PLAT BOOK C-4 AT PAGE 127.
- ROCK CREEK MESA SUBDIVISION RECORDED AUGUST 05, 1953 IN PLAT BOOK Z AT PAGE 70.
- ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED MARCH 11, 1959 IN PLAT BOOK A-2 PAGE 30, RECEPTION NO. 00104788.
- VACATION OF A PORTION OF ROCK CREEK MESA SUBDIVISION AND PORTIONS OF ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED JANUARY 17, 1972 IN PLAT BOOK U-2 AT PAGE 13 (REC. NO. 856982).
- TITLE COMMITMENT: LAND TITLE GUARANTEE COMPANY-ORDER NUMBER: RND55109798-3, WITH EFFECTIVE DATE 07/27/2023 AT 5:00 P.M.

2. DATE OF PREPARATION: JANUARY 03, 2024

3. TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 7,494.32'

4. ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 1,873.58' (25.00%)

5. PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 3,144.44' (41.96%)

6. AREA OF SITE: 53.83747 ACRES

FEMA FLOODPLAIN STATEMENT:

THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08041C0950G, EFFECTIVE DECEMBER 7, 2018.

BASIS OF BEARINGS:

ALL BEARINGS HEREIN BASED ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST, BEING MONUMENTED BY A 2-INCH PIPE WITH A 3.25-INCH BRASS CAP, FLUSH WITH GROUND, AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A NO. 6 REBAR WITH A 3.25-INCH ALUMINUM CAP STAMPED PLS 19625, FLUSH WITH GROUND, AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 88°02'51" WEST, A DISTANCE OF 2,557.81 FEET.

OWNER:

THE AFOREMENTIONED, CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2024 A.D.

_____
BLESSING A. MOBOLADE
MAYOR

ATTEST:

_____
CITY CLERK

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS __ DAY OF ____, 2024 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 SEAL

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

SURVEYOR'S STATEMENT

I, JERRY R. BESSIE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO AND LEGALLY DOING BUSINESS FOR AND ON BEHALF OF MATRIX DESIGN GROUP INC., IN EL PASO COUNTY, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCELS OF LAND AND THAT AT LEAST TWENTY-FIVE PERCENT (25%) OF THE PERIMETER OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

JERRY R. BESSIE, PLS NO. 38576
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1".

_____ _____
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

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 _____, 2024, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

FEE: _____
SURCHARGE: _____

ANEX-24-0001

PREPARED BY:
Matrix
Excellence by Design

CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1
LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

CHECKED BY: JRB	SCALE: NA	DATE ISSUED: JULY 10, 2024
		SHEET 1 OF 2

S:\23.224.023 Rock Creek Mesa Annexation & Entitlement Services\400 Survey\400 CAD\408 PLAT\ANNEXATION PLAT\224.023-SURV-ROM ANNEX CHEYENNE.dwg

ANNEXATION PLAT
CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1

LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

NO.5 REBAR-RK & ASSOC. PLS 1808
N/2, N/2, NW/4 SEC 30 (R1)

CITY LIMITS

TSN: 7525000002
REC. NO. 518108
OWNER: NORMAN L. AND DIANA L. BRYANT
(NOT A PART)

TSN: 7525000001
REC. NO. 216114862
OWNER: NORMAN BRYANT
(NOT A PART)

W. LINE NW 1/4 SEC. 30

CENTERLINE OF 60' ROAD RIGHT-OF-WAY
(PINE OAKS ROAD)
BK 2746, PG 704

N1°12'18"W 1983.38' (M)
N0°45'37"W 1983.37' (R2)

CITY LIMITS
S49°58'30"E 3144.44' (M)
S50°53'32"E 3208.31' (R1)

CHEYENNE MOUNTAIN STATE PARK
OWNER: CITY OF COLORADO SPRINGS
J. L. RANCH ADDITION
PLAT BOOK C-4 PAGE 127
(NOT A PART)

E. LINE NW 1/4 SEC. 30

100 50 0 100 200
SCALE: 1"= 100'

- ● CALCULATED CORNER
- ○ MONUMENT FOUND AS NOTED
- ◔ ALIQUOT CORNER FOUND AS NOTED
- (M) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED MEASUREMENT BASED ON FOUND MONUMENTATION AND RECORD INFORMATION

INDICATES CITY LIMITS

CENTERLINE FORMER
CANYON CITY HIGHWAY R.O.W.
BK 473, PG 64
(NOT A PART)

CHEYENNE MOUNTAIN STATE PARK
PARCEL
TSN 6500000169
REC. NO. 20006.3515
OWNER: CITY OF COLORADO SPRINGS

SUBJECT PARCEL
53.83747 AC (SURVEYED)

OWNER: SUNDANCE AT ROCK CREEK LLC
REC. NO. 223074983
(NOT A PART)

TSN: 7525000014
REC. NO. 220195046
OWNER: BRETT E. POWELL
(NOT A PART)

1" PIPE
BEARS
N87°40'58"W 12.12'

W/4 SEC.30-15S-66W
3-1/4" BLM BRASS CAP

BASIS OF BEARINGS
S. LINE NW 1/4 SEC. 30
N89°02'51"W 2557.81' (M)
N88°35'58"W 2557.68' (R2)
N89°02'57"W 2557.86' (R3) (R4)

N89°02'51"W 2366.52' (M)

N89°02'51"W 1945.00'(M)
N88°48'06"W 1945.00' (R4)

NO.5 REBAR
BEARS S61°04'08"E 0.72'

N89°02'51"W 421.52' (M)
N89°02'57"W 420.76' (R3)

POINT OF BEGINNING
NO. 5 REBAR PLS 38245
BEARS N6°56'43"E 0.49'

POINT OF COMMENCEMENT
CENTER SEC 30-15S-66W
2-1/2" AC - RMLS 19826

N89°02'51"W 191.29' (M)

CITY LIMITS

OWNER:
CHEYENNE MOUNTAIN ESTATES MHC LLC
(NOT A PART)

TSN: 6530300023
REC. NO. 224050744
OWNER: ROCK CREEK RESIDENTIAL LLC
(NOT A PART)

ANEX-24-0001

PREPARED BY:
Matrix
Excellence by Design

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LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

CHECKED BY: JRB	SCALE: 1"=100'	DATE ISSUED: JULY 10, 2024
		SHEET 2 OF 2

S:\23.224.023 Rock Creek Mesa Annexation & Entitlement Services\400 Survey\400 CADD\408 PLAT\ANNEXATION PLAT\224.023-SURV-ROM ANNEX CHEYENNE.dwg