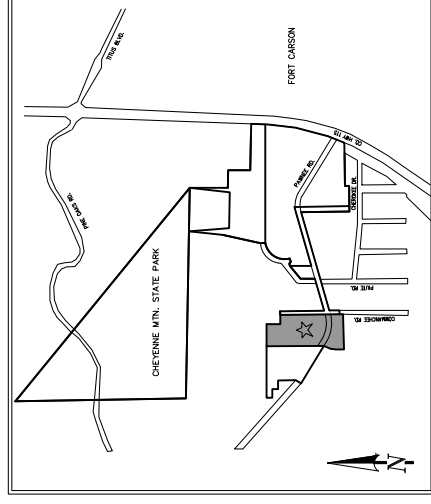


ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 5

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 ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THE PAWNEE ROAD RIGHT-OF-WAY RECORDED UNDER ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 IN PLAT BOOK A-2 PAGE 30, THE PARCEL OF LAND RECORDED UNDER PLAT NO. 1899721, BEING THE WEST 1/4 OF SAID SECTION 30, THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO, BEING REFERENCED TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST END BY A 3-1/4 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "RMLS 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;

COMMENCING AT SAID CENTER CORNER OF SECTION 30; THENCE S56°23'45" W A DISTANCE OF 1,898.77 TO A POINT ON THE EXTERIOR THAT PARCEL OF LAND, BEING THE WEST 1/4 OF SAID SECTION 30, BEING MONUMENTED BY A 3-1/4 INCH BRASS CAP STAMPED "RMLS 19625" AT THE CENTER CORNER OF SAID SECTION 30, BEING REFERENCED TO THE WEST LINE OF SAID WESTERN ROAD RIGHT-OF-WAY, LINE OF COMMENCEMENT SOUTH 00°42'43" EAST, A DISTANCE OF 521.79 FEET;

THENCE CONTINUE SOUTH 00°42'43" EAST, A DISTANCE OF 61.54 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;

THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL, THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 00°45'24" EAST, A DISTANCE OF 142.36 FEET;
2. SOUTH 08°45'24" EAST, A DISTANCE OF 27.00 FEET;
3. NORTH 00°43'42" WEST, A DISTANCE OF 27.00 FEET;
4. NORTH 00°43'42" WEST, A DISTANCE OF 27.00 FEET;
5. CONTINUE NORTH 00°43'42" WEST AND COINCIDENT WITH SAID LINE, A DISTANCE OF 90.69 FEET;
6. NORTH 06°34'58" EAST, A DISTANCE OF 59.95 FEET;
7. NORTH 24°20'49" EAST, A DISTANCE OF 86.76 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 665.86 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL; THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°52'45" EAST, A DISTANCE OF 250.80 FEET;
2. SOUTH 00°13'37" EAST, A DISTANCE OF 159.60 FEET;
3. NORTH 89°17'29" EAST, A DISTANCE OF 107.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 323,735 SQUARE FEET OR (7,431.92 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 - RECEPTION NO. 01649749, PORTION OF J.L. RANCH, CHEYENNE MOUNTAIN MOUNTAIN ESTATES, RECEPTION NO. 01649749, RECORDED DECEMBER 08, 1987 IN PLAT BOOK C-4 AT PAGE 127, ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED MARCH 11, 1959 IN PLAT BOOK A-2 PAGE 30, RECEPTION NO. 000104788;
- R3 - IMPROVEMENT SURVEY PLAT BY CLARK LAND SURVEYING, INC., PROJECT NO. 220828, DATED APRIL 27, 2022, LA MESA DEL ANGELES SUBDIVISION PLAT;
- R4 - LA MESA DEL ANGELES SUBDIVISION PLAT;
- R5 - RECEPTION NO. 866860, RECORDED FEBRUARY 04, 1972 IN SAID RECORDERS OFFICE;
- R6 - ALTA TRANS LAND SURVEY TITLE, (CLARK LAND SURVEYING, INC.) RECEPTION NO. 22960007, RECORDED JANUARY 06, 2020 IN SAID RECORDERS OFFICE;
- R7 - COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, PROJECT CODE 17353 RECEPTION NO. 21260047, RECORDED JUNE 01, 2012 IN SAID RECORDERS OFFICE;
- R8 - RECEPTION NO. 22100039, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE;
- R9 - MESHON SUBDIVISION PLAT RECEPTION NO. 207712576, RECORDED MAY 04, 2007 IN SAID RECORDERS OFFICE.

ADDITIONAL DOCUMENTS CONSIDERED:

- PLAT, PORTION OF CHEYENNE MOUNTAIN ESTATES RECEPTION NO. 95801963, RECORDED OCTOBER 01, 1996 IN SAID RECORDERS OFFICE;
- J.L. RANCH ADDITION RECORDED DECEMBER 08, 1987 IN PLAT BOOK C-4 AT PAGE 127, ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED MARCH 11, 1959 IN PLAT BOOK A-2 PAGE 30, RECEPTION NO. 000104788;
- 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. 865982);
- 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: APRIL 24, 2024

3. TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 2,610.45'

4. ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER 652.61 FEET (25.00%)

5. PERMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 662.61' (25.38%)

6. AREA OF SITE: 7,431.92 ACRES

7. CONFIRM THE ESTABLISHMENT OF AN APPROPRIATE EASEMENT(S) THROUGH A FINAL PLAT FOR THE EXISTING OH ELECTRIC (12.5KV) PRIMARY OH CONDUCTOR, CSU #12L-1) RUNNING THROUGH PORTIONS OF ADDITION NOS. 3, 5 AND 6 OR IF IT IS TO BE RELOCATED AS PART OF THE PROPOSED FUTURE DEVELOPMENT.

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 9804103900G, EFFECTIVE DECEMBER 7, 2016.

BASE 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 89°02'51" WEST, A DISTANCE OF 2,557.81 FEET.

OWNER:

THE AFOREMENTIONED, ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2024 A.D.

DANNY MIENTKA, MANAGER

STATE OF COLORADO)

COUNTY OF EL PASO)

JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024 BY DANNY MIENTKA, MANAGER OF ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____

_____, NOTARY PUBLIC

_____, CITY CLERK

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CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF ROCK CREEK MESA ADDITION NO. 5.

_____, CITY PLANNING DIRECTOR

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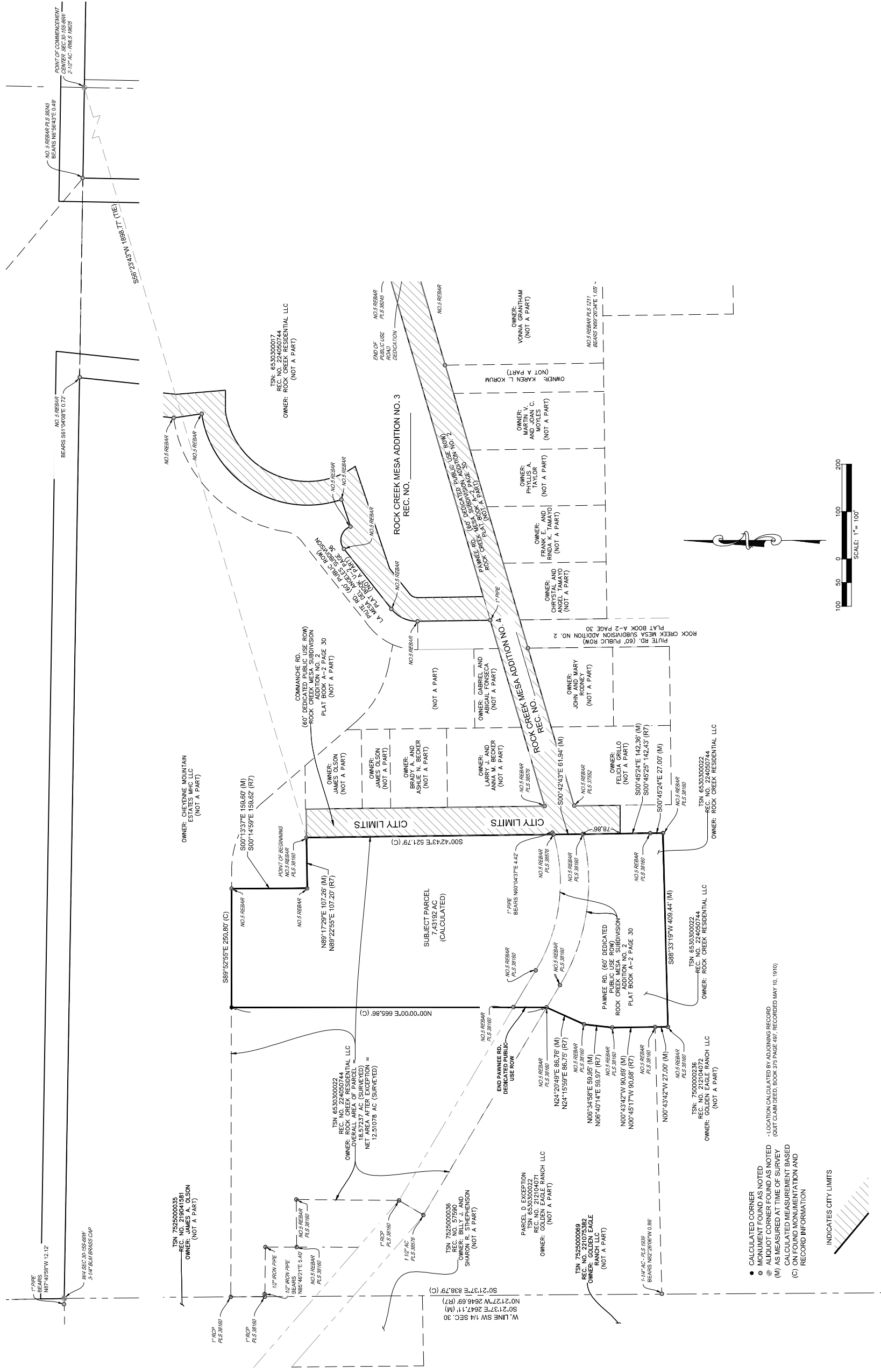
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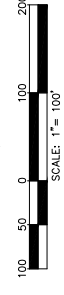
ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 5

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



- CALCULATED CORNER
- ⊙ MONUMENT FOUND AS NOTED
- ⊙ ALIQUOT CORNER FOUND AS NOTED
- (M) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED MEASUREMENT BASED ON CORNER INFORMATION AND RECORD INFORMATION
- LOCATION CALCULATED BY ADJOINING RECORDS (QUIT CLAIM DEED, BOOK 375 PAGE 487, RECORDED MAY 10, 1910)



ANEX-24-0006

ROCK CREEK MESA ADDITION NO. 5
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: AUGUST 28, 2024 SHEET 2 OF 2