# ORDINANCE NO. 25 - 22

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS ROCK CREEK MESA ADDITION NO. 2 ANNEXATION CONSISTING OF 8.35 ACRES LOCATED WEST OF HIGHWAY 115 AND SOUTH OF CHEYENNE MOUNTAIN STATE PARK.

WHEREAS, pursuant to Article II, Section 30 of the Colorado Constitution and Section 31-12-101, et seq., C.R.S., known as the Municipal Annexation Act of 1965, as amended (the "Annexation Act"), persons comprising one hundred percent (100%) of the landowners and owning one hundred percent (100%) of that certain territory known as the Rock Creek Mesa Addition No. 2 Annexation, more specifically described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property") filed a Petition for Annexation with the City Clerk of the City of Colorado Springs; and

WHEREAS, the City Council of the City of Colorado Springs, after proper notice as required by Section 31-12-108 C.R.S., held a hearing on January 28, 2025, pertaining to the annexation of the Property in accord with Section 31-12-109; and

WHEREAS, in accord with Section 31-12-110 of the Annexation Act, the City Council determined, by resolution, that the applicable provisions of Section 30 of Article II of the Colorado Constitution and Section 31-12-104 and 105 of the Annexation Act have been met, an election is not required under Section 31-12-107(2) of the Annexation Act, and no additional terms and conditions are to be imposed on the annexation of the Property; and

WHEREAS, the City Council has determined that said area should be annexed forthwith as part of the City of Colorado Springs.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The Property, known as the Rock Creek Mesa Addition No. 2 Annexation and more specifically described on the attached Exhibit "A", is hereby annexed to the City of Colorado Springs.

Section 2. When this annexation is complete, the Property shall become a part of the City of Colorado Springs for all intents and purposes on the effective date of this ordinance, provided that the conditions of Section 31-12-113(2) C.R.S. are satisfied, with the exception of general taxation, in which respect said annexation shall not be effective

until on or after January 1 next ensuing.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by the City Charter.

Introduced, read, passed on first reading and ordered published this 28<sup>th</sup> day of January 2025.

Finally passed: February 11, 2025

Randy Helms, Council President



Matrix Design Group, Inc. 2435 Research Parkway, Suite 300 Colorado Springs, CO 80920 O 719.575.0100 F 719.575.0208 matrixdesigngroup.com

## **ROCK CREEK MESA ADDITION NO. 2**

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 PARCELS OR LAND RECORDED UNDER RECEPTIONS NUMBER 224050744 WITHIN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS 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"

# **COMMENCING** AT THE SAID CENTER CORNER OF SECTION 30;

THENCE NORTH 89°02'51" WEST, A DISTANCE OF 191.29 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT SAID RECEPTION NUMBER 224050744 AND TO THE **POINT OF BEGINNING**;

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 01°02'53" WEST, A DISTANCE OF 439.71 FEET TO A POINT ON THE EXTERIOR OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744;

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY THE FOLLOWING TWO (2) COURSES:

- SOUTH 89°02'57" EAST, A DISTANCE OF 208.00 FEET;
- SOUTH 01°02'56" WEST, A DISTANCE OF 260.09 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT SAID RECEPTION NUMBER 224050744;

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- SOUTH 89°02'40" EAST, A DISTANCE OF 598.00 FEET;
- SOUTH 02°00'53" EAST, A DISTANCE OF 119.63 FEET;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 1,292.50 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744; THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY THE FOLLOWING THREE (3) COURSES:

- NORTH 08°18'28" WEST, A DISTANCE OF 59.97 FEET;
- 2. NORTH 06°04'29" EAST, A DISTANCE OF 391.30 FEET;
- 3. NORTH 05°59'00" EAST, A DISTANCE OF 393.36 FEET;

THENCE SOUTH 04°07'26" EAST, A DISTANCE OF 462.00 FEET;
THENCE SOUTH 89°02'51" EAST, A DISTANCE OF 339.76 FEET;
THENCE NORTH 06°01'44" EAST, A DISTANCE OF 462.00 FEET TO THE **POINT OF BEGINNING**.

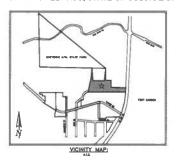
THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 363,837 SQUARE FEET OR (8.35254 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JERRY R. BESSIE, PLS 38576 PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO. 80920

# **ANNEXATION PLAT ROCK CREEK MESA ADDITION NO. 2**

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



#### BE IT KNOWN BY THESE PRESENTS:

THAT ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRISED PARCELS OF LAND:

APPAIGN. OF LIVES IN THE SOUTH AT OF SECTION AS, TOWNSHIP IS SOUTH, ARRORD AN WEST OF THE TITY PA-IN THE COLUMNY TO BE ARRAIL PATTO OF DOLUMPACE, CONTAINED, A POTTON OF THE PACED OF LIVES RECOGNIZED AND ADDRESS OF THE PACED O

COMMISSIONS AT THE SAID CENTER CORNER OF SECTION 30.
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- BOUTH 89\*02\*SP EAST, A DISTANCE OF 208.00 FEET;
   BOUTH 91\*02\*SF WEST, A DISTANCE OF 200.08 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCE, OF JANO RECORDED AT SAID RECEPTION MANSER 224000744;

THENCE CONCORNE WITH AND EXTERNOR BOUNDARY OF SAID PARCEL THE FOLLOWING TWO OF COURSES.

- THENCE SOUTH SCYDYDY WEST, A DISTANCE OF 1,282.50 FEET TO A POINT ON THE EXTÉRIOR SOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 23495774.
  THENCE CONCUDENT WITH AND EXTERIOR SOUNDART THE POLIC LOWING THREE (5) COURSES:
- NORTH 081828" WEST, A DISTANCE OF 88.87 FEET;
   NORTH 0818428" EAST, A DISTANCE OF 381.38 FEET,
   NORTH 0818909" EAST, A DISTANCE OF 383.86 FEET,

THENCE SOUTH 64"9729" EAST, A DISTANCE OF 482.00 PEET;
THENCE SOUTH 69"10"251" EAST, A DISTANCE OF 380.76 PEET;
THENCE CONTRA 69"10"4" EAST, A DISTANCE OF 482.00 PEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF SISLEST SOLIARE FEET OR (8.38254 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REPERENCE.

#### GENERAL NOTES:

- THIS AMMENIATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY HOR A CAND SURVEY PLAT. ALL BOURDARY REPORTION SHOWN HEREON WAS TAKEN FROM FOUND MONUMENTATION, TOGETHER WITH MAPS & DOCUMENTS OF RECORD, WITH MAPS COMBISIENCE.
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  IN COTY OF COLUMBOS DEFINISHS AMEDICATION, ALL PRINCIPAL ADDITION, RECEIPTION NO. OFISIATION, RECORDED DECISIES OF 9.197 bit The CLERK AND RECORDERS OFFICE OF EL. PAGA COLUMNY, COLUMBOS, RECORDERS OFFICE.

  RECORPTION NO. SOMEOSTE, RECORDERS SETTEMBERS 18, 2000 BH BAID RECORDERS OFFICE.

  BIT LA MEMORITANT PRINCIPE PLAT OF LOAME LAND SIMPOPINO, BIG., PROJECT NO. 2000S, DATED APRIL, 27, 2022.

  BIT LA MEMORITANT SIMPOPI PLAT OF LOAME LAND SIMPOPINO, BIG., PROJECT NO. 2000S, DATED APRIL, 27, 2022.

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- ADDITIONAL DOCUMENTS CONSIDERED

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  RECOPTION NO. CONSIDERATION OFFICE AND RECORDED NAMED NAMED FORCE OFFICE AND RECORDED NAMED 1. THOSE 15 SHEET, NO. SHEET, THE CONSIDERATION NAMED NAM
- 2. DATE OF PREPARATION: AUGUST 28, 2024
- 3. TOTAL PERIMETER OF THE AREA FOR ANNEXATION 6,026.31"
- 4. ONE-FOURTH (1ATH) OF THE TOTAL PERMETER: 1,258.68 (25.00%)
- S. PERMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 1,283.76 FEET (25.14%)
- 6. AREA OF SITE: 8.35254 ACRES
- 7 COMPRIM THE ESTABLISHMENT OF AN APPROPRIATE BABBLEST(S) THROUGH A FRML PLAT FOR THE EXISTING ON ELECTRIC (12 ROV PRIMARY ON CONDUCTOR: CSI #12.8-1; RUNNING THROUGH PORTIONS OF ADDITION NOS. 3.8 AND 8 OR BY IT IS TO BE RELOCATION AND PART OF THE PROPROSE PUTURE DEVELOPMENT.

### FEMA FLOODPLAIN STATEMENT:

THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE PLODOD, LINK), OSTANDED FROM THE PLODO INSURANCE RATE MAP (PIRM), MAP MUNISER 08041008000, EFFECTIVE DECEMBER 7, 2016.

## BASIS OF BEARINGS:

ALL BEARINGS HEREM BASED ON THE SOUTH LINE OF THE NORTHWEST ONS-QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 69 WEST, SENG MONABENTED BY A 3-HICH PIPE WITH A 3.25-HICH STASS CAP, PLISH WITH GROUND, AT THE WEST GUARTER CONFREY OF SAID SECTION 30 AND A NO. 8 REAR WITH A 3.25-HICH ALUMINUM CAP STAMPED PLB 1963, FLUSH WITH GROUND, AT THE CENTER CORNER OF BAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 88°0251" WEST, A DISTANCE OF 2,557.81 FEBT.

THE APPREMENTIONED, ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_ 2004 A.O.

DANGEY MICHTICA MANAGER

COUNTY OF EL PARO)

THE FOREOGING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF COLORADO LIMITED LIABELTY COMPANY.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES:

HOTARY PUBLIC

## SURVEYOR'S STATEMENT

L, JEMPY R, BESSEL, A PROFESSIONAL, LAND SURVEYOR MY THE STATE OF COLORADO AND LEGALLY COMO BUSINESS FOR AND ON BONALY OF MATRIX, DEVIAN GROWN (I.E., INC.), IN AND COUNTY, CO-HERZEY CENTRY THAT THE MAY RESEND HOWN HIS A CONNECT COLINEATION OF THE ADVICE DESIGNED FANCELS OF AND AND THAT AT LIAST TWOSTY-FOR PERCENT CENS, OF THE PERMITTER OF THE BUNDALYY OF SAID PARCELS IS CONTIQUOUS TO THE PRESENT BUNDAMENT OF THE COLORADO SPRINGE, ILL PASO COUNTY, COLORADO.

CITY APPROVAL.

ON BEHALF OF THE CITY OF COLORADO SPEINGS, THE UNDERSIONED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNIBIATION PLAT OF TROCK CREEK MESA ADDITION NO.  $2^{\circ}_{\circ}$ 

CITY PLANNING DIRECTOR DATE

CITY ENGINEER DATE

CITY CLERK

#### RECORDING:

STATE OF COLORADO)

COUNTY OF EL PASO

STEVE SCHLEIKER, III, PASO COUNTY CLERK AND RECORDER

DEPUTY

SURCHARGE:

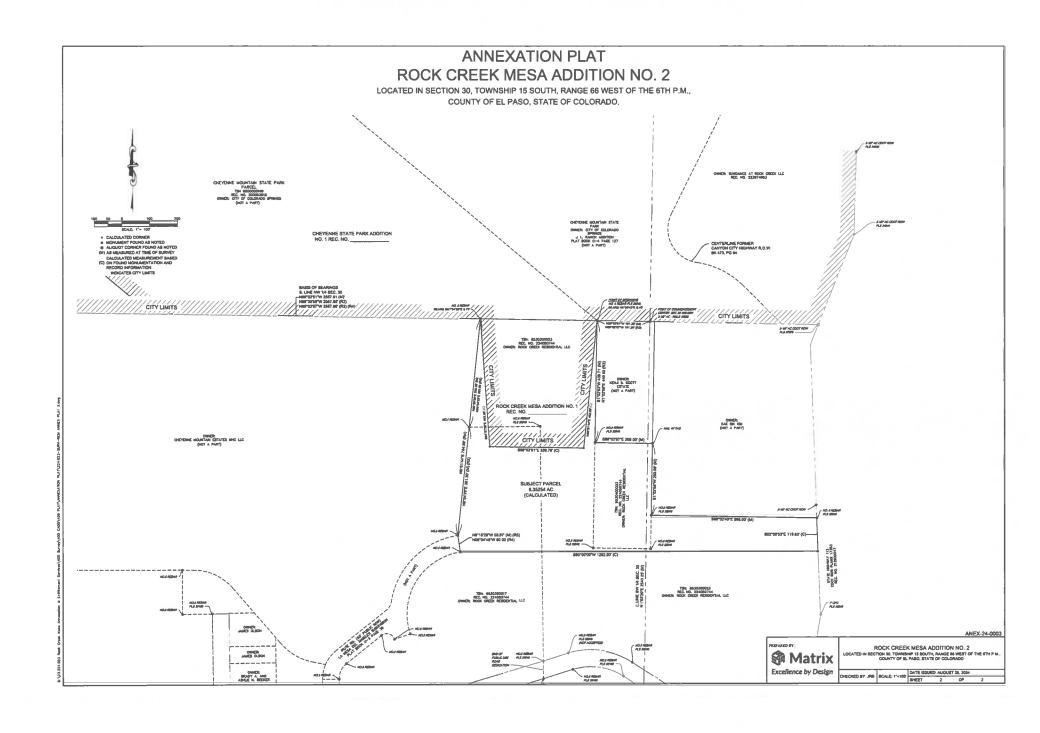
JERRY R. BESSIE, PLB NO. 20170 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

ANEX-24-0003

REPARED BY **Matrix** Excellence by Design

ROCK CREEK MESA ADDITION NO. 2 LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P M COUNTY OF SL PASO, STATE OF COLORADO

CHECKED BY: JPB BCALE: NA BREET 1 OF



Mayor's Action:		
	Approved on FEB 12 2025  Disapproved on FEB 12 2025	, based on the following objections:
		Blessing a. Mobolade, Mayor
Cou	ncil Action After Disapproval:	
	Council did not act to override the May Finally adopted on a vote of	
	Council action on	
ATT	EST:	Randy Helms, Council President
9 Sara	h B. Johnson, City Clerk  SEAL  MBER 3	A LOS AMENTALISMENT OF THE PARTY OF THE PART

TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS ROCK CREEK MESA ADDITION NO. 2 ANNEXATION CONSISTING OF 8.35 ACRES LOCATED WEST OF HIGHWAY 115 AND SOUTH OF CHEYENNE MOUNTAIN STATE PARK." was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 28, 2024; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 11th<sup>th</sup> day of February 2025, and that the same was published by title and in summary or in full, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, 11th<sup>th</sup> day of February 2025.

1<sup>st</sup> Publication Date: **January 31, 2025** 2<sup>nd</sup> Publication Date: **February 19, 2025** 

Effective Date: February 24, 2025

Sarah B. Johnson, Gity, Clerk

Initial: <u></u>
City Clerk