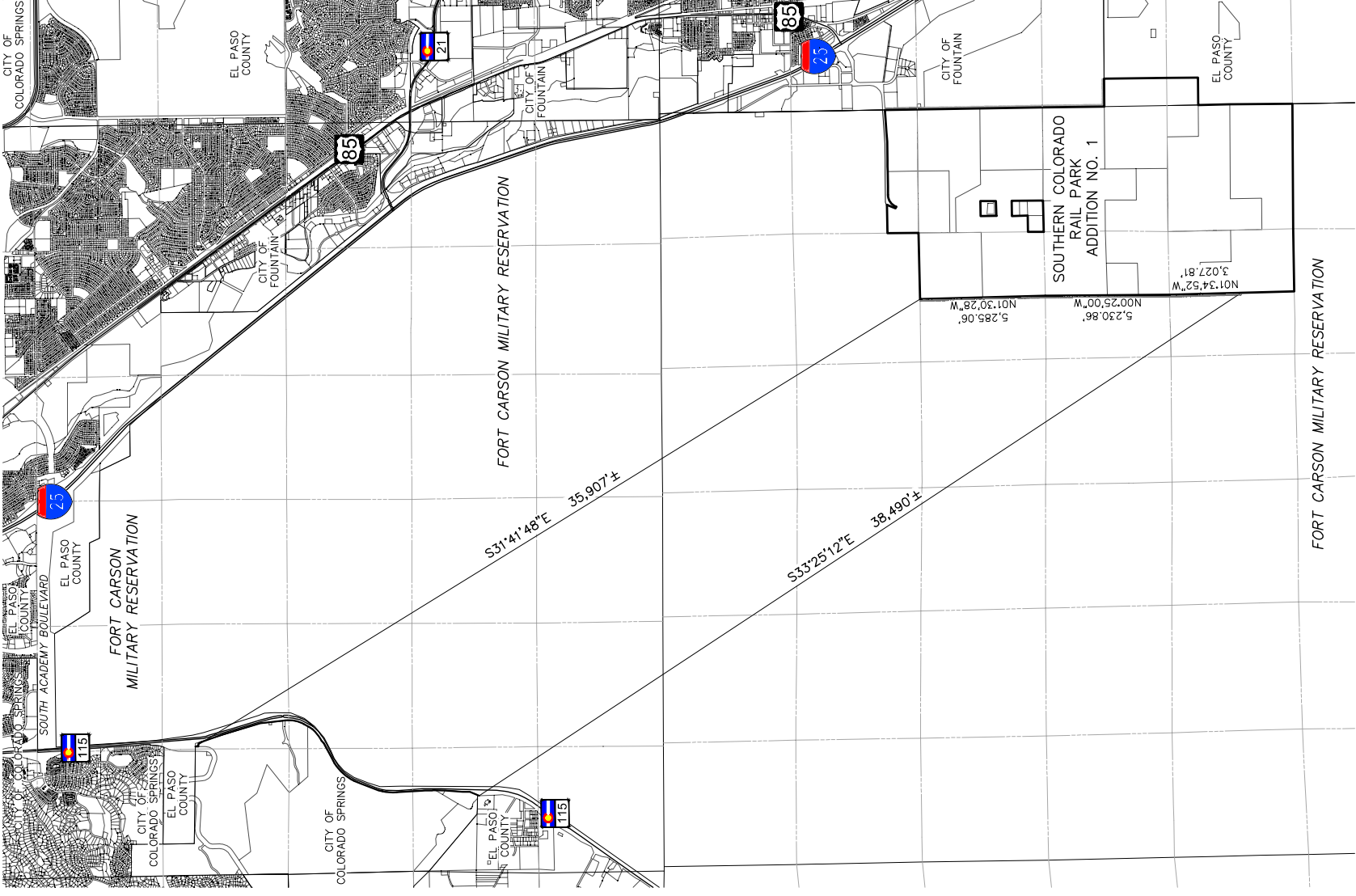




**ANNEXATION PLAT**  
**SOUTHERN COLORADO RAIL PARK ADDITION NO. 1**  
 THOSE PARCELS OF LAND IN SECTIONS 13, 14, 23, 24, 25, AND 26 T16S R66W OF THE 6TH P.M.,  
 AND IN SECTIONS 19 AND 30, T16S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO  
**CONTIGUOUS BOUNDARY EXHIBIT**



SOURCE OF CONTIGUITY – EASTERN BOUNDARY  
 AS DESCRIBED BY  
 ANNEXATION PLAT  
**J.L. RANCH ADDITION**  
 TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO  
 RECORDED IN PLAT BOOK C-4 AT PAGE 127  
 EASTERN BOUNDARY LENGTH – 13,543.73 FEET

ANNEXATION CONTIGUITY STATEMENT:  
 TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 53,182.11'  
 ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 8,863.69' (16.67%)  
 PERIMETER OF THE AREA CONTIGUOUS TO THE  
 EXISTING CITY LIMITS (WEST LINES OF SITE): 13,543.73' (25.47%)

NOTES:  
 1. PURSUANT TO C.R.S. SECTION 31-12-104(1)(A) CONTIGUITY SHALL NOT BE AFFECTED BY THE EXISTENCE OF PUBLIC LANDS OWNED BY THE STATE, OR AN AGENCY THEREOF, EXCEPT COUNTY-OWNED OPEN SPACE, BETWEEN THE ANNEXING MUNICIPALITY AND THE LAND PROPOSED TO BE ANNEXED.  
 2. PURSUANT TO C.R.S. SECTION 31-12-105(1)(E) THE THREE-MILE LIMIT ON EXTENSION OF THE CITY BOUNDARY MAY BE EXCEEDED FOR THE ANNEXATION OF AN ENTERPRISE ZONE. THE ENTIRE PROPERTY BEING ANNEXED IS WITHIN THE PIKES PEAK ENTERPRISE ZONE.  
 3. LENGTH OF CITY LIMITS ALONG THE COMBINED EASTERN BOUNDARIES OF ANNEXATION PLAT J.L. RANCH ADDITION IS 13,543.73 FEET.  
 SEE BOUNDARY DETAILS SHEET 3.



- LEGEND:**
- ANNEXATION BOUNDARY LINES
  - ADJACENT/EXISTING PROPERTY AND RIGHTS-OF-WAY LINES
  - SECTION/QUARTER SECTION LINES
  - MUNICIPALITY BOUNDARIES
  - CITY OF COLORADO SPRINGS CONTIGUOUS CALCULATIONS BOUNDARIES
  - BOUNDARY CONTIGUOUS TO THE CITY OF COLORADO SPRINGS (SEE NOTES)
  - BOUNDARY CONTIGUOUS TO THE CITY OF FOUNTAIN
  - EXCEPTION AREAS A AND B
- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS ANNEXATION PLAT

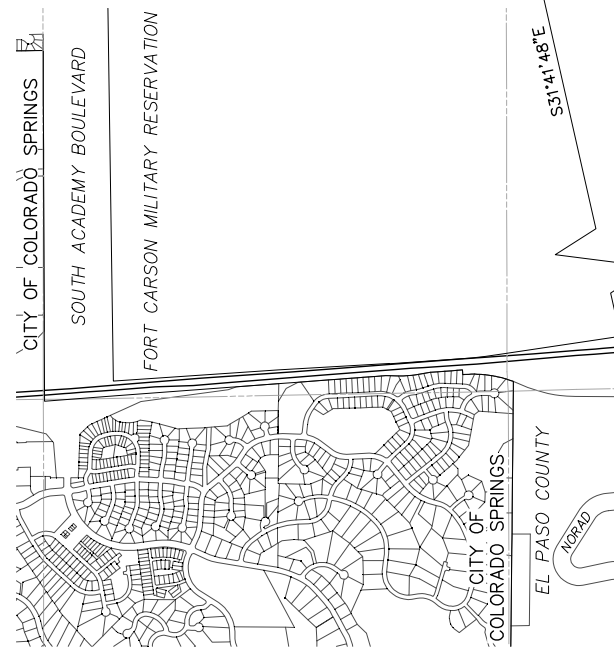
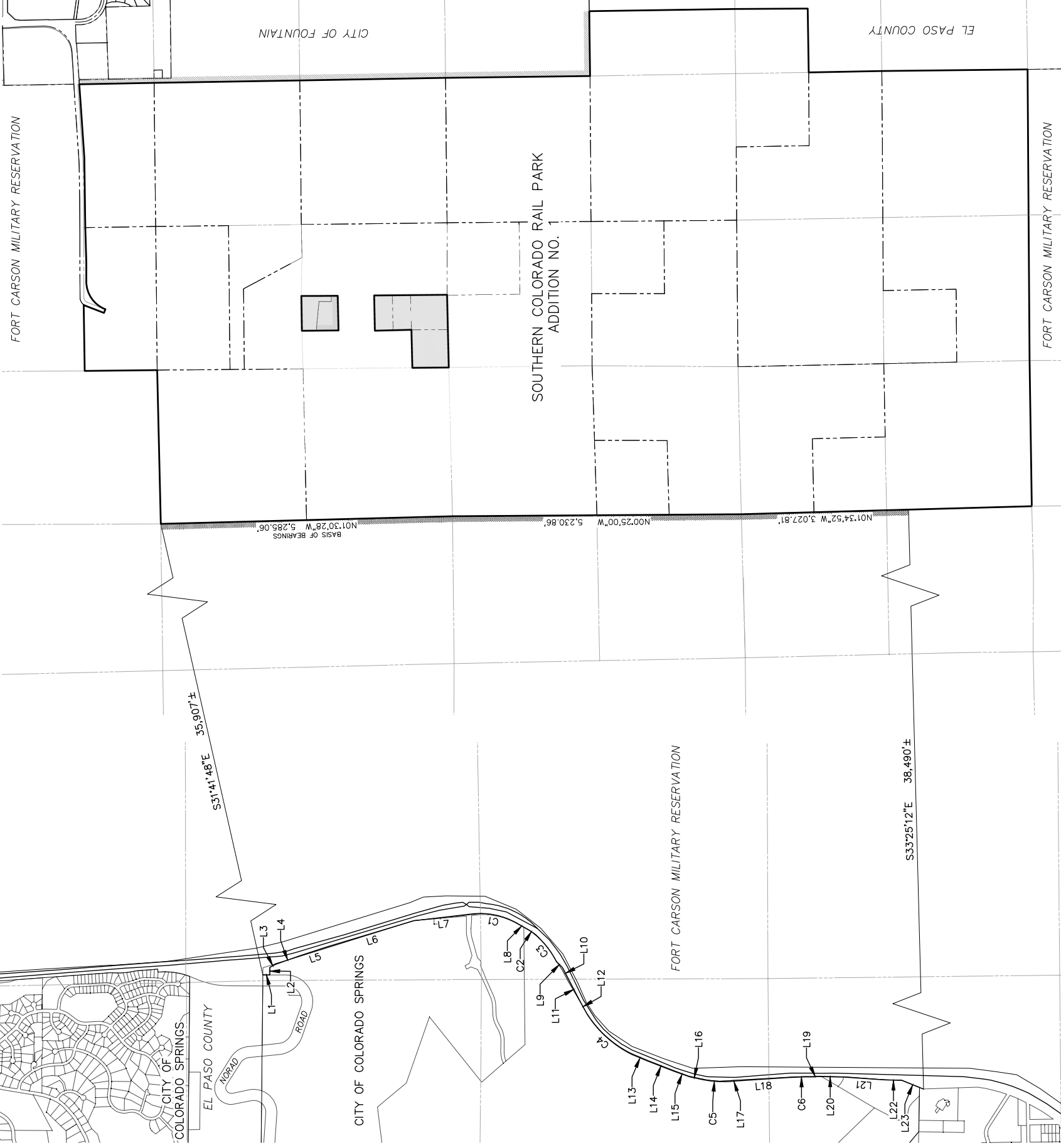
<b>ANNEXATION PLAT</b>	
SOUTHERN COLORADO RAIL PARK ADDITION NO. 1	
PROJECT NO.:	10-012
DATE OF PREPARATION:	AUGUST 30, 2024
DRAWN BY:	ELV
CITY ADDRESS:	217 N. WAHATCH AVE., STE. 305, COLORADO SPRINGS, CO 80903
PHONE:	719-555-5485
REVISONS:	
NO.	DATE
1	10/20/2024
BY: ADDRESS: (SEE CITY REVIEW COMMENTS (10/17/2024))	
DRAWN BY: ELY CHECKED BY: VPT CITY FILE No.: ANEX-24-0013	

# ANNEXATION PLAT

## SOUTHERN COLORADO RAIL PARK ADDITION NO. 1

THOSE PARCELS OF LAND IN SECTIONS 13, 14, 23, 24, 25, AND 26 T16S R66W OF THE 6TH P.M.,  
AND IN SECTIONS 19 AND 30, T16S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO

### CONTIGUOUS BOUNDARY DETAIL

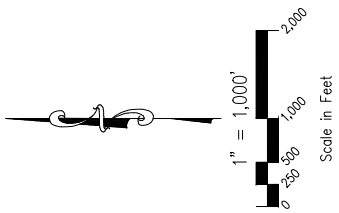


**ANNEXATION CONTIGUITY STATEMENT:**  
 TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 53,182.11'  
 ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 8,863.69' (16.67%)  
 PERIMETER OF THE AREA CONTIGUOUS TO THE  
 EXISTING CITY LIMITS (WEST LINES OF SITE): 13,543.73' (25.47%)

- NOTES:**
- PURSUANT TO C.R.S. SECTION 31-12-104(1)(A) CONTIGUITY SHALL NOT BE AFFECTED BY THE EXISTENCE OF PUBLIC LANDS OWNED BY THE STATE, OR AN AGENCY THEREOF, EXCEPT COUNTY-OWNED OPEN SPACE BETWEEN THE ANNEXING MUNICIPALITY AND THE LAND PROPOSED TO BE ANNEXED.
  - PURSUANT TO C.R.S. SECTION 31-12-105(1)(E) THE THREE-MILE LIMIT ON EXTENSION OF THE CITY BOUNDARY MAY BE EXCEEDED FOR THE ANNEXATION OF AN ENTERPRISE ZONE. THE ENTIRE PROPERTY BEING ANNEXED IS WITHIN THE PIKES PEAK ENTERPRISE ZONE.
  - LENGTH OF CITY LIMITS ALONG THE EASTERN BOUNDARY OF ANNEXATION PLAT J.L. RANCH ADDITION IS 13,543.73 FEET.

SOURCE OF CONTIGUITY – EASTERN BOUNDARY  
 AS DESCRIBED BY  
 ANNEXATION PLAT  
**J.L. RANCH ADDITION**  
 TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO  
 RECORDED IN PLAT BOOK C-4 AT PAGE 127  
 EASTERN BOUNDARY LENGTH – 13,543.73 FEET

CONTIGUOUS BOUNDARY SEGMENT TABLE					
LINE #	DISTANCE CURVE #	RADIUS	BEARING DELTA	CHORD	CHORD BEARING
L1	126.20		S03°15'56"W		
L2	136.57		S89°28'21"E		
L3	121.79		S27°12'20"E		
L4	453.10		S19°27'43"E		
L5	524.75		S18°23'43"E		
L6	1,643.50		S16°39'37"E		
L7	1,058.10		S6°40'11"E		
C1	838.01	1,332.50	36°02'00"	824.27	S11°20'49"W
L8	220.60		S29°21'49"W		
C2	185.80	1,332.50	7°59'21"	185.65	S33°21'28"W
C3	623.09	1,790.00	19°56'40"	618.95	S52°28'39"W
L9	143.20		S44°15'03"W		
L10	251.41		S62°34'02"W		
L11	400.80		S62°27'51"W		
L12	307.66		S60°57'10"W		
C4	1,115.56	1,985.00	32°12'00"	1,100.94	S41°56'20"W
L13	302.31		S22°40'41"W		
L14	511.40		S21°14'39"W		
L15	305.80		S19°43'39"W		
L16	158.52		S11°49'41"W		
C5	562.50	1,970.00	16°56'29"	560.38	S04°42'45"W
L17	118.76		S3°44'46"E		
L18	948.34		S3°44'46"E		
L19	51.88		S9°50'26"E		
C6	445.79	5,655.00	4°31'00"	445.67	S01°29'16"E
L20	490.77		S11°19'18"W		
L21	750.80		S4°01'11"W		
L22	299.73		S1°20'42"W		
L23	426.99		S21°53'31"W		



- LEGEND:**
- ANNEXATION BOUNDARY LINES
  - - - ADJACENT/EXISTING PROPERTY AND RIGHTS-OF-WAY LINES
  - SECTION/QUARTER SECTION LINES
  - MUNICIPALITY BOUNDARIES
  - CITY OF COLORADO SPRINGS CONTIGUOUS CALCULATIONS BOUNDARIES
  - BOUNDARY CONTIGUOUS TO THE CITY OF COLORADO SPRINGS (SEE NOTES)
  - BOUNDARY CONTIGUOUS TO THE CITY OF FOUNTAIN
  - EXCEPTION AREAS A AND B
- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS ANNEXATION PLAT

217 N. WARRATCH AVE. STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.555.5485

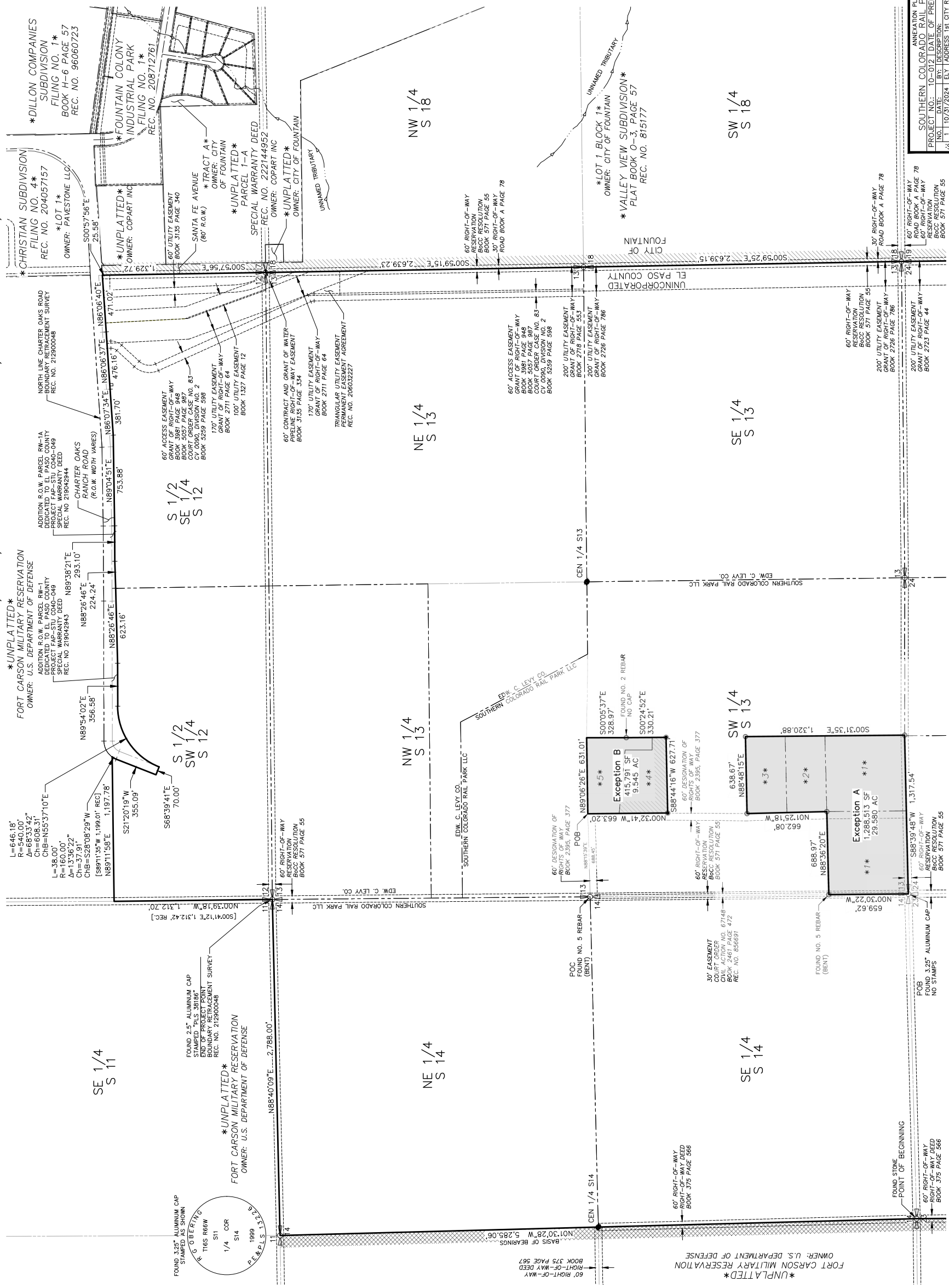
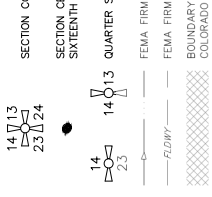
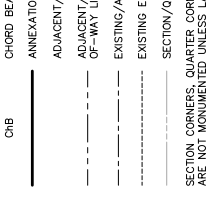
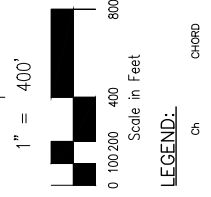
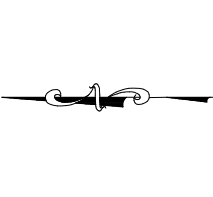
CIVIL CONSULTANTS, INC. SHEET 3 OF 6

ANNEXATION PLAT  
 SOUTHERN COLORADO RAIL PARK ADDITION NO. 1  
 PROJECT NO.: 10-012 | DATE OF PREPARATION: AUGUST 30, 2024  
 DRAWN BY: ELY | CHECKED BY: VPT | CITY FILE NO.: ANEX-24-0013

NO.	DATE	DESCRIPTION
1	10/27/2024	EL PASO COUNTY REVIEW COMMENTS (10/17/2024)



# ANNEXATION PLAT SOUTHERN COLORADO RAIL PARK ADDITION NO. 1 AND IN SECTIONS 13, 14, 23, 24, 25, AND 26 T16S R66W OF THE 6TH P.M., AND IN SECTIONS 19 AND 30, T16S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO



CONTINUED ON SHEET 4 OF 5

217 N. WASHCATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.455.5485

**CIVIL CONSULTANTS, INC.**

SHEET 4 OF 6

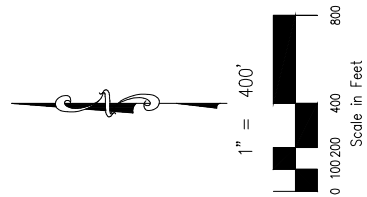
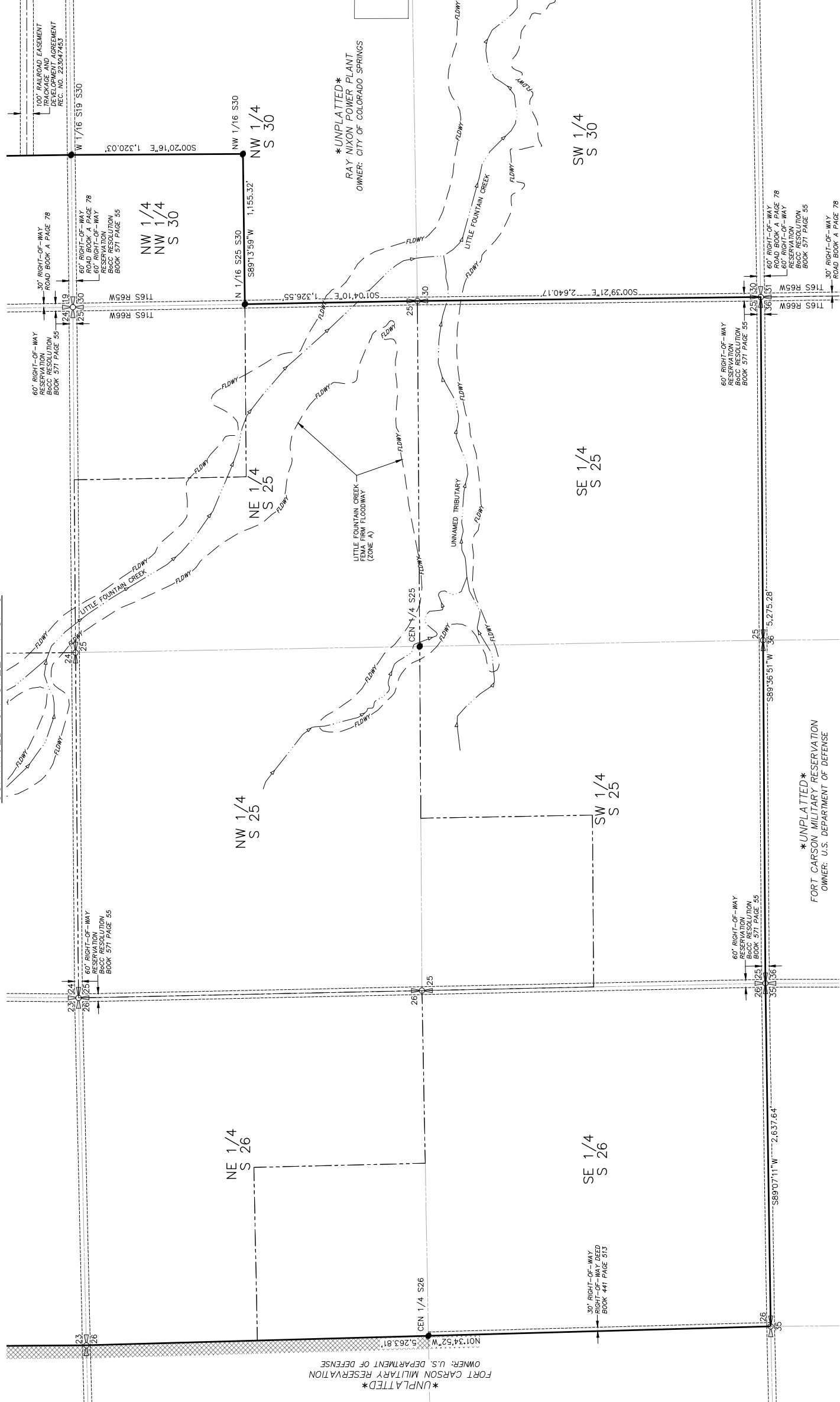
ANNEXATION PLAT  
SOUTHERN COLORADO RAIL PARK ADDITION NO. 1  
PROJECT NO.: 10-012 | DATE OF PREPARATION: AUGUST 30, 2024  
BY: [REDACTED] | E.L.: ADDRESS 381 CITY REVIEW COMMENTS (10/17/2024)  
REVISIONS:  
NO. | DATE | BY | ADDRESS 381 CITY REVIEW COMMENTS (10/17/2024)  
DRAWN BY: ELY | CHECKED BY: VPT | CITY FILE NO.: ANEX-24-0013



# ANNEXATION PLAT SOUTHERN COLORADO RAIL PARK ADDITION NO. 1

THOSE PARCELS OF LAND IN SECTIONS 13, 14, 23, 24, 25, AND 26 T16S R66W OF THE 6TH P.M.,  
AND IN SECTIONS 19 AND 30, T16S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO

CONTINUED ON SHEET 4 OF 5



- LEGEND:**
- Ch CHORD
  - ChB CHORD BEARING
  - ANNEXATION BOUNDARY LINES
  - - - ADJACENT/EXISTING SUBDIVISION LINES
  - - - ADJACENT/EXISTING PROPERTY AND RIGHTS-OF-WAY LINES
  - - - EXISTING/ADJACENT CENTERLINES
  - - - EXISTING EASEMENTS
  - - - SECTION/QUARTER SECTION LINES
  - SECTION CORNERS, QUARTER CORNERS, AND SIXTEENTH CORNER ARE NOT MONUMENTED UNLESS LABELED OTHERWISE
  - 14 13 23 24 SECTION CORNERS
  - SECTION CENTER QUARTER CORNERS AND SIXTEENTH CORNERS (AS LABELED)
  - 14 23 QUARTER SECTION CORNERS
  - FEMA FIRM WATERCOURSE
  - FEMA FIRM FLOODWAY LINES
  - BOUNDARY CONTIGUOUS TO THE CITY OF COLORADO SPRINGS (SEE NOTES)
  - BOUNDARY CONTIGUOUS TO THE CITY OF FOUNTAIN
  - EXCEPTION AREAS A AND B
  - \*NOT A PART\* PARCELS INDICATED WITH ASTERISK\* ARE NOT A PART OF THIS ANNEXATION PLAT
- MONUMENTS:**
- FOUND RED PLASTIC CAP ON No. 3 REBAR (PARCELS L.S. 1583 UNLESS IDENTIFIED OTHERWISE)
  - FOUND 60d NAIL

File: 0:\1012A-Ed Levy Col\dw c Levy Col\dw\Survey\Anex\10-012 589P No1 Annexation Plat.dwg Plotstamp: 11/12/2024 1:22 PM

ANNEXATION PLAT	
SOUTHERN COLORADO RAIL PARK ADDITION NO. 1	
PROJECT NO.:	10-012
DATE OF PREPARATION:	AUGUST 30, 2024
PREPARED BY:	ELY CONSULTANTS, INC.
FILE ADDRESS:	11/10/20/2024
DATE:	10/17/2024
REVISIONS:	

**ELY CONSULTANTS, INC.**

212 N. WAHATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485

SHEET 6 OF 6