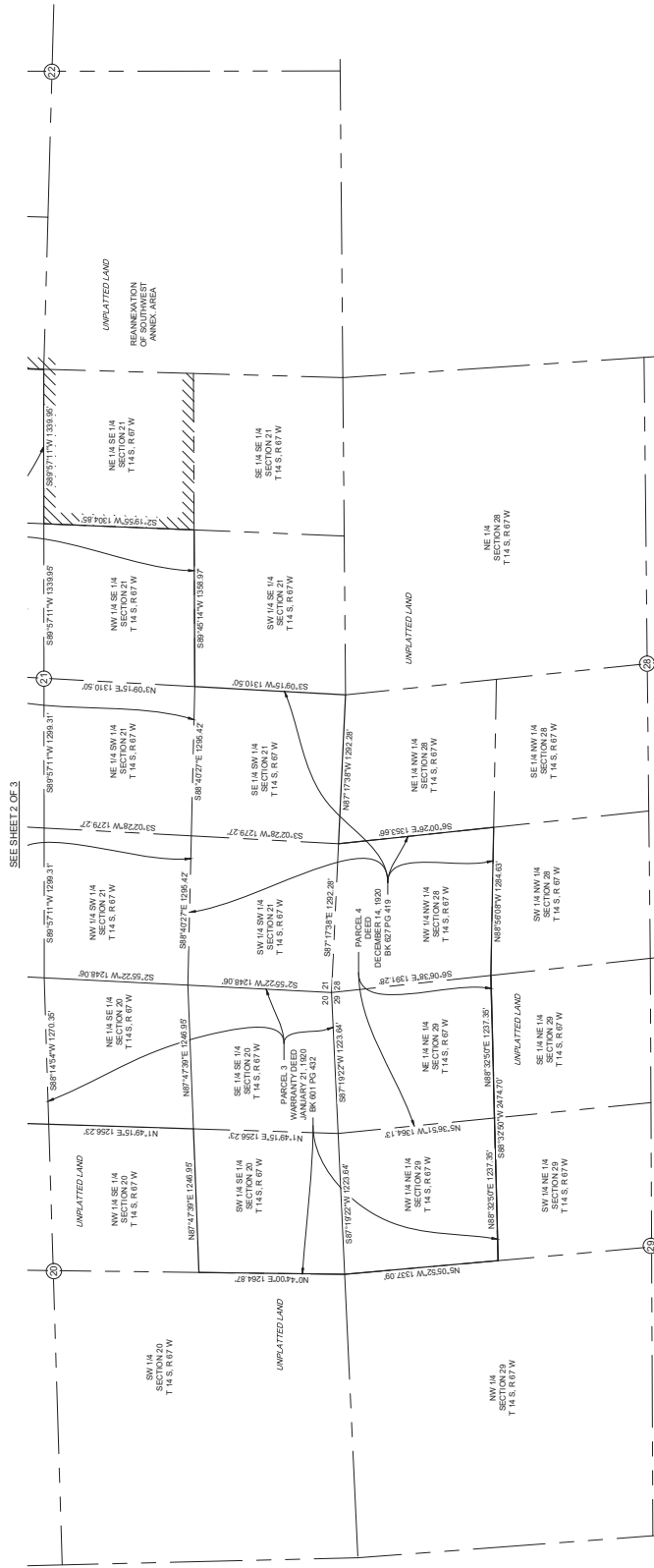


ANNEXATION PLAT

BEAR CREEK CANYON PARK ADDITION NO. 1

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, SECTION 16, THE EAST 1/2 OF SECTION 20, SECTION 21, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 29 OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.



SEE SHEET OF 3

GENERAL NOTES

1. THIS ANNEXATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT. ALL BOUNDARY LINES ARE BASED ON RECORD SURVEYS, RECORD MAPS AND DOCUMENTS OF RECORD. MAPS CONSIDERED:
 - BALCONZINI RESURVEY (M.D. 1835) ACCEPTED JANUARY 11, 1985.
 - ANNEXATION PLAT RECORDED DECEMBER 1, 1992 UNDER RECEPTION NUMBER 20000772.
 - FINAL PLAT OF CRYSTAL PARK SUBDIVISION NO. 2 RECORDED NOVEMBER 1, 2000 UNDER RECEPTION NUMBER 20000254.
 - LAND SURVEY PLAT RECORDED NOVEMBER 2, 2000 UNDER RECEPTION NUMBER 20000254.
 - RECEIPT NUMBER 20000254 DATED AUGUST 17, 2000 UNDER RECEPTION NUMBER 20000091.
2. DATE OF PREPARATION: JUNE 23, 2021
3. TOTAL PERIMETER: 42,465.98 FEET
4. 10TH PERIMETER: 7,389.97 FEET
5. PERIMETER CONTIGUOUS TO CITY LIMITS: 12,287.88 FEET
6. AREA OF SITE: 1,399.65278 ACRES
7. PARKS, RECREATION AND CULTURAL SERVICES WILL BE RESPONSIBLE FOR ALL CHANNEL MAINTENANCE AND OPERATIONS.
8. ADJACENT ANNEXATION LABELED "REANNEXATION OF SOUTHWEST ANNEX AREA" PER CITY OF COLORADO SPRINGS GIS CITY VIEW. RECORDS, AND NO RECORD WAS FOUND BY TITLE COMPANY.



INDICATES CITY LIMITS

Matrix
Excellence by Design

GPCA 21-00094
BEAR CREEK CANYON PARK ADDITION NO. 1
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 15, SECTION 16, THE EAST 1/2 OF SECTION 20, SECTION 21, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 29 OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.
CHECKED BY: RUM SCALE: 1"=500' DATE ISSUED: OCT. 5, 2021 SHEET 3 OF 3