

ROCK CREEK MESA ADDITION NO. 6

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 THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744, 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" 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 SOUTH 51°14'05" WEST A DISTANCE OF 2,488.24 FEET TO A POINT ON THE SAID EXTERIOR THAT PARCEL OF LAND, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160", ALSO BEING THE **POINT OF BEGINNING**;
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 59°19'10" WEST, A DISTANCE OF 509.83 FEET;
2. NORTH 30°40'50" EAST, A DISTANCE OF 60.00 FEET;
3. NORTH 00°33'26" EAST, A DISTANCE OF 217.01 FEET;
4. SOUTH 89°29'59" WEST, A DISTANCE OF 100.56 FEET;
5. NORTH 00°07'54" EAST, A DISTANCE OF 66.17 FEET;
6. NORTH 89°20'07" WEST, A DISTANCE OF 104.87 FEET;
7. NORTH 00°21'37" WEST, A DISTANCE OF 71.87 FEET;
8. SOUTH 89°52'55" EAST, A DISTANCE OF 611.46 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 665.86 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 244,463 SQUARE FEET OR (5.61209 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

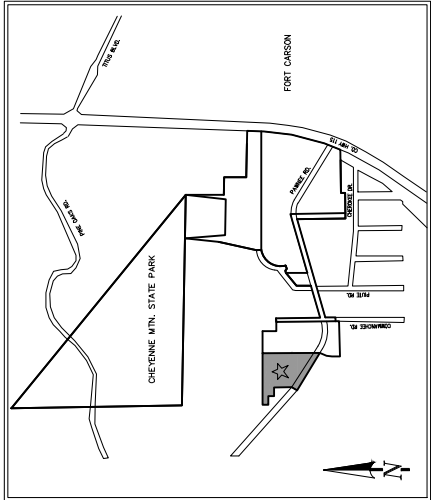


JERRY R. BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920

ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 6

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 THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (THE BEARS NO RELATIONSHIP TO THE 1982-83 BRASS CAP BEING MONUMENTED IN THE EAST 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED BY THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 88°02'51" WEST, A DISTANCE OF 2,557.81 FEET;

COMMENCING AT SAID CENTER CORNER OF SECTION 30;

THENCE SOUTH 51°14'05" WEST A DISTANCE OF 2,488.24 FEET TO A POINT ON THE SAID EXTERIOR THAT PARCEL OF LAND, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160", ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 89°29'59" WEST, A DISTANCE OF 665.86 FEET TO THE POINT OF BEGINNING.

1. NORTH 69°19'07" WEST, A DISTANCE OF 693.83 FEET;
2. NORTH 30°40'50" EAST, A DISTANCE OF 600.00 FEET;
3. NORTH 00°33'26" EAST, A DISTANCE OF 217.01 FEET;
4. SOUTH 89°29'59" WEST, A DISTANCE OF 100.56 FEET;
5. NORTH 00°07'54" WEST, A DISTANCE OF 66.17 FEET;
6. NORTH 89°20'07" WEST, A DISTANCE OF 104.87 FEET;
7. NORTH 00°21'37" WEST, A DISTANCE OF 71.87 FEET;
8. SOUTH 89°52'55" EAST, A DISTANCE OF 611.46 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 665.86 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 244.463 SQUARE FEET OR (5.61209 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,

PASO COUNTY, COLORADO;

R2 - J.L. RANCH ADDITION, PORTION OF J.L. RANCH,

RECEPTION NO. 06800212, RECORDED SEPTEMBER 18, 2000 IN SAID RECORDERS OFFICE;

R3 - IMPROVEMENT SURVEY PLAT BY CLARK LAND SURVEYING, INC., PROJECT NO. 220828, DATED APRIL 27, 2022,

R4 - LA MESA DEL ANGELES SUBDIVISION PLAT,

RECEPTION NO. 860860, RECORDED FEBRUARY 04, 1972 IN SAID RECORDERS OFFICE;

R5 - ALT TRANS'S 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. 212600047, RECORDED JUNE 01, 2012 IN SAID RECORDERS OFFICE;

R7 - RECEPTION NO. 221600039, 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. 96801963, RECORDED OCTOBER 01, 1996 IN SAID RECORDERS OFFICE;
- J.L. RANCH ADDITION RECORDED DECEMBER 08, 1987 IN PLAT BOOK C-4 AT PAGE 127;
- 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, 1995 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. 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: AUGUST 28, 2024

3. TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 2,407.63'

4. ONE-FOURTH (1/4) OF THE TOTAL PERIMETER: 601.91 FEET (25.00%)

5. PERMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 665.86 FEET (27.66%)

6. AREA OF SITE: 5.61209 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 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 ZINCH PIPE WITH A 3/25-INCH BRASS CAP, FLUSH WITH GROUND, AT THE CENTER CORNER OF SAID SECTION 30, BEING MONUMENTED BY A 3/25-INCH ALUMINUM CAP STAMPED "PLS 19825" 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.

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. 6.

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 _____ A.D.

_____, CITY CLERK _____ DATE _____

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____, 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

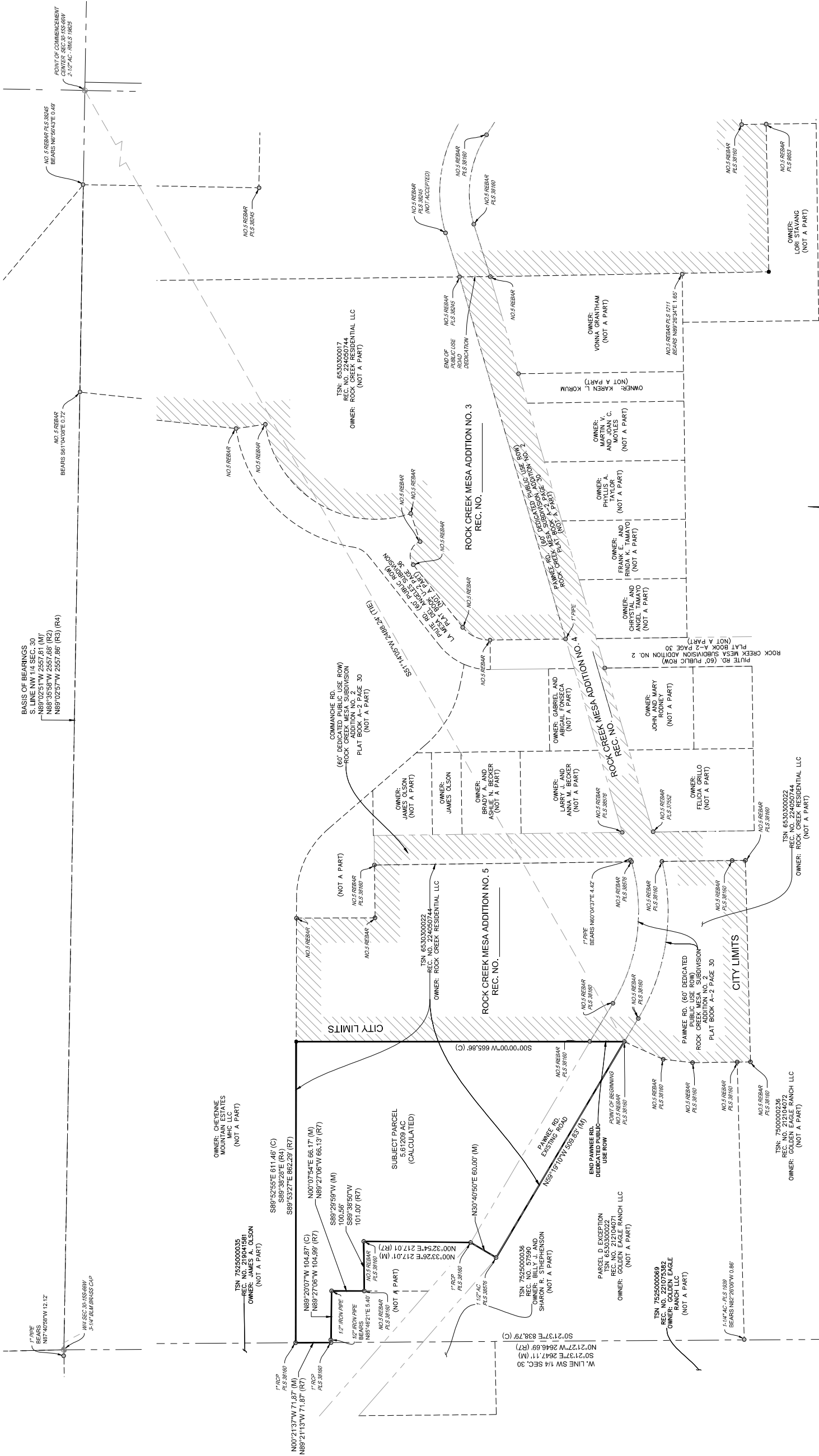
BY: _____
DEPUTY

FEE: _____
SURCHARGE: _____

ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 6

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 FOUND MONUMENTATION AND RECORD INFORMATION

