

# ANNEXATION PLAT ROCK CREEK MESA ADDITION NO. 1

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

## KNOW ALL MEN BY THESE PRESENTS:

THAT COLORADO SPRINGS EQUITIES LLC, A COLORADO LIMITED LIABILITY COMPANY (AS TO PARCELS A, B & C) THE GOLDEN EAGLE RANCH, L.L.C., A COLORADO LIMITED LIABILITY COMPANY (AS TO PARCEL D), NEW DIRECTION IRA INC, FBO, DANNY MIENTKA IRA (AS TO PARCEL E) AND THE CITY OF COLORADO SPRINGS, A MUNICIPAL CORPORATION (AS TO THE CHEYENNE MOUNTAIN STATE PARK PARCE) BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCELS OF LAND:

LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### (PARCEL A - PARCEL E PER TITLE COMMITMENT)

#### PARCEL A: 6530300017 PAWNEE RD

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE INTERSECTION OF CHICKASAW ROAD AND SENECA ROAD AS RECORDED IN ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED MARCH 11, 1959 IN PLAT BOOK A2 AT PAGE 30 IN THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S89°24'00"W, 738.00 FEET; THENCE N00°36'00"W, 404.51 FEET; THENCE N89°02'00"W, 818.31 FEET; THENCE S00°38'00"E, 1519.66 FEET; THENCE S58°41'00"E, 90.68 FEET; THENCE ON A CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 47°30'00", RADIUS IS 360.00 FEET, AND ARC LENGTH IS 298.45 FEET; THENCE ANGLE LEFT ALONG A NON-RADIAL LINE N00°36'00"W, 521.89 FEET; THENCE N89°24'00"E, 152.35 FEET; THENCE S41°06'25"E, 115.48 FEET; THENCE S00°36'00"E, 151.90 FEET; THENCE N89°24'00"E, 227.00 FEET; THENCE S00°36'00"E, 155.29 FEET; THENCE N73°49'00"E, 766.16 FEET; THENCE N00°36'00"W, 849.47 FEET TO THE POINT OF BEGINNING; COUNTY OF EL PASO, STATE OF COLORADO.

EXCEPT THAT PORTION CONTAINED WITHIN THE PLAT OF LA MESA DEL ANGELES SUBDIVISION AS RECORDED FEBRUARY 4, 1972 IN PLAT BOOK U2 AT PAGE 36;

AND FURTHER EXCEPTING ANY PORTION CONVEYED BY DEEDS RECORDED APRIL 16, 1993 IN BOOK 6154 AT PAGE 600 AND AUGUST 5, 1995 IN BOOK 6230 AT PAGE 53 AND FEBRUARY 6, 1997 UNDER RECEPTION NO. 97013676.

#### PARCEL B: 6530300023 PAWNEE RD

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, BEING BOUNDED BY THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 30, THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 115, THE NORTH RIGHT OF WAY LINE OF PAWNEE ROAD AND THE EAST LINES OF THE SUBDIVISIONS OF LA MESA DEL ANGELES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 4, 1972 IN PLAT BOOK U2 AT PAGE 36, AND ROCK CREEK MESA SUBDIVISION ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 11, 1959 IN PLAT BOOK A2 AT PAGE 30 AND AS PARTIALLY VACATED BY VACATION PLAT RECORDED JANUARY 13, 1972 IN PLAT BOOK U2 AT PAGE 13; EXCEPTING THEREFROM THE PARCELS LAND DESCRIBED IN DEEDS RECORDED OCTOBER 4, 1961 IN BOOK 1885 AT PAGE 404 AND AUGUST 16, 1979 IN BOOK 3215 AT PAGE 369.

#### PARCEL C: 6530400003 8145 PIUTE RD REYCON LTD

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTH EAST QUARTER AND OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST-WEST CENTER LINE OF SAID SECTION 30 WITH THE CENTER LINE OF STATE HIGHWAY NO. 115 AS DESCRIBED IN DEED RECORDED DECEMBER 21, 1938, IN BOOK 941 AT PAGE 394 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE WEST ON SAID EAST-WEST CENTER LINE 818 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY, WHICH POINT IS THE NORTH WEST CORNER OF THAT TRACT OF LAND CONVEYED IN DEED RECORDED FEBRUARY 25, 1955 IN BOOK 1483 AT PAGE 494 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO; THENCE CONTINUE WEST 208 FEET ON SAID EAST-WEST CENTER LINE; THENCE SOUTH 820 FEET PARALLEL WITH THE NORTH-SOUTH CENTER LINE OF SAID SECTION 30; THENCE EAST 208 FEET PARALLEL WITH THE EAST-WEST CENTER LINE OF SAID SECTION 30; THENCE NORTH 820 FEET PARALLEL WITH THE NORTH-SOUTH CENTER LINE OF SAID SECTION 30 TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID SECTION 30 TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MORE PARTICULARLY DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 21, 1966 IN BOOK 2146 PAGE 698, COUNTY OF EL PASO, STATE OF COLORADO.

#### PARCEL D: 65303-00-022 PAWNEE ROAD

A PARCEL OF LAND LOCATED AS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO. BEARINGS OF BOUNDARY LINES USED IN THE FOLLOWING DESCRIPTION ARE BASED UPON "FOUND" SURVEY MONUMENTS WITHIN THE ROCK CREEK MESA SUBDIVISION AND THE MONUMENTED SECTION NORTHEAST BEING THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30. BEARINGS HAVE BEEN DETERMINED BY DIRECT SOLAR OBSERVATIONS TO DETERMINE TRUE MERIDIAN NORTH. COMMENCING AT THE WEST QUARTER CORNER (MONUMENTED U.S. GOVERNMENT BRASS CAP, DATED 1974) THENCE S 0°23'14" E, 935.27' (RECORD 933) ON A TRUE MERIDIAN BEARING ALONG THE WESTERLY SECTION LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 TO INTERSECT THE SOUTHERLY LINE OF THE PLATTED LA MESA DEL ANGELES SUBDIVISION AS RECORDED IN PLAT BOOK U2, PAGE 36, EL PASO COUNTY, COLORADO. SAID INTERSECTION POINT BEING THE TRUE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL: THENCE S 89°37'22" E, 894.92' (RECORD 899.73) ALONG THE SOUTHERLY LINE OF SAID "LA MESA DEL ANGELES SUBDIVISION", THENCE ALONG A CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 48°59'54", RADIUS 187.00', ARC LENGTH 159.92', THENCE S 40°37'28" E ALONG THE TANGENT OF THE MENTIONED CURVE 121.60' TO INTERSECT THE SOUTHERLY LINE OF LOT II, BLOCK 3, OF THAT NOW VACATED PORTION OF THE "ROCK CREEK MESA SUBDIVISION" AS SHOWN ON THE "VACATION OF A PORTION OF ROCK CREEK MESA SUBDIVISION AND PORTIONS OF ROCK CREEK MESA SUBDIVISION AS RECORDED IN PLAT BOOK U-2, PAGE 13, EL PASO COUNTY, SAID POINT BEING THE SAME AS A POINT ON THE STILL "PLATTED" PORTION OF LOT 12, BLOCK 3, "ROCK CREEK MESA SUBDIVISION", THENCE S 89°39'00" W, 152.35' ALONG THE LINE COMMON TO SAID LOTS II AND 12 OF BLOCK 3 AND THEN PROJECTED ACROSS THE "PLATTED" PORTION OF COMMANCHE ROAD TO INTERSECT THE WESTERLY LINE OF SAID COMMANCHE ROAD BEING THE SAME AS THE EASTERLY LINE OF THE NOW "VACATED" LOT 31, BLOCK 6, OF SAID "ROCK CREEK MESA SUBDIVISION ADDITION #2", THENCE S 0°21'00" E, 521.89' ALONG THE WESTERLY LINE OF THE STILL "PLATTED" COMMANCHE ROAD TO THE NORTHWESTERLY CORNER OF THE INTERSECTION OF COMMANCHE ROAD AND THE STILL "PLATTED" PAWNEE ROAD, THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47°30'00", RADIUS 360' AND AN ARC LENGTH OF 298.45' TO A POINT ON THE SOUTHERLY LINE OF LOT 23, BLOCK 6, SAID SUBDIVISION, THENCE N 58°26'00" W, 90.71' (RECORD 90.68) TO INTERSECT THE WESTERLY LINE OF THE NOW VACATED CHOCTAW ROAD OF SAID "VACATED" "ROCK CREEK MESA SUBDIVISION #2", THENCE S 0°21'00" E, 70.69' ACROSS SAID VACATED ROAD TO THE SOUTHERLY LINE OF SAID PAWNEE ROAD, THENCE S 58°26'00" E, 53.34' ALONG THE SOUTHERLY RIGHT OF WAY FOR PAWNEE ROAD, THENCE ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 43°13'45", RADIUS 420', ARC LENGTH OF 331.55' (PLAT: 330.83), ALONG THE SOUTHERLY RIGHT OF WAY OF THE STILL "PLATTED" PAWNEE ROAD AS SHOWN ON THE "ROCK CREEK MESA SUBDIVISION PLAT BOOK A-2, PAGE 30, TO

## KNOW ALL MEN BY THESE PRESENTS (CONT.):

INTERSECT THE WESTERLY RIGHT OF WAY LINE OF COMMANCHE ROAD AS SHOWN ON THE PLAT OF THE "ROCK CREEK MESA SUBDIVISION", PLAT BOOK Z, PAGE 7, THENCE S 0°21'00" E, 147.10' ALONG SAID WESTERLY RIGHT OF WAY TO THE NORTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2038, PAGE 764, EL PASO COUNTY RECORDS, THENCE S 88°57'39" W, 960.89' ALONG THE NORTHERLY LINE OF SAID TRACT TO THE NORTHWESTERLY CORNER OF SAID TRACT BEING A POINT ON THE WESTERLY LINE (SECTION LINE) OF THE SOUTHWEST QUARTER OF SAID SECTION 30, THENCE N 0°-23'-14" W, 723.43' ALONG SAID SECTION LINE AND CROSSING THE EXISTING PAVED PAWNEE ROAD TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND (LOWER WATERTANKS) DESCRIBED IN BOOK 5344, PAGE 1120, EL PASO COUNTY RECORDS, THENCE S 4°38'14" E, 132.00' ALONG THE SOUTHERLY LINE OF SAID TRACT, THENCE N 0°23'14" W, 206.16', THENCE S 89°36'46" W, 100.00' TO THE NORTHWESTERLY CORNER OF SAID TRACT ALSO BEING A POINT ON SAID SECTION LINE, THENCE ALONG SAID SECTION LINE N 0°23'14" W, 69.30' TO THE TRUE POINT OF BEGINNING.

AND EXCEPTING AN EXISTING, PAVED, COUNTY MAINTAINED, ROADWAY KNOWN AS PAWNEE ROAD, SAID ROADWAY BEGINNING AT THE WESTERLY END OF THAT "PLATTED AND DEDICATED" PORTION OF PAWNEE ROAD AND CONTINUING NORTHWESTERLY TO THE WEST SECTION LINE OF SAID SECTION 30.

AND EXCEPTING A ROADWAY FOR ACCESS INTO A PORTION OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 67 WEST, 6TH P.M., SAID EASEMENT DESCRIBED IN BOOK 375, PAGE 497, DATED MAY 10, 1910, EL PASO COUNTY RECORDS, COLORADO AND EXCEPTING SAID PARCEL OF LAND DESCRIBED IN BOOK 2809 AT PAGE 220

### PARCEL D EXCEPTION (NOT FROM TITLE COMMITMENT):

COMMENCING AT THE POINT OF BEGINNING FOR THE ABOVE PARCEL D;

THENCE SOUTH 00°38'14" EAST, ON SAID WESTERLY SECTION LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 189.30 FEET TO THE SOUTHWEST CORNER OF THE PREVIOUSLY CITED "LOWER WATERTANKS", SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 49°53'14" EAST, ON THE EXTERIOR THEREOF, A DISTANCE OF 132.00 FEET TO THE EXTERIOR OF THAT QUITCLAIM DEED RECORDED APRIL 2, 1997 IN SAID RECORDS UNDER RECEPTION NUMBER 97036734;

THENCE SOUTH 57°08'55" EAST, ON SAID EXTERIOR, A DISTANCE OF 119.90 FEET;

THENCE SOUTH 31°19'00" WEST A DISTANCE OF 71.98 FEET;

THENCE SOUTH 58°14'00" EAST A DISTANCE OF 512.73 FEET TO THE SOUTHWESTERLY CORNER OF SAID "PLATTED" PAWNEE ROAD;

THENCE SOUTH 24°29'57" WEST A DISTANCE OF 86.86 FEET;

THENCE SOUTH 06°37'02" WEST A DISTANCE OF 62.67 FEET;

THENCE SOUTH 00°32'37" EAST A DISTANCE OF 91.60 FEET TO THE EXTERIOR OF THAT SPECIAL WARRANTY DEED RECORDED SEPTEMBER 07, 2012 IN SAID RECORDS UNDER RECEPTION NUMBER 212104071;

THENCE SOUTH 88°42'39" WEST, ON SAID EXTERIOR, A DISTANCE OF 552.02 FEET TO SAID WESTERLY SECTION LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE NORTH 00°38'14" WEST, ON SAID EXTERIOR AND SAID WESTERLY SECTION LINE, A DISTANCE OF 723.43 FEET TO THE POINT OF BEGINNING.

#### PARCEL E: 6530400009 285 PAWNEE RD

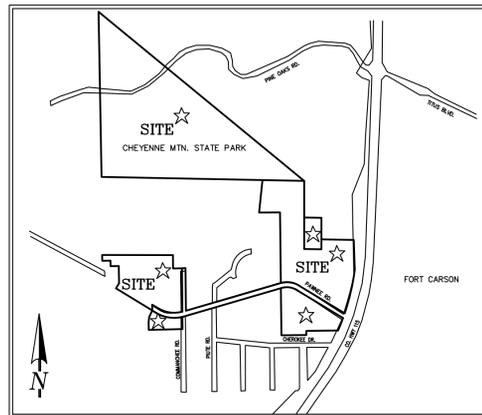
THAT PORTION OF THE SOUTH HALF OF SECTION 30 IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE EAST ON THE SOUTH LINE THEREOF 206.7 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF STATE HIGHWAY NO. 115 AS DESCRIBED IN DEED RECORDED IN BOOK 941 AT PAGE 394 OR THE RECORDS OF EL PASO COUNTY, COLORADO, UNDER RECEPTION NO. 604859; THENCE NORTHERLY ON THE CENTER LINE OR SAID HIGHWAY, 716 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN DEED TO HOWARD L. MCMILLEN AND EVELYN B. MCMILLEN RECORDED IN BOOK 1393 AT PAGE 121 OF SAID RECORDS UNDER RECEPTION NO. 904410 FOR THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE WESTERLY ON THE NORTHERLY LINE OF SAID MCMILLEN TRACT TO AN ANGLE POINT THEREON; THENCE NORTH ON AN EASTERLY LINE OF SAID MCMILLEN TRACT 100 FEET TO A CORNER THEREOF; THENCE WEST ON THE NORTHERLY LINE OF SAID MCMILLEN TRACT 300 FEET TO A CORNER THEREOF; THENCE NORTH ON AN EASTERLY LINE THEREOF 292 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OR SAID SECTION 300 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 242 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION TO INTERSECT THE CENTER LINE OF SAID STATE HIGHWAY NO. 115; THENCE SOUTHWESTERLY ON SAID CENTER LINE TO THE POINT OF BEGINNING EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED IN BOOK 2035 AT PAGE 159 UNDER RECEPTION NO. 368209; AND THAT PORTION OF THE SOUTH HALF OF SECTION 30 IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHERE THE CENTERLINE OF STATE HIGHWAY NO. 15 AND THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO PORCY G. AND OPAL MAY GRIFFIN IN BOOK 1570 AT PAGE 408 OF THE EL PASO COUNTY, COLORADO, RECORDS COINCIDE; THENCE WEST ALONG THE NORTH TINE OF SAID GRIFFIN TRACT TO A POINT WHICH IS A CORNER OF SAID GRIFFIN TRACT; THENCE NORTH ALONG AND EASTERLY LINE OF SAID GRIFFIN TRACT A DISTANCE OF 242 FEET TO A POINT WHICH IS A CORNER OF SAID GRIFFIN TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID GRIFFIN TRACT A DISTANCE OF 300 FEET TO A POINT ON AN EAST LINE OF (BAT TRACT OF LAND) CONVEYED TO HOWARD L. MCMILLEN AND EVELYN E. MCMILLEN BY DEED RECORDED IN BOOK 1393 AT PAGE 121; THENCE NORTH ON SAID EAST LINE OF SAID MCMILLEN TRACT 8 DISTANCE OF 353 FEET TO THE SOUTH LINE OF THE COUNTY ROAD AS IT IS NOW USED; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID COUNTY ROAD TO ITS INTERSECTION WITH THE CENTERLINE OF STATE HIGHWAY NO. 115; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID STATE HIGHWAY TO THE PLACE OF BEGINNING;

#### CHEYENNE MOUNTAIN STATE PARK PARCEL

THAT PART OF NW4 LY SWLY OF J.L. RANCH ADDITION ANNEXATION TO CITY OF COLO SPGS SEC 30-15-66 53.72 A

#### STREET RIGHT-OF-WAY

ALL OF PAWNEE ROAD, AND ALL OF COMMANCHEE ROAD LAYING NORTHERLY OF PAWNEE ROAD AS PLATTED IN ROCK CREEK MESA SUBDIVISION ADDITION NO. 2, RECORDED MARCH 11, 1959 IN SAID RECORDS IN PLAT BOOK A-2 AT PAGE 30, TOGETHER WITH ALL OF PAWNEE ROAD LAYING BETWEEN THE EASTERLY LINE OF SAID ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 115.



VICINITY MAP:  
N.T.S.

## OWNER:

THE AFOREMENTIONED, COLORADO SPRINGS EQUITIES LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF \_\_\_\_\_, 2023 A.D.

NAME, TITLE

STATE OF COLORADO)

)SS

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_, 2023 BY NAME, TITLE OF COLORADO SPRINGS EQUITIES LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

## OWNER:

THE AFOREMENTIONED, THE GOLDEN EAGLE RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF \_\_\_\_\_, 2023 A.D.

NAME, TITLE

STATE OF COLORADO)

)SS

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_, 2023 BY NAME, TITLE OF THE GOLDEN EAGLE RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

## OWNER:

THE AFOREMENTIONED, NEW DIRECTION IRA INC FBO, DANNY MIENTKA IRA, A COLORADO CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF \_\_\_\_\_, 2023 A.D.

NAME, TITLE

STATE OF COLORADO)

)SS

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_, 2023 BY NAME, TITLE OF NEW DIRECTION IRA INC FBO, DANNY MIENTKA IRA, A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

## OWNER:

THE AFOREMENTIONED, CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

JOHN W. SUTHERS,

MAYOR

ATTEST:

CITY CLERK

STATE OF COLORADO)

)SS

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. BY JOHN W. SUTHERS, MAYOR OF THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

## 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 MAPS AND DOCUMENTS OF RECORD, WITH MAPS CONSIDERED:

- J.L. RANCH ADDITION RECORDED DECEMBER 08, 1887 IN PLAT BOOK C-4 AT PAGE 127.
- ROCK CREEK MESA SUBDIVISION RECORDED AUGUST 05, 1953 IN PLAT BOOK Z AT PAGE 70.
- ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED MARCH 11, 1959 IN PLAT BOOK A-2 PAGE 30.
- 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).
- LA MESA DEL ANGELES SUBDIVISION RECORDED FEBRUARY 04, 1972 IN PLAT BOOK U-2 PAGE 36 (REC. NO. 860860).
- LAND SURVEY PLAT: SOUTH PORTION OF JL RANCH (FOR CITY STATE PARK PARCEL ONLY) DEPOSITED FOR RECORD ON SEPTEMBER 18, 2000 UNDER DEPOSIT NO. 200900212.

2. DATE OF PREPARATION: MARCH 7, 2023

3. TOTAL PERIMETER: 17,852.10 FEET

4. 1/6TH PERIMETER: 2,975.35 FEET

5. PERIMETER CONTIGUOUS TO CITY LIMITS: 3,208.19 FEET

6. AREA OF SITE: 107.67 ACRES

● INDICATES AN ALIQUOT CORNER FOUND ON PREVIOUS SURVEYS OF RECORD

////// INDICATES CITY LIMITS

## SURVEYOR'S STATEMENT

I, PATRICK S. JERNIGAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO AND LEGALLY DOING BUSINESS FOR AND ON BEHALF OF MATRIX DESIGN GROUP INC. IN EL PASO COUNTY, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCELS OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIMETER OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

PATRICK S. JERNIGAN, PLS NO. 34977  
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

**DRAFT**

## CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF ROCK CREEK MESA ADDITION NO. 1.

\_\_\_\_\_  
(PLANNING AND DEVELOPMENT DIRECTOR) DATE

\_\_\_\_\_  
CITY ENGINEER DATE

PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
CITY CLERK DATE

\_\_\_\_\_  
PRESIDENT OF CITY COUNCIL DATE

## RECORDING:

STATE OF COLORADO)

)SS

COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_ O'CLOCK \_\_\_ M., THIS \_\_\_ DAY OF \_\_\_\_\_, 2023, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_

DEPUTY

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

SUBD

PREPARED BY:

**Matrix**  
Excellence by Design

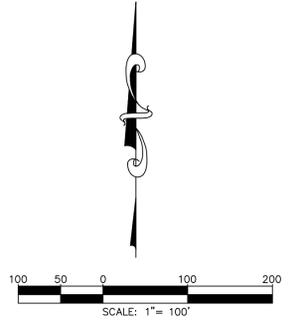
ROCK CREEK MESA ADDITION NO. 1  
LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO.

CHECKED BY: PSJ SCALE: NA DATE ISSUED: MAR. 7, 2023  
SHEET 1 OF 3

# ANNEXATION PLAT

## ROCK CREEK MESA ADDITION NO. 1

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



TSN: 752500002  
REC. NO. 518108  
OWNER: NORMAN L. AND  
DIANA L. BRYANT

TSN: 752500001  
REC. NO. 216114862  
OWNER: NORMAN BRYANT

PINE OAKS ROAD  
(NO RECORD FOUND)

W. LINE NW 1/4 SEC. 30  
N1°02'40"W 1983.57'

CHEYENNE MOUNTAIN STATE  
PARK PARCEL  
TSN 650000169  
OWNER: CITY OF COLORADO SPRINGS  
53.72 AC

TSN: 752500014  
REC. NO. 220195046  
OWNER: BRETT E. POWELL

S50°48'49"E 3208.19'

CHEYENNE MOUNTAIN  
STATE PARK  
OWNER: CITY OF  
COLORADO SPRINGS  
J. L. RANCH ADDITION  
PLAT BOOK C-4 PAGE 127

CITY LIMITS

W. 1/4 COR. SEC. 30  
T15S, R66W

1946.94' N88°58'30"W 2450.89'  
N. LINE SW 1/4 SEC. 30

503.95'

CENTER SEC. 30  
T15S, R66W

SUBD

SEE SHEET 3 OF 3

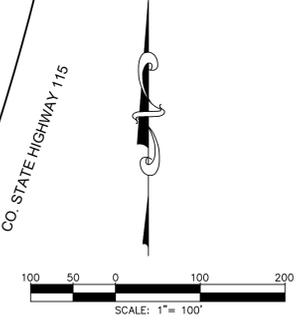
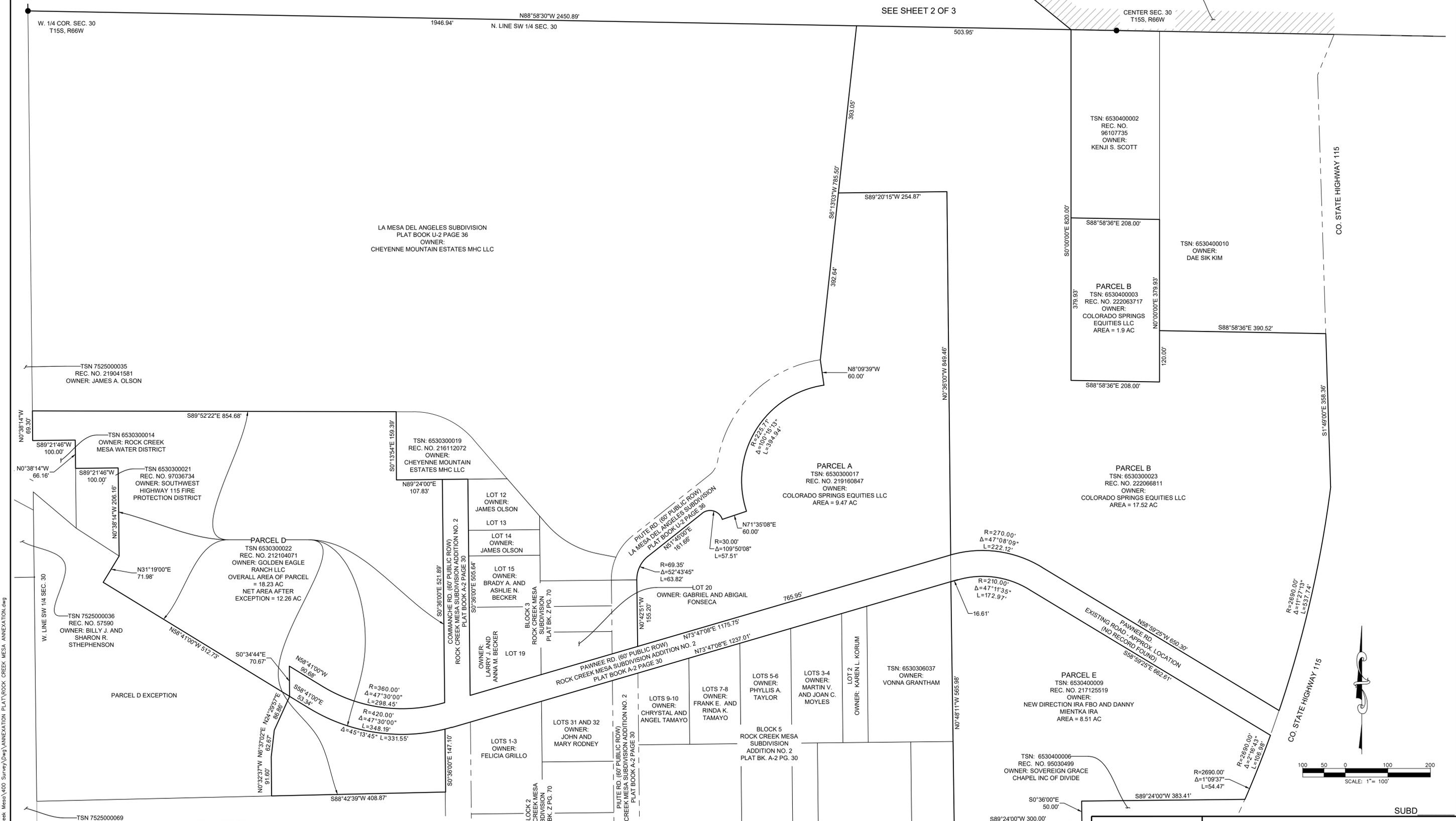
<p>PREPARED BY:</p> <p><b>Matrix</b> Excellence by Design</p>	<p><b>ROCK CREEK MESA ADDITION NO. 1</b> LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.</p>		
	<p>CHECKED BY: RLM</p>	<p>SCALE: 1"=100'</p>	<p>DATE ISSUED: MAR. 7, 2023</p>
		<p>SHEET 2 OF 3</p>	<p>3</p>

S:\22,224,011 Rock Creek Mesa\100 Survey\01\ANNEXATION PLAT\ROCK CREEK MESA ANNEXATION.dwg

# ANNEXATION PLAT ROCK CREEK MESA ADDITION NO. 1

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

SEE SHEET 2 OF 3



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PREPARED BY: <b>Matrix</b> Excellence by Design		<b>ROCK CREEK MESA ADDITION NO. 1</b> LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.	
CHECKED BY: RLM	SCALE: 1"=100'	DATE ISSUED: MARCH 7, 2023	SHEET 3 OF 3