

ROCK CREEK MESA ADDITION NO. 1

A PARCEL OF LAND IN THE SOUTHWEST 1/4 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 THE PARCELS OF LAND RECORDED UNDER RECEPTION 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" 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 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 222066811 AND TO THE **POINT OF BEGINNING**;
THENCE SOUTH 06°01'44" WEST, A DISTANCE OF 462.00 FEET;
THENCE NORTH 89°02'51" WEST, A DISTANCE OF 339.76 FEET;
THENCE NORTH 04°07'26" WEST, A DISTANCE OF 462.00 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL SOUTH 89°02'51" EAST, A DISTANCE OF 421.52 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 175,165 SQUARE FEET OR (4.02123 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

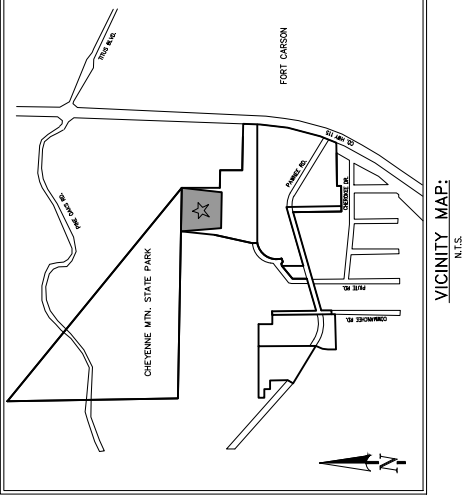


JERRY R. BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920

ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 1

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 DESCRIBED PARCELS OF LAND:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST 1/4 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 THE PARCELS OF LAND RECORDED UNDER RECEPTION 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 "RML 19625" AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 88°02'51" WEST, A DISTANCE OF 2,597.81 FEET.

COMMENCING AT 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 222068811 AND TO THE **POINT OF BEGINNING;**
THENCE SOUTH 09°01'44" WEST, A DISTANCE OF 482.00 FEET;
THENCE NORTH 89°02'51" WEST, A DISTANCE OF 289.76 FEET;
THENCE NORTH 89°02'51" WEST, A DISTANCE OF 289.76 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;
THENCE NORTH 89°02'51" WEST, A DISTANCE OF 421.52 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL SOUTH 88°02'51" EAST, A DISTANCE OF 421.52 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 175.185 SQUARE FEET OR 4.02123 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 BEARINGS AND DISTANCES SHOWN HEREON ARE DERIVED FROM FOUND MONUMENTATION, TOGETHER WITH MAPS & DOCUMENTS OF RECORD. WITH MAPS CONSIDERED:

- R1 - CITY OF COLORADO SPRINGS ANNEXATION, J.L. RANCH ADDITION, RECEPTION NO. 01649749, RECORDED DECEMBER 08, 1987 IN THE CLERK AND RECORDERS OFFICE OF EL PASO COUNTY, COLORADO.
- R2 - LAND SURVEY PLAT, SOUTH PORTION OF J.L. RANCH, RECEPTION NO. 200900212, 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 - RECEPTION NO. 869880, RECORDED FEBRUARY 04, 1972 IN SAID RECORDERS OFFICE.
- R5 - ALTANSPUS LAND SURVEY TITLE, (CLARK LAND SURVEYING, INC.) RECEPTION NO. 223900007, RECORDED JANUARY 06, 2020 IN SAID RECORDERS OFFICE.
- R6 - COLORADO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, PROJECT CODE 17353 RECEPTION NO. 212900047, RECORDED JUNE 01, 2012 IN SAID RECORDERS OFFICE.
- R7 - LAND SURVEY PLAT (CLARK LAND SURVEYING, INC.) RECEPTION NO. 221900039, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE.
- R8 - RECEPTION SUBDIVISION PLAT, (CLARK LAND SURVEYING, INC.) RECEPTION NO. 207772576, RECORDED MAY 04, 2007 IN SAID RECORDERS OFFICE.

ADDITIONAL DOCUMENTS CONSIDERED:

- PLAT, PORTION OF CHEYENNE MOUNTAIN ESTATES RECEPTION NO. 96901963, RECORDED OCTOBER 01, 1996 IN SAID RECORDERS OFFICE.
- J.L. RANCH ADDITION RECORDED DECEMBER 08, 1987 IN PLAT BOOK C-4 AT PAGE 127.
- ROCK CREEK MESA SUBDIVISION RECORDED AUGUST 05, 1993 IN PLAT BOOK Z AT PAGE 70.
- ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED MARCH 11, 1995 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. 869882).
- 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: 1,685.28'
- 4. ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 421.32' (25.00%)
- 5. PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 421.52' (25.01%)
- 6. AREA OF SITE: 4.02123 ACRES

7. CONFIRM THE ESTABLISHMENT OF AN APPROPRIATE EASEMENT(S) THROUGH A FINAL PLAT FOR THE EXISTING EGRESS FROM THE PROPOSED ANNEXATION TO THE EXISTING PUBLIC HIGHWAY (COUNTY ROAD NOS. 3, 9 AND 6 OR 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 06041039505, EFFECTIVE DECEMBER 7, 2016.

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 2-INCH PIPE WITH A 3.25-INCH BRASS CAP, FLUSH WITH GROUND, AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A NO. 6 REBAR WITH A 3.25-INCH ALUMINUM CAP STAMPED PLS 19625, FLUSH WITH GROUND, AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 88°02'51" WEST, A DISTANCE OF 2,597.81 FEET.

OWNER:

THE AFOREMENTIONED, ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024 A.D.

DANNY MIENTKA, MANAGER
STATE OF COLORADO)
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY DANNY MIENTKA, MANAGER OF ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S STATEMENT

I, JERRY R. BESSIE, 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 TWENTY-FIVE PERCENT (25%) 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.

JERRY R. BESSIE, PLS NO. 38576
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

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. 1.

CITY PLANNING DIRECTOR

CITY ENGINEER

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 _____, 20____ A.D.

CITY CLERK

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ 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: _____



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.

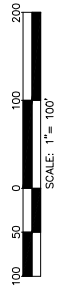
CHECKED BY: JRB SCALE: NA
DATE ISSUED: AUGUST 28, 2024 SHEET 1 OF 2

ANEX-24-0002

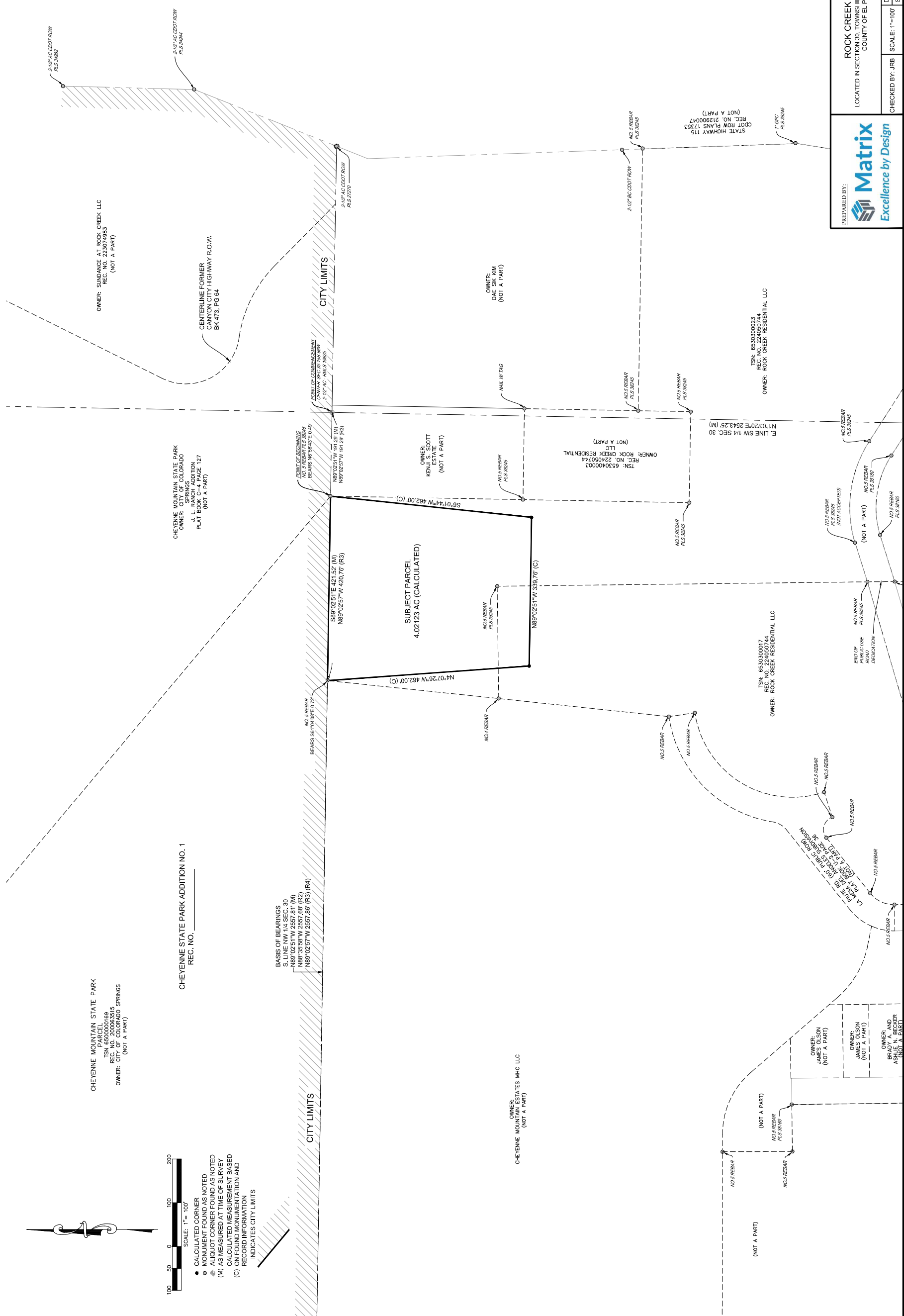
ANNEXATION PLAT

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.



- CALCULATED CORNER
- MONUMENT FOUND AS NOTED
- ⊙ ALIQUOT CORNER FOUND AS NOTED
- (M) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED MEASUREMENT BASED
- (C) ON FOUND MONUMENTATION AND RECORD INFORMATION
- INDICATES CITY LIMITS



CHEYENNE MOUNTAIN STATE PARK
TSN: 6500000169
REC. NO. 200063515
OWNER: CITY OF COLORADO SPRINGS
(NOT A PART)

CHEYENNE STATE PARK ADDITION NO. 1
REC. NO. _____

BASIS OF BEARINGS
S. LINE NW 1/4 SEC. 30
N89°02'51\"/>

CITY LIMITS

CITY LIMITS

OWNER: SUNDANCE AT ROCK CREEK LLC
REC. NO. 223074983
(NOT A PART)

CENTERLINE FORMER
CANYON CITY HIGHWAY R.O.W.
BK. 473, PG. 64

CHEYENNE MOUNTAIN STATE PARK
OWNER: CITY OF COLORADO
M.L. SPRINGS
PLAN BOOK C-4 PAGES 127
(NOT A PART)

POINT OF COMMENCEMENT
CENTER, SEC. 30 T15S R66W
2.12\"/>

OWNER: KENJI S. SCOTT
ESTATE
(NOT A PART)

SUBJECT PARCEL
4.02123 AC (CALCULATED)

OWNER: CHEYENNE MOUNTAIN ESTATES MHC LLC
(NOT A PART)

OWNER: ROCK CREEK RESIDENTIAL LLC
TSN: 6530300074
REC. NO. 224050744
(NOT A PART)

OWNER: ROCK CREEK RESIDENTIAL LLC
TSN: 6530300023
REC. NO. 21900047
(NOT A PART)

OWNER: ROCK CREEK RESIDENTIAL LLC
TSN: 6530300074
REC. NO. 224050744
(NOT A PART)

OWNER: ROCK CREEK RESIDENTIAL LLC
TSN: 6530300074
REC. NO. 224050744
(NOT A PART)

OWNER: ROCK CREEK RESIDENTIAL LLC
TSN: 6530300074
REC. NO. 224050744
(NOT A PART)

ANEX-24-0002

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: JRB SCALE: 1"=100' DATE ISSUED: AUGUST 28, 2024
SHEET 2 OF 2