

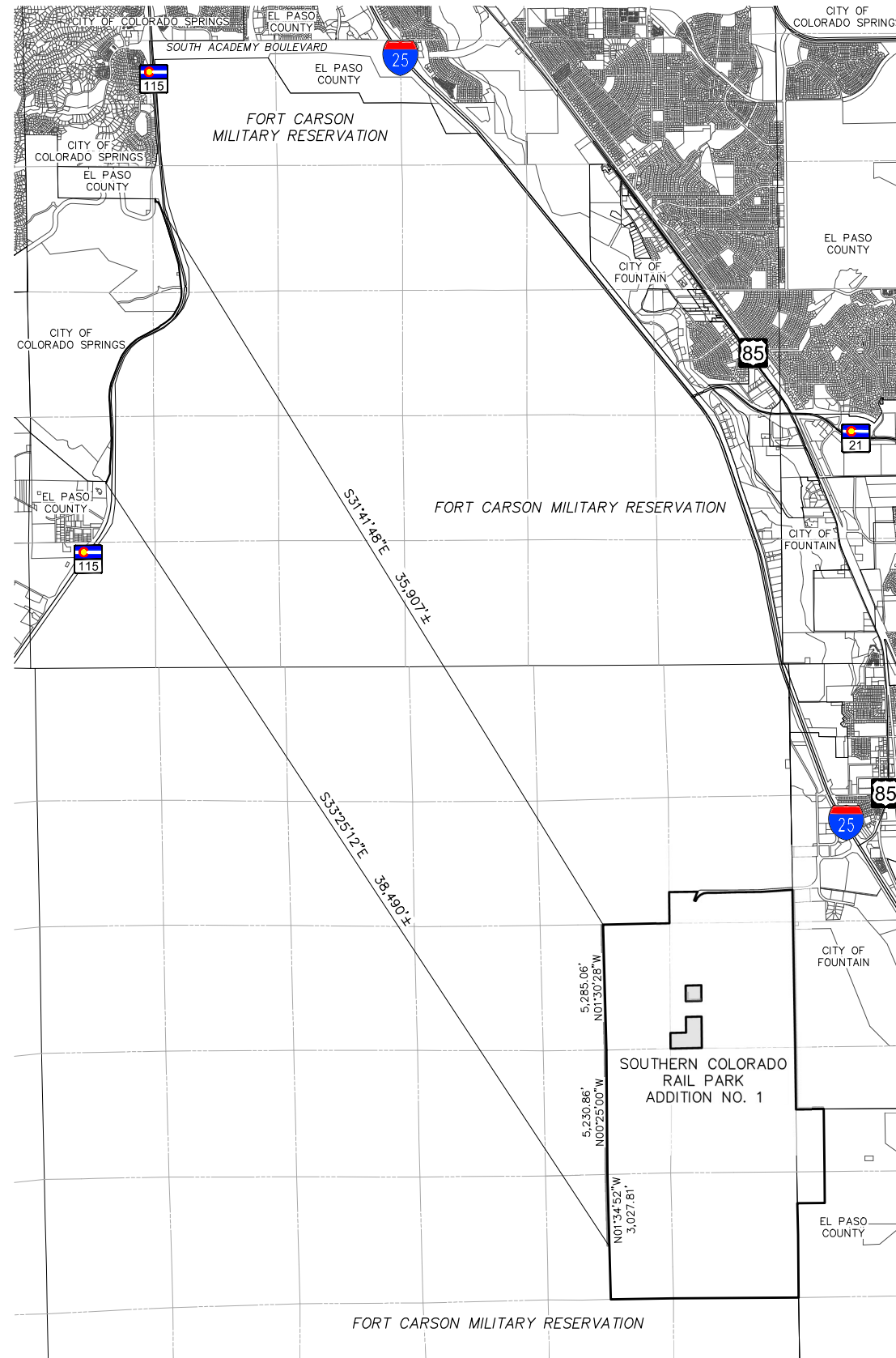
ANNEXATION PLAT

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

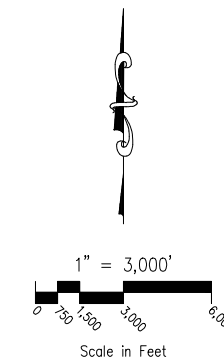


ANNEXATION CONTIGUITY STATEMENT:

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:

- 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 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

ANNEXATION PLAT			
SOUTHERN COLORADO RAIL PARK ADDITION NO. 1			
PROJECT NO.:	10-012	DATE OF PREPARATION:	AUGUST 30, 2024
NO.	DATE	BY:	DESCRIPTION
1	10/31/2024	ELY	ADDRESS 1st CITY REVIEW COMMENTS (10/17/2024)
2	12/06/2024	ELY	EXCEPTION PARCELS REVISED PER LAND SURVEY PLAT
3	12/18/2024	ELY	ADDRESS 2nd CITY REVIEW COMMENTS (12/12/2024)
REVISIONS:			
DRAWN BY: ELY CHECKED BY: VPT CITY FILE No.: ANEX-24-0013			

212 N. WAHSATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC. SHEET 2 OF 6

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:

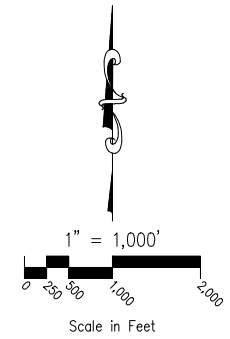
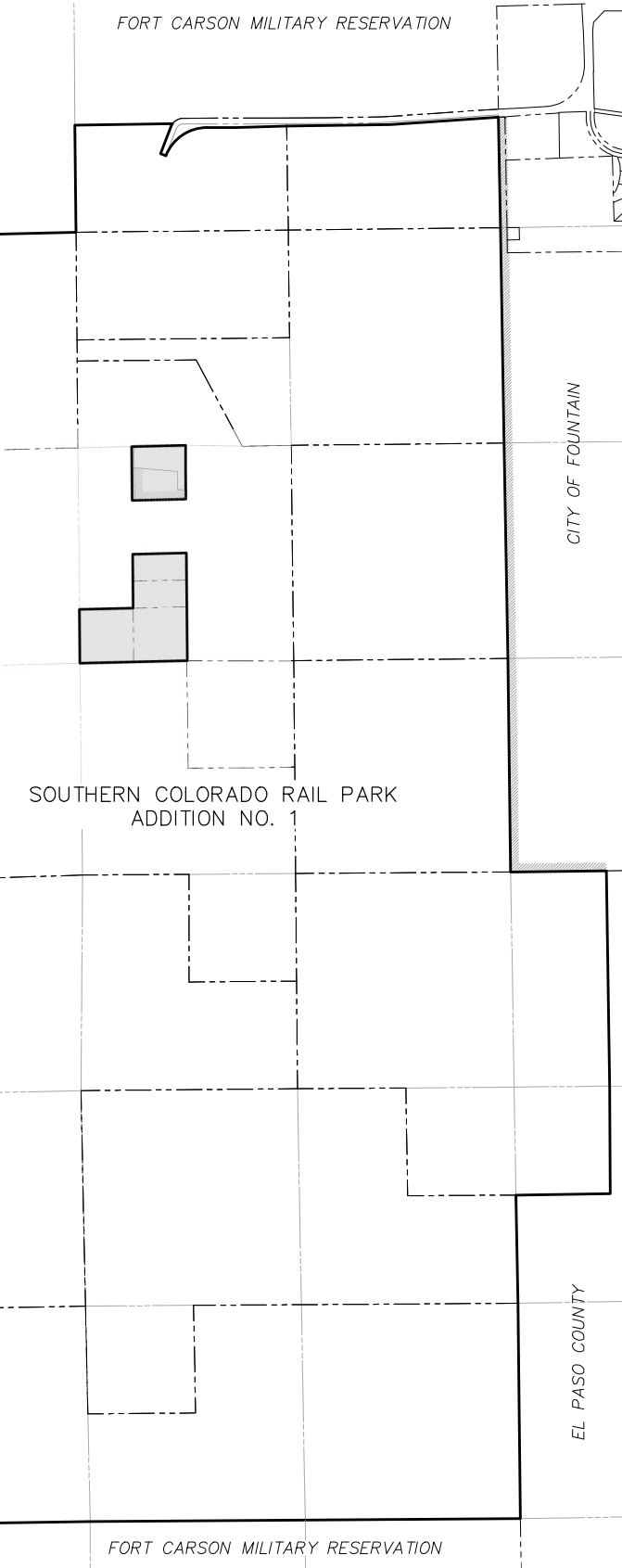
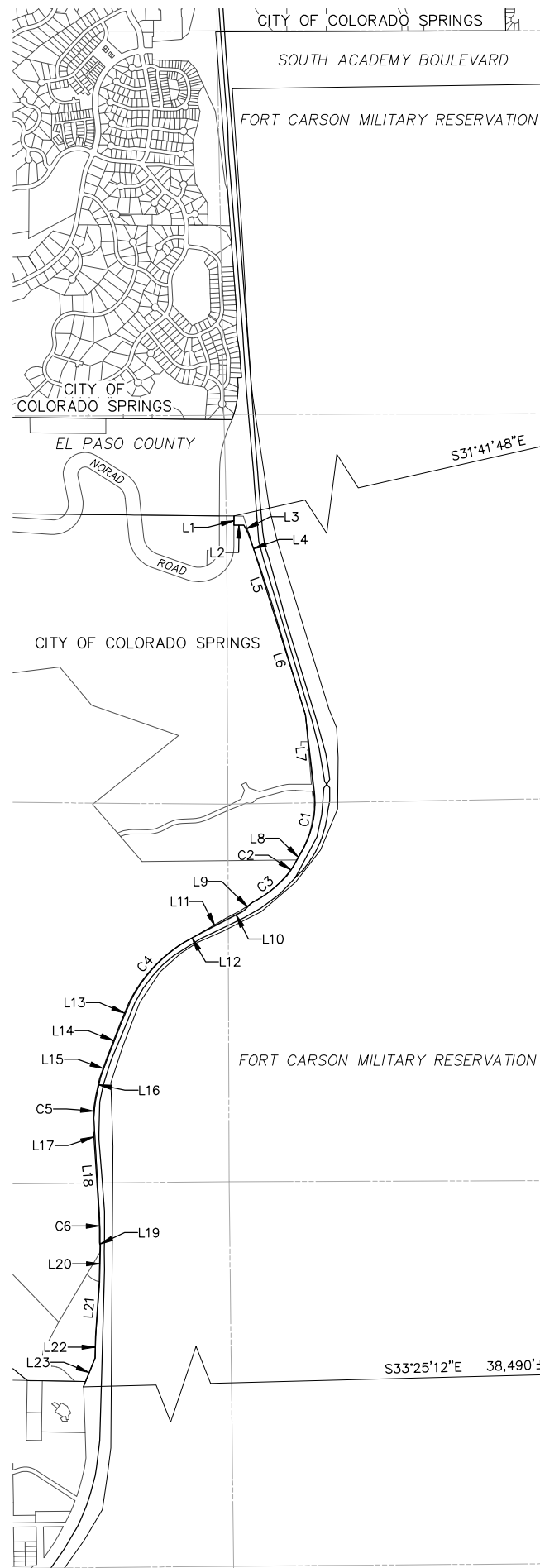
TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 53,182.11'
 ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 8,863.69' (16.67%)
 PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS (WEST LINES OF SITE): 13,543.73' (25.47%)

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.
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- 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	RADIUS	BEARING	CHORD	CHORD BEARING
CURVE #	ARC LENGTH		DELTA		
L1	126.20		S0°31'35"W		
L2	135.57		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°21'29"W
C3	623.09	1,790.00	19°56'40"	619.95	S52°26'39"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	159.52		S11°49'41"W		
C5	582.50	1,970.00	16°56'29"	580.38	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		S1°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)
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 - EXCEPTION AREAS A AND B
- *NOT A PART*** PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS ANNEXATION PLAT



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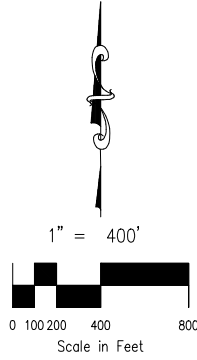
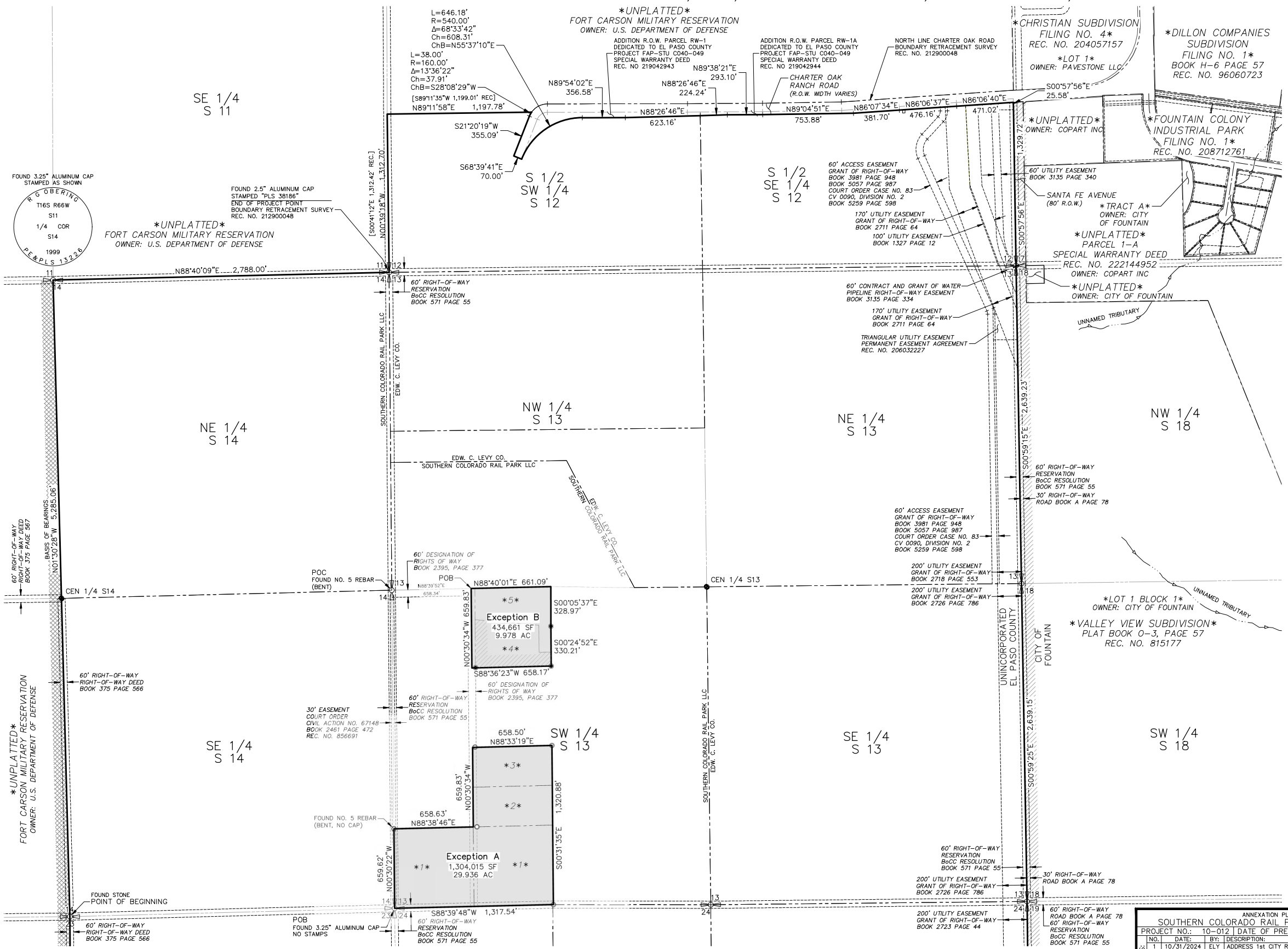
CIVIL CONSULTANTS, INC. SHEET 3 OF 6

ANNEXATION PLAT			
SOUTHERN COLORADO RAIL PARK ADDITION NO. 1			
PROJECT NO.:	DATE:	BY:	DESCRIPTION:
10-012	AUGUST 30, 2024	ELY	ADDRESS 1st CITY REVIEW COMMENTS (10/17/2024)
1	10/31/2024	ELY	ADDRESS 1st CITY REVIEW COMMENTS (10/17/2024)
2	12/06/2024	ELY	EXCEPTION PARCELS REVISED PER LAND SURVEY PLAT
3	12/18/2024	ELY	ADDRESS 2nd CITY REVIEW COMMENTS (12/12/2024)

DRAWN BY: ELY | CHECKED BY: VPT | CITY FILE No.: ANEX-24-0013

ANNEXATION PLAT SOUTHERN COLORADO RAIL PARK ADDITION NO. 1

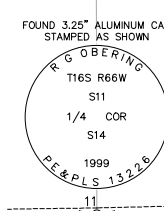
THOSE PARCELS OF LAND IN SECTIONS 13, 14, 23, 24, 25, AND 26 T16S R66W OF THE 6TH P.M.,
AND IN SECTIONS 19 AND 30, T16S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO



- 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
 - SECTION CORNERS
 - SECTION CENTER QUARTER CORNERS AND SIXTEENTH CORNERS (AS LABELED)
 - 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 STAMPED "LS 1593" UNLESS IDENTIFIED OTHERWISE
 - FOUND No. 3 REBAR, NO CAP

- EXCEPTION PARCELS OWNERS' LIST:**
- BURL A. JONES
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4 SW 1/4) AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4 SW 1/4) SECTION 13, T16S R66W OF THE 6TH P.M. - QUITCLAIM DEED RECORDED UNDER REC. NO. 2090137369
 - JULIA J. PENTON
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (S 1/2 NE 1/4 SW 1/4) SECTION 13, T16S R66W OF THE 6TH P.M. WARRANTY DEED RECORDED IN BOOK 5826 AT PAGE 208
 - MICHAEL KOSGROVE
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (N 1/2 NE 1/4 SW 1/4) SECTION 13, T16S R66W OF THE 6TH P.M., WARRANTY DEED RECORDED UNDER REC. NO. 210059631
 - REGINA SOLOMON
"THOMAS PARCEL", PROPERTY LINE AGREEMENT RECORDED UNDER REC. NO. 92000648; PARCEL D, WARRANTY DEED RECORDED UNDER REC. NO. 219082791
NOTE THAT THIS PARCEL IS INCORPORATED INTO THE CITY OF FOUNTAIN
 - MICHAEL KOSGROVE
"UCHNER PARCEL", PROPERTY LINE AGREEMENT RECORDED UNDER REC. NO. 92000648; PARCEL A, WARRANTY DEED RECORDED UNDER REC. NO. 210059631



FOUND 2.5" ALUMINUM CAP STAMPED "PLS 38186" END OF PROJECT POINT BOUNDARY RETRACEMENT SURVEY REC. NO. 212900048

UNPLATTED
FORT CARSON MILITARY RESERVATION
OWNER: U.S. DEPARTMENT OF DEFENSE

UNPLATTED
FORT CARSON MILITARY RESERVATION
OWNER: U.S. DEPARTMENT OF DEFENSE

CONTINUED ON SHEET 4 OF 5

ANNEXATION PLAT SOUTHERN COLORADO RAIL PARK ADDITION NO. 1			
NO.	DATE	BY	DESCRIPTION
1	10/31/2024	ELY	DATE OF PREPARATION: AUGUST 30, 2024
2	12/06/2024	ELY	ADDRESS 1st CITY REVIEW COMMENTS (10/17/2024)
3	12/18/2024	ELY	EXCEPTION PARCELS REVISED PER LAND SURVEY PLAT ADDRESS 2nd CITY REVIEW COMMENTS (12/12/2024)

DRAWN BY: ELY CHECKED BY: VPT CITY FILE No.: ANEX-24-0013

CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

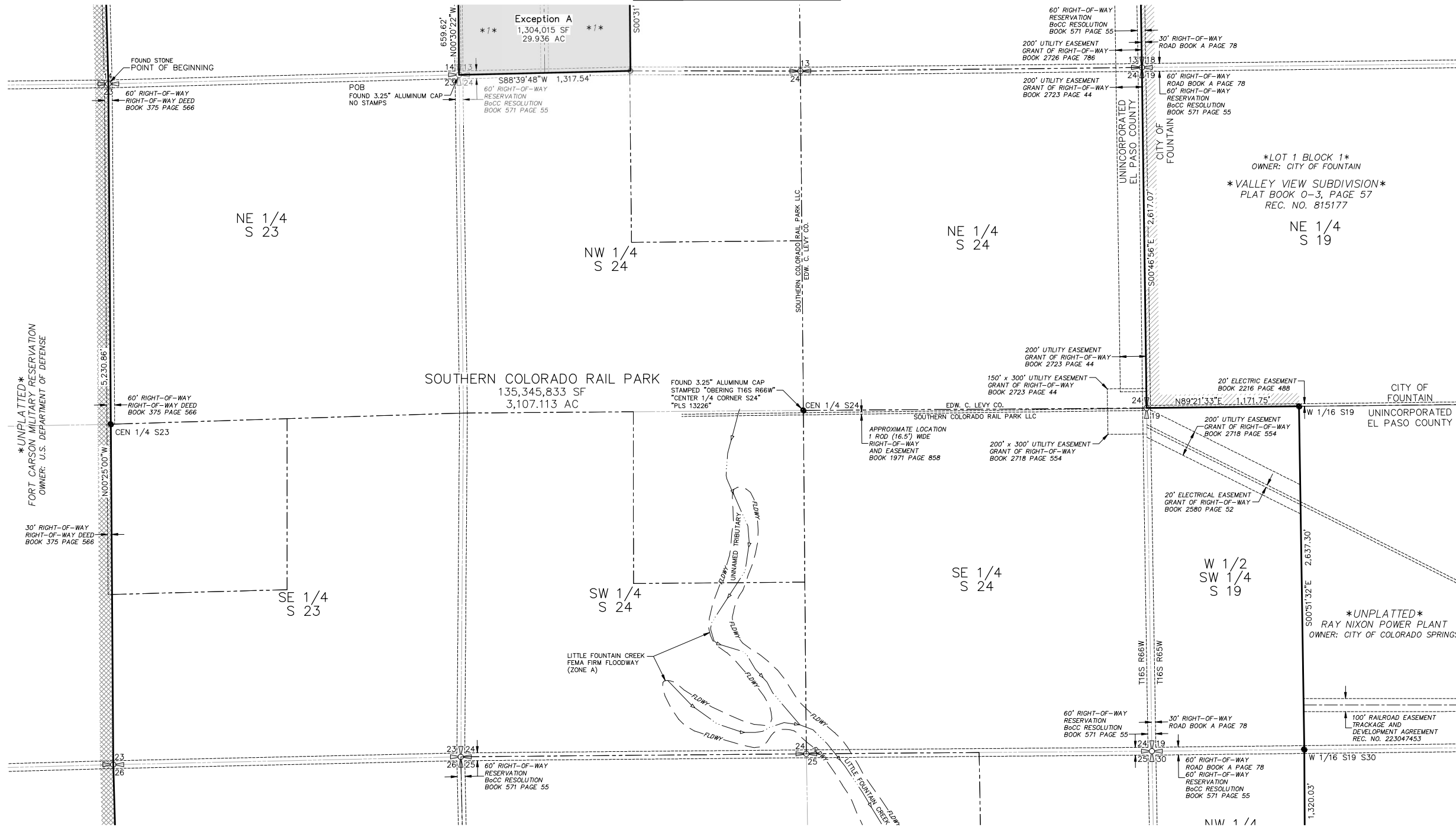
SHEET 4 OF 6

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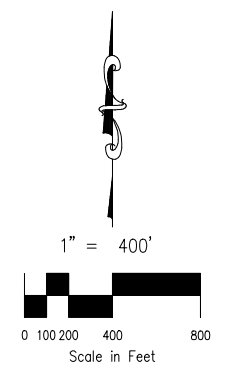
ANNEXATION PLAT SOUTHERN COLORADO RAIL PARK ADDITION NO. 1

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 3 OF 5



CONTINUED ON SHEET 5 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
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 - SECTION CORNERS
 - SECTION CENTER QUARTER CORNERS AND SIXTEENTH CORNERS (AS LABELED)
 - 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 STAMPED "LS 1593" UNLESS IDENTIFIED OTHERWISE
 - FOUND No. 3 REBAR, NO CAP

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ANNEXATION PLAT SOUTHERN COLORADO RAIL PARK ADDITION NO. 1			
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REVISIONS:			
DRAWN BY: ELY CHECKED BY: VPT CITY FILE No.: ANEX-24-0013			

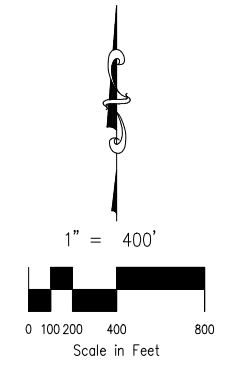
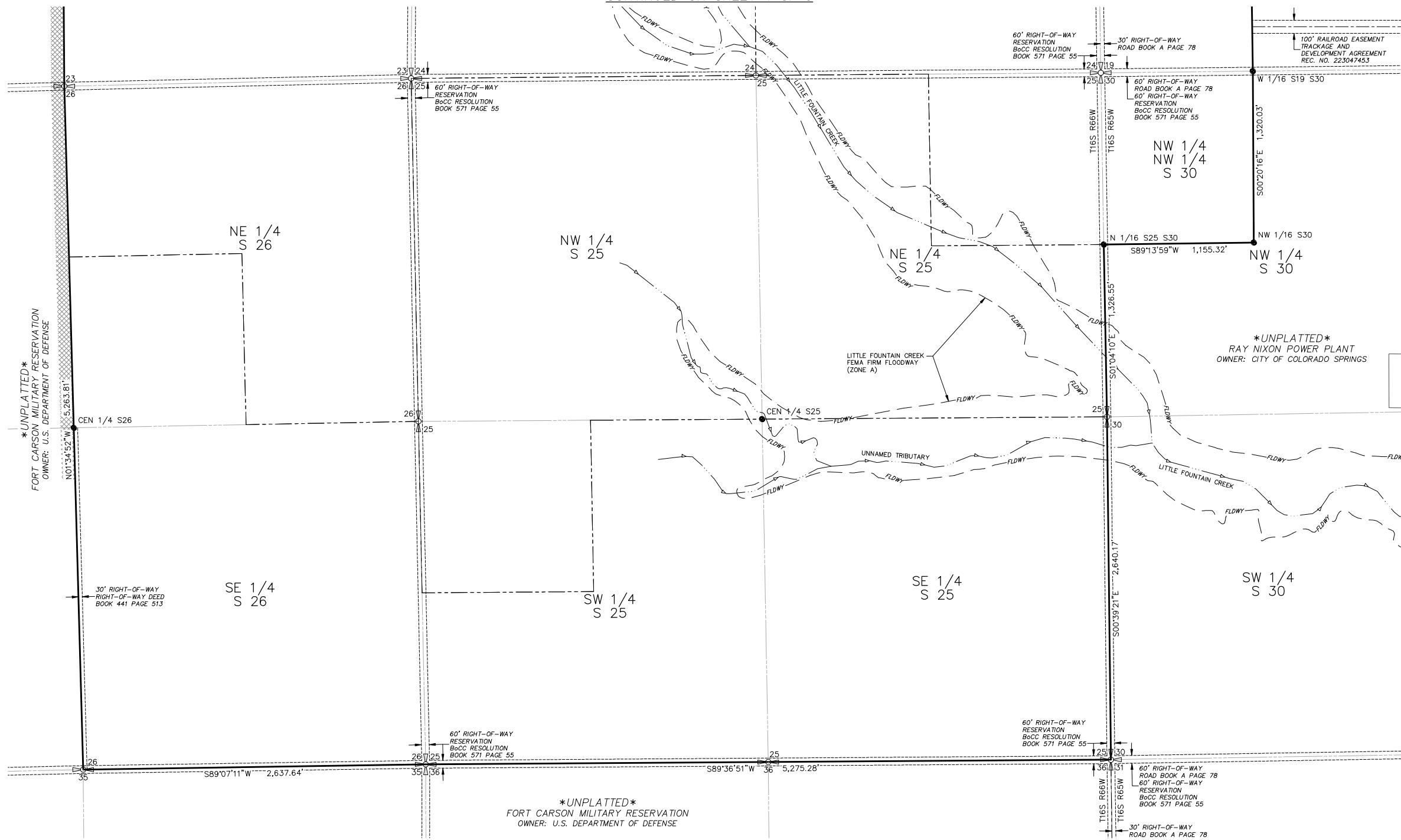
212 N. WAHSATCH AVE. STE 305
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SHEET 5 OF 6

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.,
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CONTINUED ON SHEET 4 OF 5



LEGEND:

- Ch CHORD
- ChB CHORD BEARING
- ANNEXATION BOUNDARY LINES
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DRAWN BY:		CHECKED BY:	
ELY		VPT	
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SHEET 6 OF 6