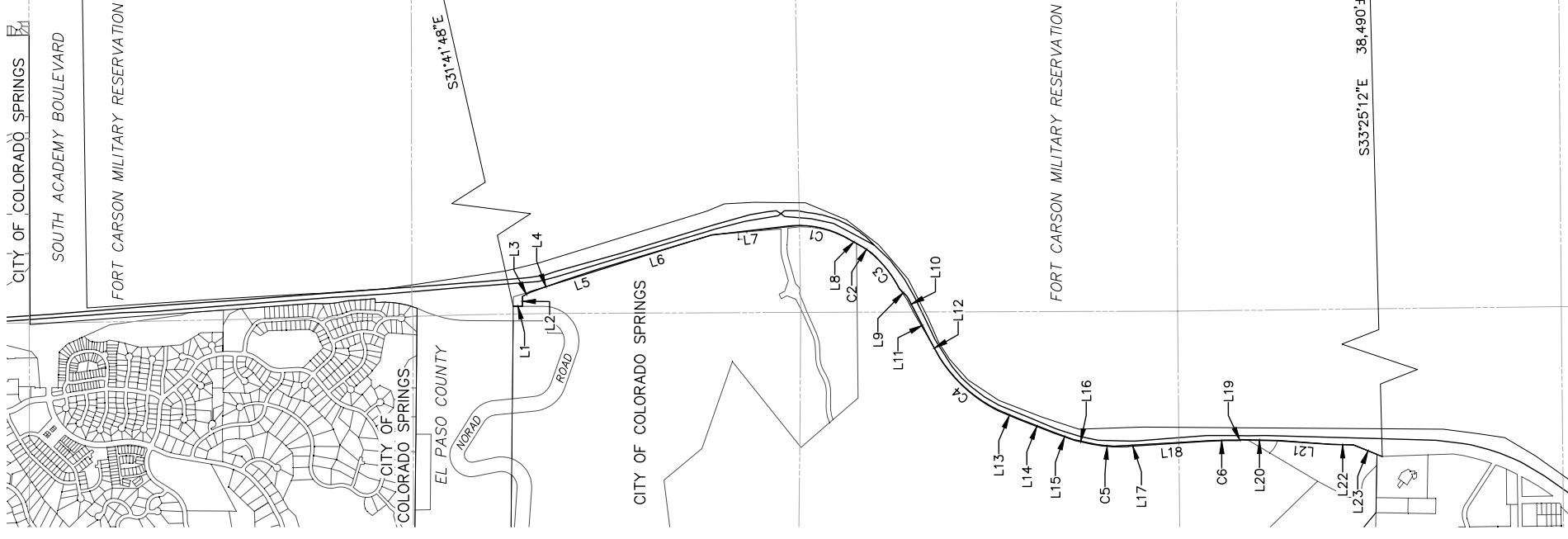


ANNEXATION PLAT

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.
- 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 EASTERN BOUNDARY OF ANNEXATION PLAT J.L. RANCH ADDITION IS 13,543.73 FEET.

SOURCE OF CONTIGUITY - EASTERN BOUNDARY
 AS DESCRIBED BY
 ANNEXATION PLAT

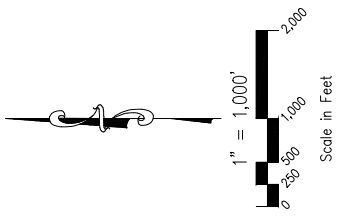
J.L. RANCH ADDITION
 TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
 RECORDED IN PLAT BOOK C-4 AT PAGE 127
 EASTERN BOUNDARY LENGTH - 13,543.73 FEET

CONTIGUOUS BOUNDARY SEGMENT TABLE

LINE #	DISTANCE	RADIUS	BEARING	CHORD	CHORD BEARING
CURVE #	ARC LENGTH	DELTA			
L1	126.20		S03°15'56"W		
L2	136.57		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	S6°02'00"	824.27	S11°20'49"W
L8	220.60		S29°21'49"W		
C2	185.80	1,332.50	S7°59'21"	185.65	S33°21'28"W
C3	623.09	1,790.00	S19°56'40"	618.95	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	S21°22'00"	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	158.52		S11°49'41"W		
C5	562.50	1,970.00	S15°56'29"	560.38	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	S4°31'00"	445.67	S01°29'16"E
L20	490.77		S11°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)
 - 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



217 N. WARRATCH AVE. STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.565.5485

SHEET 3 OF 6

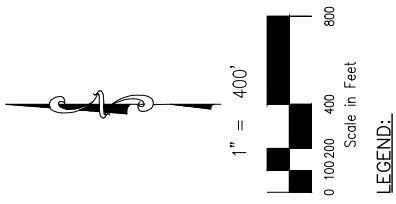
ANNEXATION PLAT
 SOUTHERN COLORADO RAIL PARK ADDITION NO. 1
 PROJECT NO.: 10-012 | DATE OF PREPARATION: AUGUST 30, 2024
 DRAWN BY: ELY | CHECKED BY: VPT | CITY FILE NO.: ANEX-24-0013

NO.	DATE	DESCRIPTION
1	10/27/2024	ELI ADDRESS: TEL: CITY REVIEW COMMENTS (10/17/2024)

ANNEXATION PLAT

SOUTHERN COLORADO RAIL PARK ADDITION NO. 1

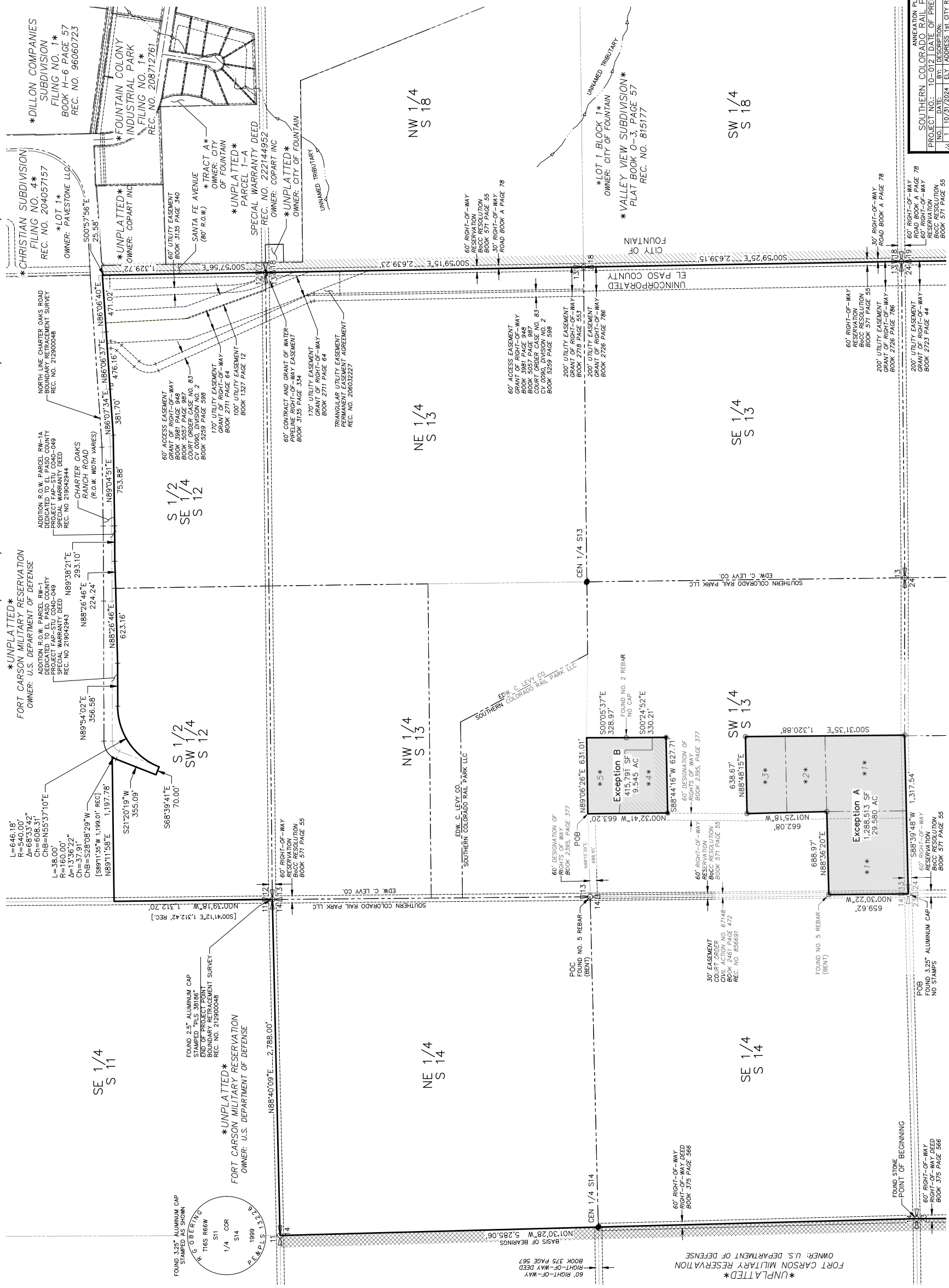
THOSE PARCELS OF LAND IN SECTIONS 13, 14, 23, 24, 25, AND 26 T16S R66W OF THE 6TH P.M.,
AND IN SECTIONS 19 AND 30, T16S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO



0 100 200 400 800
Scale in Feet
1" = 400'

LEGEND:
Ch CHORD BEARING
ChB ANNEXATION BOUNDARY LINES
ADJACENT/EXISTING SUBDIVISION LINES
ADJACENT/EXISTING PROPERTY AND RIGHTS-
OF-WAY LINES
EXISTING EASEMENTS
SECTION/QUARTER SECTION LINES
SECTION CORNERS, QUARTER CORNERS, AND SIXTEENTH CORNER
ARE NOT MONUMENTED UNLESS LABELLED OTHERWISE
14, 13 SECTION CORNERS
23, 24 SECTION CORNERS
14, 13 SECTION CENTER, QUARTER CORNERS AND
SIXTEENTH CORNERS (AS LABELED)
14, 13 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 N. 3. REBAR
OTHERWISE STAMPED "L.S. 1993" UNLESS IDENTIFIED
OTHERWISE
● FOUND 6061 NAIL
EXCEPTION PARCELS OWNERS' LIST:

1. BURL A. JONES
THE SOUTHEAST 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. 2090137569
2. 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
3. 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.;
PARCEL 12. WARRANTY DEED RECORDED UNDER
REC. NO. 210059631
4. 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
5. 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 AS SHOWN
UNPLATTED
FORT CARSON MILITARY RESERVATION
OWNER: U.S. DEPARTMENT OF DEFENSE

L=646.18'
A=68°53'42"
Ch=608.31'
ChB=N55°37'10"E

L=38.00'
R=160.00'
A=13°36'72"
Ch=37.91'
ChB=S28°08'29"W

[S89°11'55"W 1,199.01' REC.]
N89°11'58"E 1,197.78'
S21°20'19"W 355.09'
S68°39'41"E 70.00'

FOUND 3.25" ALUMINUM CAP
STAMPED AS SHOWN
EDWARD C. LEVY CO.
BOUNDARY RETRACEMENT SURVEY
REC. NO. 212900048

N89°54'02"E 356.58'
N88°26'46"E 293.10'
N89°38'21"E 224.24'
N88°26'46"E 293.10'

N88°07'34"E 476.16'
N88°06'40"E 471.02'

N88°07'34"E 476.16'
N88°06'40"E 471.02'

*CHRISTIAN SUBDIVISION
FILING NO. 4*
REC. NO. 204057157
OWNER: PAVESTONE LLC

LOT 1
REC. NO. 96060723

*DILLON COMPANIES
SUBDIVISION
FILING NO. 1*
BOOK H-6 PAGE 57
REC. NO. 96060723

*FOUNTAIN COLONY
INDUSTRIAL PARK
FILING NO. 1*
REC. NO. 208712761

UNPLATTED
OWNER: COPART INC

TRACT A
SANTA EE AVENUE
(86' R.O.W.)
OWNER: CITY
OF FOUNTAIN

UNPLATTED
PARCEL 1-A
SPECIAL WARRANTY DEED
REC. NO. 222144952
OWNER: COPART INC

FOUND 3.25" ALUMINUM CAP
STAMPED AS SHOWN
EDWARD C. LEVY CO.
BOUNDARY RETRACEMENT SURVEY
REC. NO. 212900048

N89°06'26"E 631.01'
S00°05'37"E 328.97'
FOUND NO. 2 REBAR
NO CAP

Exception B
415,791 SF
9,545 AC

S00°24'52"E 330.21'

S88°44'16"W 627.71'
N88°48'15"E 638.67'

60' RESERVATION OF
RESERVATION
BOOK 2356, PAGE 377

60' RESERVATION OF
RESERVATION
BOOK 2356, PAGE 377

60' RESERVATION OF
RESERVATION
BOOK 2356, PAGE 377

FOUND 5 REBAR
(BENT)

387 EASEMENT
CIVIL ACTION NO. 67148-
BOOK 2461 PAGE 472
REC. NO. E58691

60' RESERVATION OF
RESERVATION
BOOK 375 PAGE 566

60' RESERVATION OF
RESERVATION
BOOK 375 PAGE 566

60' RESERVATION OF
RESERVATION
BOOK 375 PAGE 566

60' ACCESS EASEMENT
BOOK 1861 PAGE 948
60' UTILITY EASEMENT
BOOK 5057 PAGE 987
COURT ORDER CASE NO. 83
BOOK 3259 PAGE 598 2

200' UTILITY EASEMENT
BOOK 2718 PAGE 553

200' UTILITY EASEMENT
BOOK 2726 PAGE 786

60' RIGHT-OF-WAY
RESERVATION
BOOK 571 PAGE 55

30' RIGHT-OF-WAY
ROAD BOOK A PAGE 78

60' RIGHT-OF-WAY
RESERVATION
BOOK 571 PAGE 55

200' UTILITY EASEMENT
GRANT OF RIGHT-OF-WAY
BOOK 2726 PAGE 786

200' UTILITY EASEMENT
BOOK 2723 PAGE 44

60' RIGHT-OF-WAY
RESERVATION
BOOK 571 PAGE 55

60' RIGHT-OF-WAY
RESERVATION
BOOK 571 PAGE 55

60' RIGHT-OF-WAY
RESERVATION
BOOK 571 PAGE 55

FOUND 3.25" ALUMINUM CAP
STAMPED AS SHOWN
EDWARD C. LEVY CO.
BOUNDARY RETRACEMENT SURVEY
REC. NO. 212900048

N89°06'26"E 631.01'

N88°07'34"E 476.16'

N88°06'40"E 471.02'

N88°26'46"E 293.10'

N89°38'21"E 224.24'

N88°26'46"E 293.10'

ANNEXATION PLAT
SOUTHERN COLORADO RAIL PARK ADDITION NO. 1
PROJECT NO.: 10-012
DATE OF PREPARATION: AUGUST 30, 2024
BY: [REDACTED]
CITY REVIEW COMMENTS (10/17/2024)

NO.	
REVISED BY	
REVISIONS	

217 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.455.5485

CIVIL CONSULTANTS, INC.

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

SHEET 4 OF 6

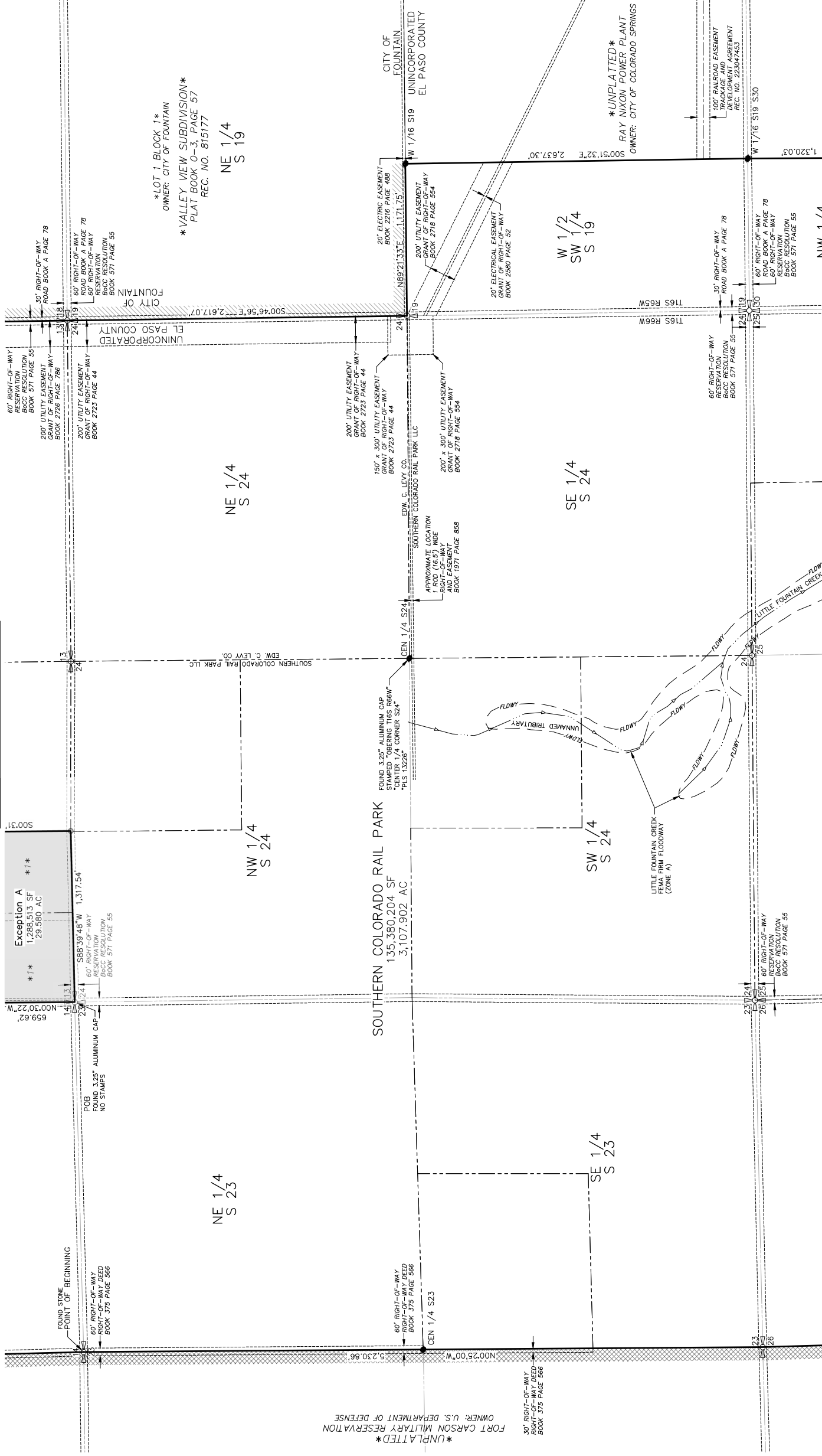
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ANNEXATION PLAT

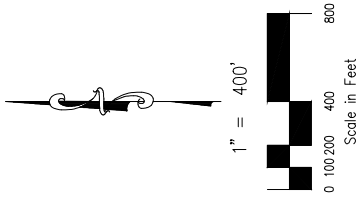
SOUTHERN COLORADO RAIL PARK ADDITION NO. 1

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 BEARING
 - CHB 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
 - PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS ANNEXATION PLAT
- MONUMENTS:**
- FOUND RED PLASTIC CAP ON NO. 3 REBAR
 - FOUND 60d NAIL

ANNEXATION PLAT

SOUTHERN COLORADO RAIL PARK ADDITION NO. 1

PROJECT NO.: 10-012 | DATE OF PREPARATION: AUGUST 30, 2024

BY: [Signature] | ELY ADDRESS: [Address]

DATE: 10/20/2024 | ELY ADDRESS: [Address]

REVISIONS:

NO.	DESCRIPTION

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

CIVIL CONSULTANTS, INC.

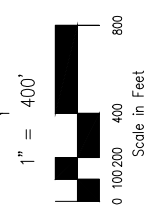
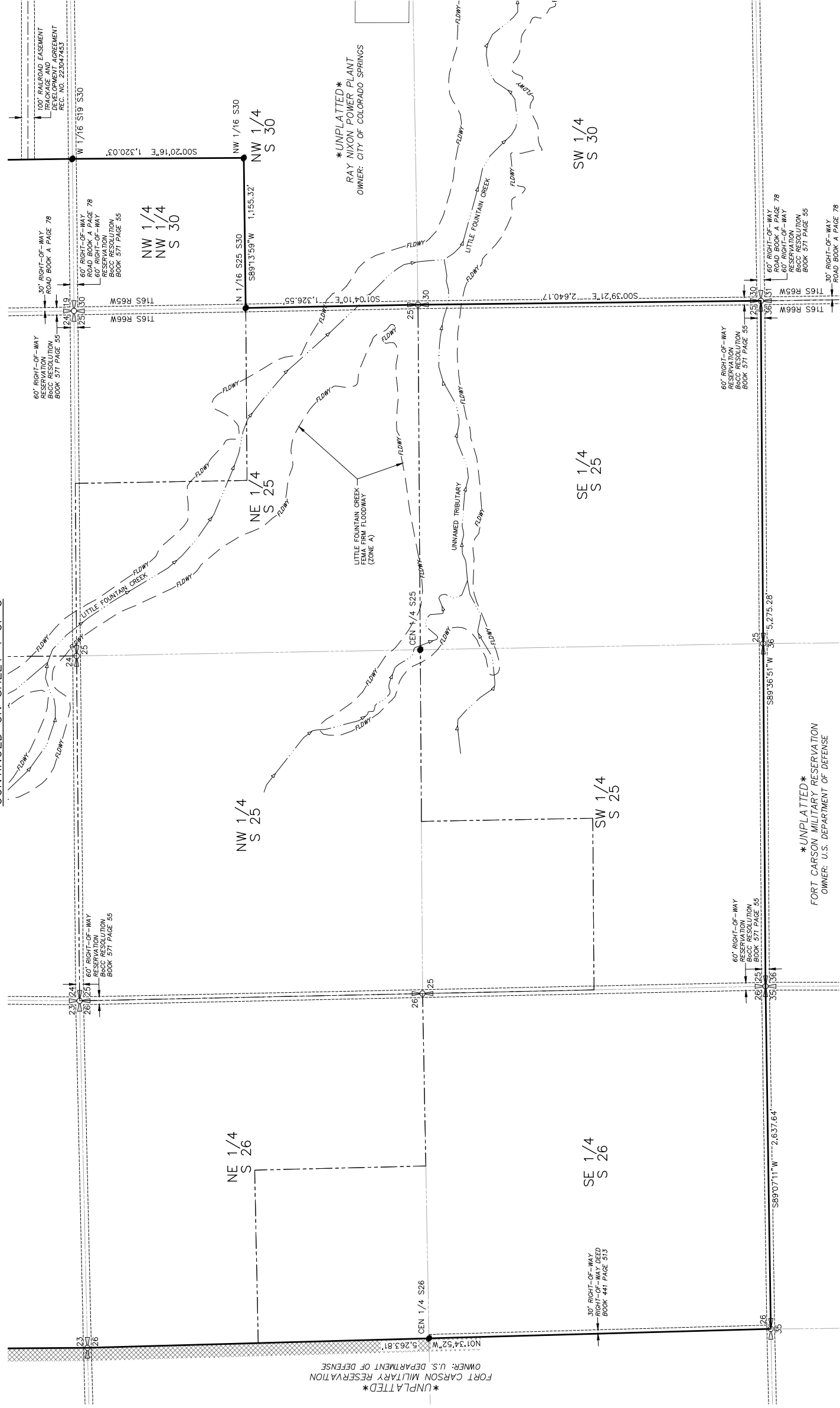
212 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.455.5485

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., AND IN SECTIONS 19 AND 30, T16S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO

CONTINUED ON SHEET 4 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
 - - - SECTION/QUARTER SECTION LINES
 - SECTION CORNERS, QUARTER CORNERS, AND SIXTEENTH CORNER ARE NOT MONUMENTED UNLESS LABELED OTHERWISE
 - 14 13 23 24 SECTION CORNERS
 - 14 23 SECTION CENTER QUARTER CORNERS AND SIXTEENTH CORNERS (AS LABELED)
 - 14 23 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
 - FOUND 1/2" DIA. S 1983 UNLESS IDENTIFIED OTHERWISE
 - FOUND 60# NAIL

ANNEXATION PLAT
SOUTHERN COLORADO RAIL PARK ADDITION NO. 1
PROJECT NO.: 10-012 | DATE OF PREPARATION: AUGUST 30, 2024
BY: ELY CONSULTANTS, INC. | DRAWN BY: ELY
FILE ADDRESS: 381 CITY REVIEW COMMENTS (10/17/2024)

NO.	DATE	REVISIONS

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

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