ANNEXATION PLAT
BROADMOOR GLEN ADDITION NO. 1

PORTIONS OF THE NORTH HALF OF THE NORTH HALF OF SECTION 18 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT CCCS, THC. INC., A COLORADO NONPROFIT BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PARCEL A RECORDED FEBRUARY 21, 2017 UNDER RECEPTION NUMBER 217020348 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2 NE1/4) OF SECTION 18, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 18 AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION 17, ALL IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1–1/2 INCH DIAMETER PIPE WITH 2–1/2 INCH DIAMETER ALUMINUM CAP STAMPED BY L.S. 3854 AT THE NORTHEAST CORNER OF SAID SECTION 18, FROM WHICH A NO. 6 REBAR WITH 2–1/2 INCH DIAMETER ALUMINUM CAP BY PLS 22573 AT THE NORTH ONE–QUARTER CORNER OF SAID SECTION 18, BEARS NORTH 89°00'12" WEST, A DISTANCE OF 2610.22 FEET, AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE SOUTH 89°33'54" EAST ON THE COMMON LINE BETWEEN SECTION 8 AND SECTION 17 OF SAID TOWNSHIP 15 SOUTH, RANGE 66 WEST AND DESCRIBED AS SUCH IN THE RESERVE AT BROADMOOR GLEN SUBDIVISION FILING NO. 6 RECORDED NOVEMBER 22, 1996 UNDER RECEPTION NUMBER 96146966 OF SAID RECORDS, AND IN THE ANNEXATION PLAT OF GATES ADDITION NO. TEN RECORDED APRIL 4, 1972 UNDER RECEPTION NUMBER 875356 OF SAID RECORDS, A DISTANCE OF 164.27 FEET TO A POINT ON A CURVE, ON THE WESTERLY LINE OF THE 200 FOOT WIDE TRACT OF LAND DESCRIBED IN DECREE ON DECLARATION OF TAKING RECORDED NOVEMBER 24, 1959 IN BOOK 1779 AT PAGE 185 OF SAID RECORDS, WHOSE CENTER BEARS NORTH 69°00'47" WEST;

THENCE ON SAID WESTERLY LINE THE FOLLOWING FOUR COURSES:

1. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°15'36", HAVING A RADIUS OF 1332.40 FEET FOR AN ARC DISTANCE OF 75.81 FEET;
2. THENCE SOUTH 24°14'48" WEST A DISTANCE OF 20.17 FEET TO A POINT OF CURVE;
3. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°40'00", HAVING A RADIUS OF 1532.00 FEET FOR AN ARC DISTANCE OF 632.81 FEET;
4. THENCE SOUTH 00°34'48" WEST A DISTANCE OF 620.96 FEET TO THE SOUTHERLY LINE OF SAID OF N1/2NE1/4, FROM WHENCE THE SOUTHEAST CORNER OF SAID N1/2NE1/4 BEARS SOUTH 88°59'07" EAST ON SAID SOUTHERLY LINE, A DISTANCE OF 29.13 FEET;

THENCE NORTH 88°59'07" WEST ON THE NORTHERLY LINE OF J.L. RANCH ADDITION RECORDED DECEMBER 8, 1987 IN PLAT BOOK C–4 AT PAGE 127 OF SAID RECORDS, A DISTANCE OF 1072.60 FEET TO THE SOUTHEAST CORNER OF PARCEL B RECORDED OCTOBER 22, 2001 UNDER RECEPTION NUMBER 201152953 OF SAID RECORDS, BEING A POINT ON THE EASTERLY LINE OF A 200 FOOT WIDE TRACT OF LAND DESCRIBED IN TRACT 101E–2 RECORDED IN SAID BOOK 1779 AT PAGE 185;

THENCE ON THE COMMON LINE BETWEEN SAID PARCEL A AND SAID TRACT 101E–2 THE FOLLOWING SIX COURSES:

1. THENCE NORTH 05°25'12" WEST A DISTANCE OF 251.97 FEET TO A POINT OF CURVE;
2. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°00'00", HAVING A RADIUS OF 418.31 FEET FOR AN ARC DISTANCE OF 379.65 FEET;
3. THENCE NORTH 57°25'12" WEST A DISTANCE OF 469.78 FEET TO A POINT OF CURVE;
4. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 133°55'00", HAVING A RADIUS OF 299.99 FEET FOR AN ARC DISTANCE OF 701.16 FEET;
5. THENCE SOUTH 11°20'12" EAST A DISTANCE OF 311.75 FEET TO A POINT OF CURVE;
6. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50°29'35", HAVING A RADIUS OF 218.31 FEET FOR AN ARC DISTANCE OF 192.39 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 101E–2 ON THE NORTHERLY LINE OF SAID J.L. RANCH ADDITION;

THENCE ON THE NORTHERLY AND EASTERLY LINES OF SAID J.L. RANCH ADDITION FOLLOWING THREE COURSES:

1. THENCE NORTH 88°59'07" WEST ON THE SOUTHERLY LINE OF SAID N1/2 NE1/4, A DISTANCE OF 460.03 FEET TO THE SOUTHWEST CORNER THEREOF;
2. THENCE NORTH 88°58'35" WEST ON THE SOUTHERLY LINE OF SAID NE1/4 NW1/4, A DISTANCE OF 1306.71 FEET TO THE SOUTHWEST CORNER THEREOF;
3. THENCE NORTH 00°30'20" WEST ON THE WESTERLY LINE OF SAID NE1/4 NW1/4, A DISTANCE OF 1323.29 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE ON THE SOUTHERLY LINE OF SAID GATES ADDITION NO. TEN THE FOLLOWING TWO COURSES:

1. THENCE SOUTH 89°00'07" EAST ON THE COMMON LINE BETWEEN THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 18 AND THE SOUTHWEST QUARTER (SW1/4) QUARTER OF SECTION 7 OF SAID TOWNSHIP, A DISTANCE OF 1305.47 FEET TO THE COMMON ONE–QUARTER CORNER OF SAID SECTION 7 AND SAID SECTION 18;
2. THENCE SOUTH 89°00'12" EAST ON THE COMMON LINE BETWEEN THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 18 AND THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 7, A DISTANCE OF 2610.22 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIPTION ABOVE PRODUCES AN AREA OF 103.174 ACRES OF LAND, MORE OR LESS.

OWNER:

THE AFOREMENTIONED, CCCS, THC, INC., A COLORADO NONPROFIT, HAS EXECUTED THIS INSTRUMENT THIS ___ DAY OF _____, 20__ , AD.

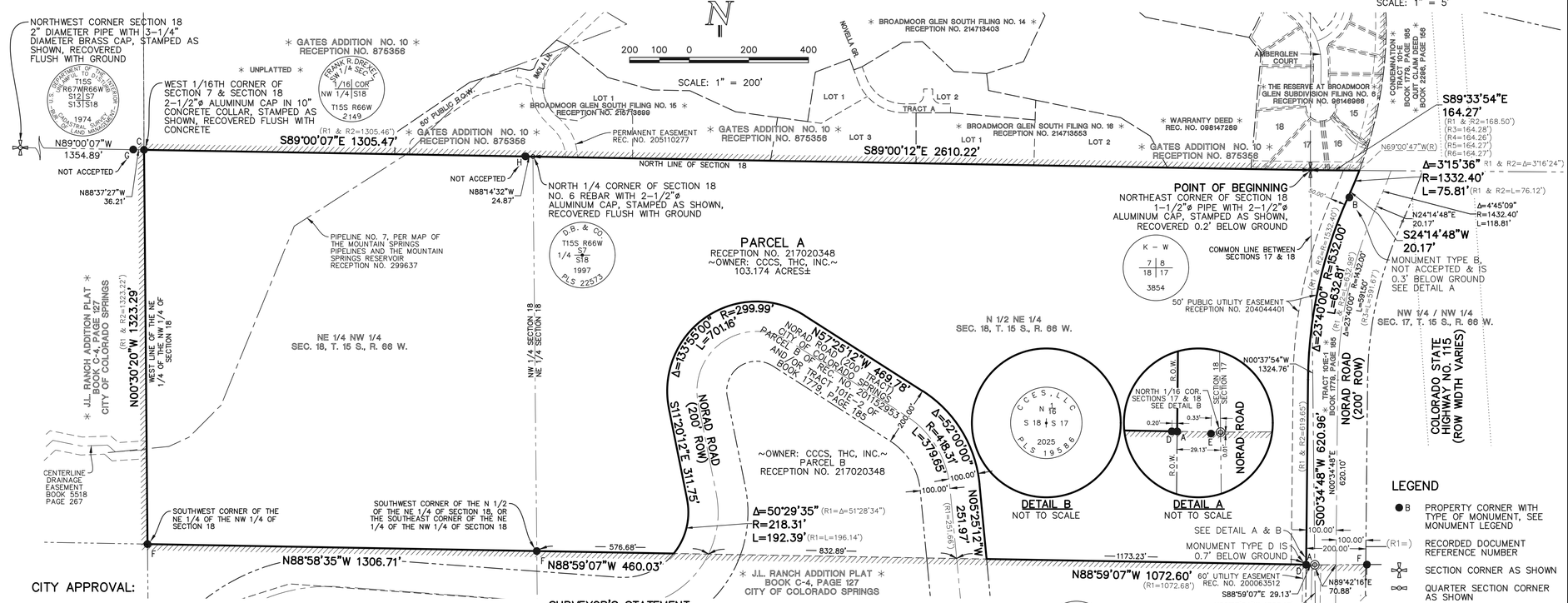
BY _____ , AS _____ , OF CCCS, THC, INC., A COLORADO NONPROFIT.

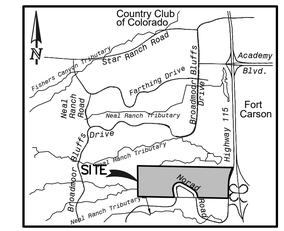
STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF ____ , 20___ , A.D. BY_____, AS _____, OF CCCS, THC, INC., A COLORADO NONPROFIT.

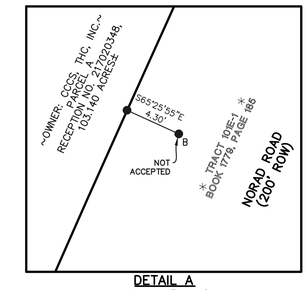
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ _____ .
NOTARY PUBLIC





VICINITY MAP
N.T.S.



DETAIL A
SCALE: 1" = 5'

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "BROADMOOR GLEN ADDITION NO. 1".

_____ _____
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_____, 20___ A.D.

_____ _____
CITY CLERK DATE

MONUMENT LEGEND

A. NO. 5 REBAR WITH 1–/4" BLUE PLASTIC CAP STAMPED "CCES LLC PLS 19586" RECOVERED FLUSH WITH GROUND.

B. NO. 5 REBAR WITH 1–1/2 INCH DIAMETER ALUMINUM SURVEYORS CAP STAMPED "LW PE & LS 2692" RECOVERED FLUSH WITH GROUND UNLESS NOTED OTHERWISE. NOT ACCEPTED BECAUSE IT IS SUBSTANTIALLY WITHIN NORAD ROAD RIGHT OF WAY DESCRIBED IN TRACT 101E–1 RECORDED IN BOOK 1779 AT PAGE 185 OF THE EL PASO COUNTY CLERK AND RECORDER RECORDS.

C. 2–1/2" DIAMETER ALUMINUM CAP IN 10" CONCRETE COLLAR, STAMPED AS SHOWN, RECOVER FLUSH WITH CONCRETE.

D. NO. 5 REBAR WITH ILLEGIBLE 1–1/2 INCH DIAMETER ALUMINUM SURVEYORS CAP RECOVERED, ACCEPTED AS POINT ON SOUTH LINE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, NOT ACCEPTED AS POINT ON NORAD ROAD RIGHT OF WAY, SET WITH SAME SURVEY AS B. ABOVE. SURVEYOR MISINTERPRETED THE NORAD ROAD LEGAL DESCRIPTION.

E. NO. 6 REBAR (NO CAP) BENT SPINNER RECOVERED 0.5 FEET BELOW GROUND, NOT ACCEPTED, RESET WITH RECENT ALTA/NSPS LAND TITLE SURVEY FROM DEED CALLS, ON THE EASTERLY EXTENSION OF LINE BETWEEN SOUTHWEST CORNER N1/2 NE1/4, SECTION 18 AND MONUMENT TYPE D, AND RECOVERED MONUMENT RECORD REFERENCE POINTS. SET NO. 6 REBAR WITH 2–1/2" ALUMINUM CAP RECOVERED FLUSH WITH THE GROUND. SEE DETAIL A & B.

F. NO. 5 REBAR WITH 1–1/2 INCH DIAMETER ALUMINUM SURVEYORS CAP STAMPED "R K HOOK & ASSOC 1808" RECOVERED FLUSH WITH GROUND UNLESS NOTED OTHERWISE.

G. 2–1/2" DIAMETER ALUMINUM CAP IN 6" CONCRETE COLLAR, STAMPED "K–W 1/16 3854, RECOVER 0.6' ABOVE GROUND. NOT ACCEPTED BECAUSE, (SAME NOTE AS H. BELOW)

H. 2–1/2" DIAMETER ALUMINUM CAP IN 6" CONCRETE COLLAR, STAMPED "K–W 1/4 18 | 7 3854, RECOVERED 0.7' ABOVE GROUND. NOT ACCEPTED BECAUSE RESURVEY BY THE B.L.M. DID NOT ACCEPT THIS MONUMENT.

SURVEYOR'S STATEMENT:

I, JOHN L. BAILEY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE–SIXTH (1/6) OF THE PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED
REVISION VERSION FOR 2ND SUBMITTAL

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR JOHN L. BAILEY 19586

_____
JOHN L. BAILEY, PLS NO. 19586
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

NOTICE:

ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CLERK AND RECORDER:

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 _____ , 20__ , A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

SURCHARGE: _____

FEE: _____

LEGEND

- ● B — PROPERTY CORNER WITH TYPE OF MONUMENT, SEE MONUMENT LEGEND
- (R1=) — RECORDED DOCUMENT REFERENCE NUMBER
- SECTION CORNER AS SHOWN
- QUARTER SECTION CORNER AS SHOWN
- SIXTEENTH SECTION CORNER AS SHOWN
- (R) — RADIAL BEARING
- ø — DIAMETER
- CITY LIMITS

RECORDED DOCUMENT LEGEND

THE FOLLOWING "R" NUMBERED DOCUMENTS BEING RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER WERE CONSIDERED IN THE BOUNDARY RETRACEMENT OF THE SURVEYED PROPERTY. IN THE EVENT THAT THE MEASURED BEARING AND/OR DISTANCE VARIES FROM SAID DOCUMENT'S, THEN THE "R" NUMBERED BEARING AND/OR DISTANCE IS GIVEN.

R1 – INDICATES BEARING AND/OR DISTANCE REFERENCE TO SPECIAL WARRANTY DEED RECORDED FEBRUARY 21, 2017 UNDER RECEPTION NO. 217020348.

R2 – INDICATES BEARING AND/OR DISTANCE REFERENCE TO QUIT CLAIM DEED RECORDED JANUARY 15, 1993 IN BOOK 6108 AT PAGE 205.

R3 – INDICATES BEARING AND/OR DISTANCE REFERENCE TO CIVIL NO. 6541 DECREE OF DECLARATION OF TAKING RECORDED NOVEMBER 24, 1959 IN BOOK 1779 AT PAGE 185.

R4 – INDICATES BEARING AND/OR DISTANCE REFERENCE TO THE SUBDIVISION PLAT OF "THE RESERVE AT BROADMOOR GLEN SUBDIVISION FILING NO. 6" RECORDED NOVEMBER 22, 1996 UNDER RECEPTION NO. 96146966.

R5 – INDICATES BEARING AND/OR DISTANCE REFERENCE TO THE QUIT CLAIM DEED RECORDED JUNE 17, 1969 IN BOOK 2296 AT PAGE 156.

R6 – INDICATES BEARING AND/OR DISTANCE REFERENCE TO THE ANNEXATION PLAT OF "GATES ADDITION NO. TEN" RECORDED APRIL 4, 1972 IN PLAT BOOK V–2 AT PAGE 1.

DATE OF PREPARATION: MARCH 5, 2026

ANNEXATION CONTIGUITY STATEMENT:

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 11,899.04 FEET

ONE–SIXTH (1/6th) OF THE TOTAL PERIMETER: 1,983.17 FEET (16.67%)

PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 8,242.59 FEET (69.27%)

BROADMOOR GLEN ADDITION NO. 1
2132.00
MARCH 5, 2026
SHEET 1 OF 1

CLASSIC CONSULTING
619 N. Cascade Ave., Suite 200
Colorado Springs, Colorado 80903
(719)785–0790

CITY FILE NO. ANEX–25–0005

N:\213200\DRAWINGS\SURVEY\ANNEXATION 2025\ADDITION 1\213200 – ADDITION 1.DWG