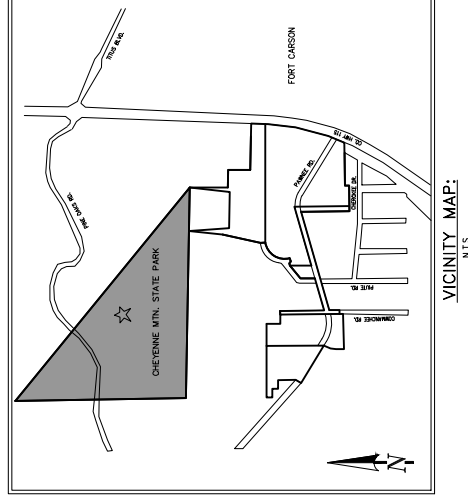


# ANNEXATION PLAT

## CHEYENNE MOUNTAIN STATE PARK 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 THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCELS OF LAND:

**LEGAL DESCRIPTION:**  
A PARCEL OF LAND BEING A PORTION THAT PARCEL RECORDED AT RECEPTION NO. 200063515 TOGETHER WITH A PORTION THE 60' RIGHT-OF-WAY OF PINE OAKS ROAD, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 30, BEING MONUMENTED BY A 3.25-INCH BRASS CAP AT THE WEST QUARTER CORNER OF SAID SECTION 30, BEING MONUMENTED BY A 2-INCH PIPE WITH A 3.25-INCH BRASS CAP 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 89°02'51" WEST, A DISTANCE OF 2,557.81 FEET.

COMMENCE AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 89°02'51" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 191.29 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°02'51" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 2,366.52 FEET;

THENCE NORTH 01°12'18" WEST, A DISTANCE OF 1,983.36 FEET;

THENCE SOUTH 49°58'30" EAST, A DISTANCE OF 3,144.44 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 2,345,160 SQUARE FEET OR (53.83747 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

- GENERAL NOTES:**
- 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. 01469749, 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 - ALTANSIPS LAND SURVEY TITLE, (CLARK LAND SURVEYING, INC.) RECEPTION NO. 220900007, 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 - MERSHON SUBDIVISION PLAT, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE. 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, 1953 IN PLAT BOOK Z AT PAGE 70.
    - ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED MARCH 11, 1958 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).
    - TITLE COMMITMENT: LAND TITLE GUARANTEE COMPANY-ORDER NUMBER: RND5510979843, WITH EFFECTIVE DATE 07/27/2023 AT 5:00 P.M.
  - DATE OF PREPARATION: JANUARY 03, 2024
  - TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 7,494.32'
  - ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 1,873.56' (25.00%)
  - PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 3,144.44' (41.96%)
  - AREA OF SITE: 53.83747 ACRES

**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 08041C0960G, EFFECTIVE DECEMBER 7, 2018.

**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 89°02'51" WEST, A DISTANCE OF 2,557.81 FEET.

**OWNER:**  
THE AFOREMENTIONED, CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 A.D.

**BLESSING A. MOBOLADE**  
MAYOR

**ATTEST:**  
\_\_\_\_\_

**CITY CLERK**  
STATE OF COLORADO )  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 A.D. BY BLESSING A. MOBOLADE, 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

**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 CHEYENNE MOUNTAIN STATE PARK 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

**RECORDING:**  
STATE OF COLORADO )  
COUNTY OF EL PASO )

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: \_\_\_\_\_

PREPARED BY:

**CHEYENNE MOUNTAIN STATE PARK 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.

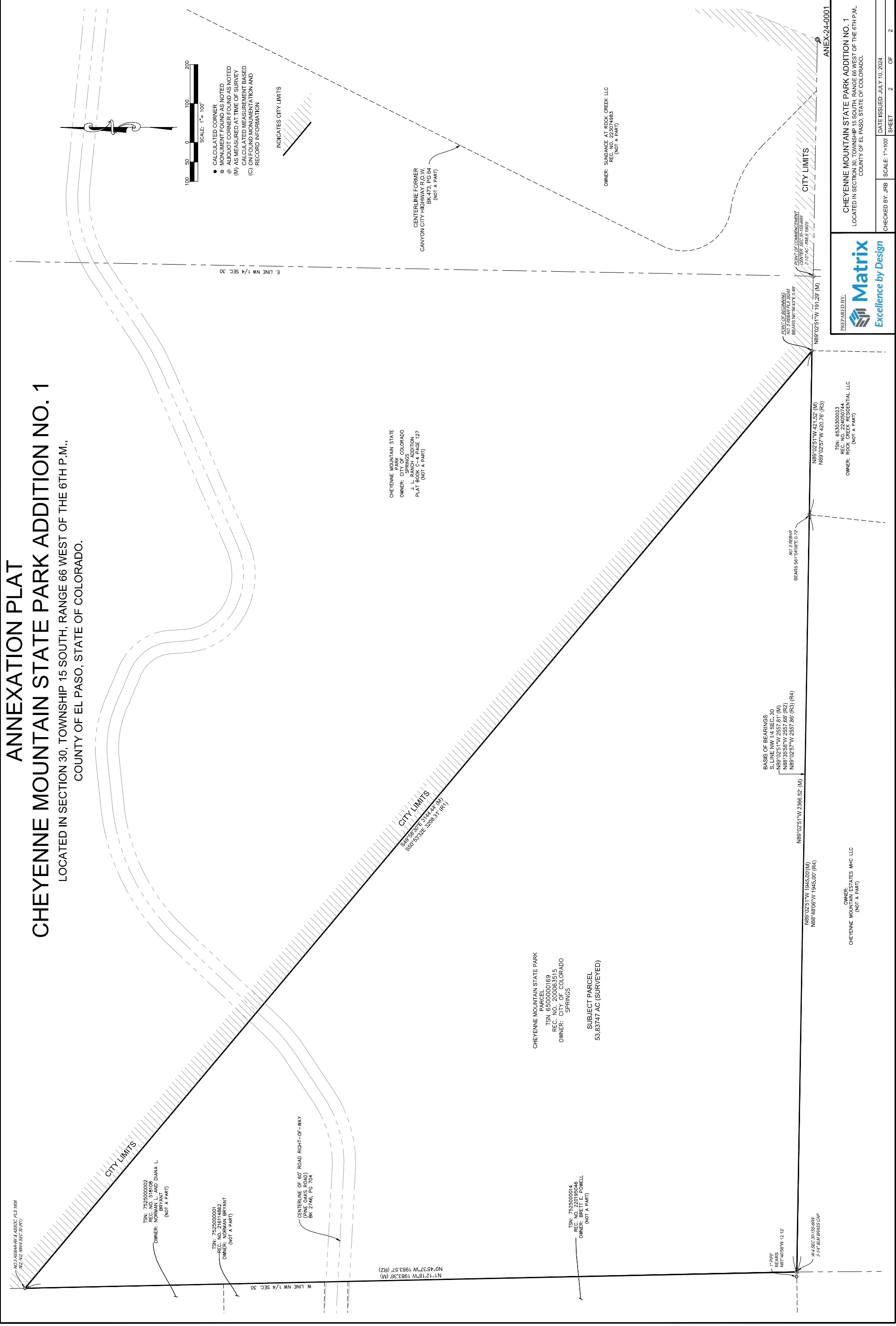
ANEX-24-0001

CHECKED BY: JRB      SCALE: NA      DATE ISSUED: JULY 10, 2024  
SHEET 1 OF 2

# ANNEXATION PLAT

## CHEYENNE MOUNTAIN STATE PARK 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.



SCALE: 1" = 100'

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

INDICATES CITY LIMITS

N1°12'18"W 1983.96' (M)  
N0°45'37"W 1983.57' (R2)

CITY LIMITS  
S89°58'38"E 3784.41' (M)  
S60°53'34"E 3208.31' (R1)

CHEYENNE MOUNTAIN STATE PARK  
PARCEL  
TSN: 6500000169  
REC. NO. 200063515  
OWNER: CITY OF COLORADO  
SPRINGS

SUBJECT PARCEL  
53.83747 AC (SURVEYED)

TSN: 7525000014  
REC. NO. 220195046  
OWNER: PORELL  
(NOT A PART)

1" PIPE BEARS  
N87°40'56"W 12.12'

1/4" SEC. 30-155-68W  
3 1/4" 24" BRASS CAP

N89°02'51"W 1945.00' (M)  
N88°48'06"W 1945.00' (R4)

BASIS OF BEARINGS  
S. LINE NW 1/4 SEC. 30  
N89°02'51"W 2557.81' (M)  
N88°35'58"W 2557.68' (R2)  
N89°02'57"W 2557.86' (R3) (R4)

NO. 2 BEARS  
BEARS S81°04'09"E 0.12'

N89°02'51"W 191.20' (M)

N89°02'51"W 421.52' (M)  
N89°02'57"W 420.76' (R3)

TSN: 6533030023  
REC. NO. 224800744  
OWNER: ROCKWELL RESIDENTIAL LLC  
(NOT A PART)

CHEYENNE MOUNTAIN STATE  
PARCEL  
OWNER: CITY OF COLORADO  
JULY RANCH ADDITION  
PLAT BEARS PG. 127  
(NOT A PART)

CENTERLINE FORMER  
CANYON CITY HIGHWAY R.O.W.  
BK 473, PG 64  
(NOT A PART)

OWNER: SUNDANCE AT ROCK CREEK LLC  
REC. NO. 200004965  
(NOT A PART)

POINT OF COMMENCEMENT  
CENTER SEC. 30-155-68W  
2 1/4" AC. RM 5 19825

CITY LIMITS

ANEX-24-0001

CHEYENNE MOUNTAIN STATE PARK 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: JULY 10, 2024 SHEET 2 OF 2