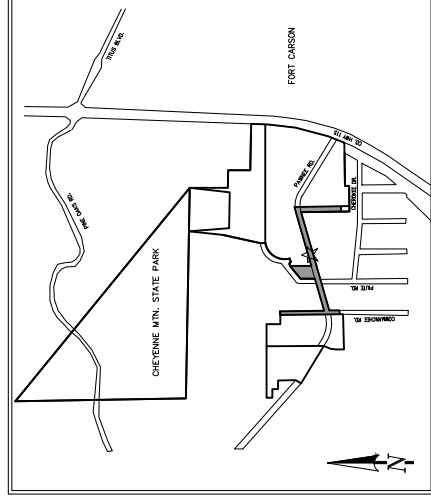


ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 4

LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP:
N.T.S.

GENERAL NOTES:

- THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT. ALL BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM FOUND MONUMENTATION, TOGETHER WITH MAPS & DOCUMENTS OF RECORD, WITH MAPS CONSIDERED.
- 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.
- J.L. RANCH ADDITION RECORDED DECEMBER 08, 1987 IN PLAT BOOK C-4 AT PAGE 127.
- RECEPTION NO. 21900047, RECORDED JUNE 01, 2012 IN SAID RECORDERS OFFICE.
- ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED MARCH 11, 1959 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. 865982).
- TITLE COMMITMENT: LAND TITLE GUARANTEE COMPANY-ORDER NUMBER: RND55109798-3, WITH EFFECTIVE DATE 07/27/2023 AT 5:00 P.M.
- DATE OF PREPARATION: AUGUST 28, 2024
- TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 5,354.18'
- ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 1,338.55' (25.00%)
- PERMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 1,482.17' (27.68%)
- AREA OF SITE: 4,064.13 ACRES
- CONFIRM THE ESTABLISHMENT OF AN APPROPRIATE EASEMENT(S) THROUGH A FINAL PLAT FOR THE EXISTING OH ELECTRIC (12.5KV) PRIMARY OH CONDUCTOR, CSU #12L-1) RUNNING THROUGH PORTIONS OF ADDITION NOS. 3, 5 AND 6 OR IF 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) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 66041039505, 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 THIS INSTRUMENT IS A TRUE AND CORRECT REPRESENTATION OF THE PERMETER OF THE BOUNDARY OF SAID PARCELS AT LEAST TWENTY-FIVE PERCENT (25%) OF THE PERIMETER OF THE BOUNDARY OF SAID PARCELS 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.

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 SOUTH 1/2 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 PAWNEE ROAD AND COMMANCHE ROAD RIGHT-OF-WAYS RECORDED UNDER ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 IN PLAT BOOK U-2 AT PAGE 13, AND PORTIONS OF SAID PARCELS OF SAID SECTION 30, AS RECORDED UNDER PLAT BOOK U-2 AT PAGE 13, AND THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, 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 (B.L.M. 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 2,597.81 FEET;

COMMENCING AT SAID CENTER CORNER OF SECTION 30;
COMMENCING AT SAID EASTERN RIGHT-OF-WAY LINE OF COMMANCHE ROAD, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 381607", ALSO BEING THE POINT OF BEGINNING;
THENCE COINCIDENT WITH SAID COMMANCHE ROAD RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- NORTH 89°17'17" EAST, A DISTANCE OF 593.81 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
- SOUTH 00°42'43" EAST, A DISTANCE OF 62.25 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;

THENCE COINCIDENT WITH SAID RIGHT-OF-WAY LINE NORTH 73°41'05" EAST, A DISTANCE OF 409.31 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744;
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- NORTH 00°52'18" WEST, A DISTANCE OF 453.40 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 70.00 FEET, WHOSE CENTER BEARS NORTH 89°05'03" EAST;
- NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 51°01'40" AND A DISTANCE OF 63.51 FEET AND HAVING A CHORD THAT BEARS NORTH 25°07'33" EAST, A DISTANCE OF 161.74 FEET;
- ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 51°41'38" EAST, A DISTANCE OF 161.74 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 285.09 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
THENCE COINCIDENT WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- THENCE NORTH 73°41'05" EAST, A DISTANCE OF 603.15 FEET;
- THENCE NORTH 72°32'40" EAST, A DISTANCE OF 62.26 FEET;

THENCE SOUTH 00°56'34" EAST, A DISTANCE OF 62.25 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
THENCE SOUTH 00°56'34" EAST, A DISTANCE OF 483.10 FEET;
SOUTH 89°02'02" WEST, A DISTANCE OF 60.09 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744;
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL NORTH 00°59'47" WEST, A DISTANCE OF 465.22 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF SAID PAWNEE ROAD;
THENCE COINCIDENT WITH SAID SOUTHERN RIGHT-OF-WAY LINE OF SAID PAWNEE ROAD, A DISTANCE OF 1,175.13 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF SAID COMMANCHE ROAD;
THENCE COINCIDENT WITH SAID EASTERN RIGHT-OF-WAY LINE SOUTH 00°42'43" EAST, A DISTANCE OF 97.26 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 59.94 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF SAID COMMANCHE ROAD;
THENCE COINCIDENT WITH SAID WESTERN RIGHT-OF-WAY LINE NORTH 00°45'24" WEST, A DISTANCE OF 78.88 FEET TO A POINT OF SAID SOUTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
THENCE COINCIDENT WITH SAID SOUTHERN RIGHT-OF-WAY LINE OF SAID PAWNEE ROAD, A DISTANCE OF 61.94 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
THENCE CONTINUE NORTH 00°42'43" WEST AND COINCIDENT WITH SAID WESTERN RIGHT-OF-WAY LINE, A DISTANCE OF 521.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 177,034 SQUARE FEET OR (4,064.13 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

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. 4.

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) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____, 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

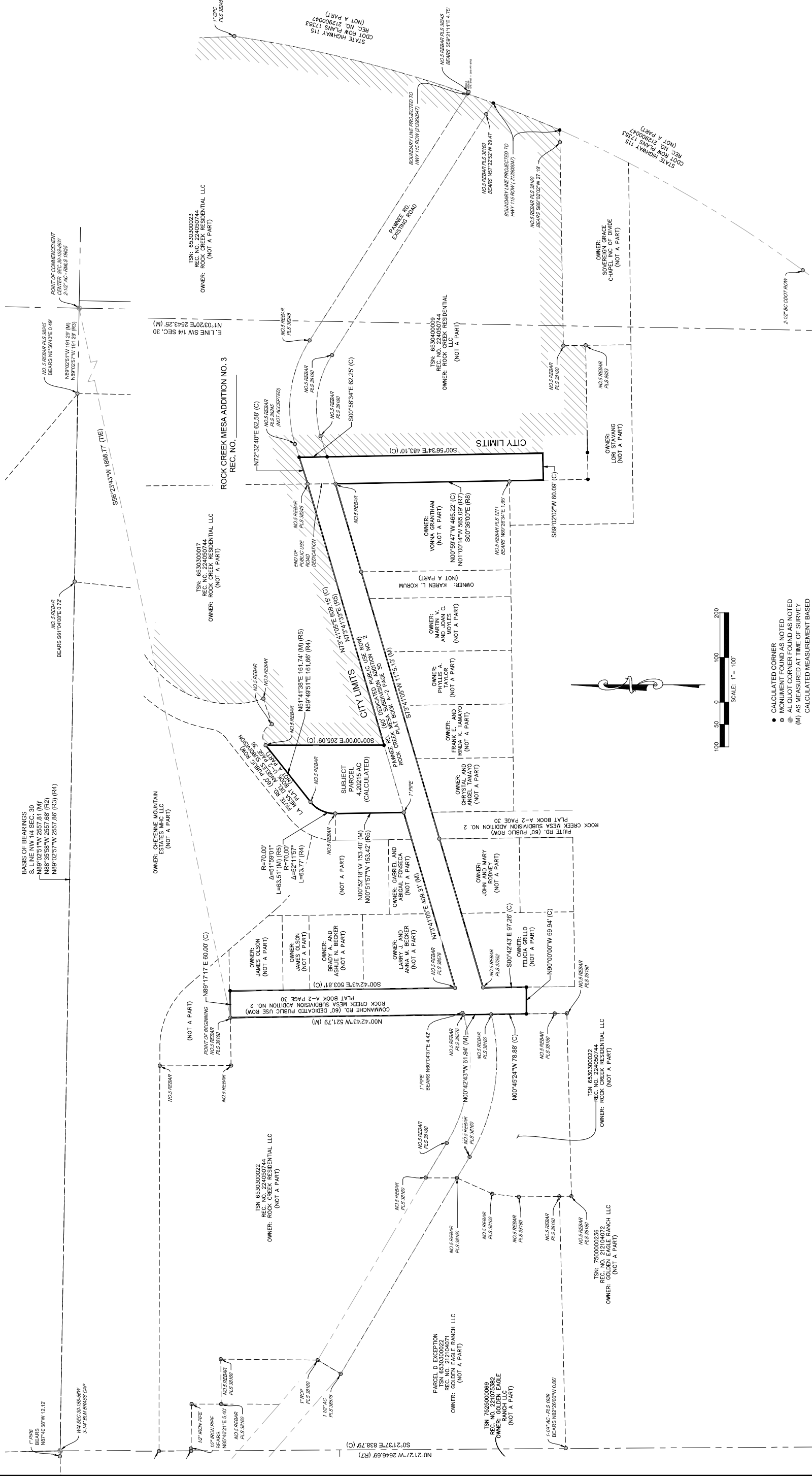
FOR: _____

SURCHARGE: _____

ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 4

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 ON FOUND MONUMENTATION AND RECORD INFORMATION
- ▨ INDICATES CITY LIMITS

PREPARED BY:
Matrix
Excellence by Design

ROCK CREEK MESA ADDITION NO. 4
LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

ANEX-24-0005

CHECKED BY: JRB SCALE: 1"=100' DATE ISSUED: AUGUST 28, 2024

SHEET 2 OF 2