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LEGAL DESCRIPTION
SOUTHERN COLORADO RAIL PARK ADDITION NO. 1
REVISED JANUARY 27, 2025
3,107.113 ACRES

A PARCEL OF LAND BEING THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2 OF SW 1/4) SECTION 19, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 OF NW 1/4) SECTION 30, T16S, R65W, OF THE SIXTH P.M. AND THE SOUTH HALF OF THE SOUTH HALF (S1/2 OF S1/2) SECTION 12, SECTION 13, THE EAST HALF (E 1/2) SECTION 14, THE EAST HALF (E 1/2) SECTION 23, SECTION 24, SECTION 25 AND THE EAST HALF (E 1/2) OF SECTION 26, ALL IN T16S, R66W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO, EXCEPT THOSE PARTS CONVEYED TO EL PASO COUNTY BY SPECIAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 219042943 AND 219042944, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 23, T16S, R66W, SAID POINT BEING A FOUND STONE, FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 11 AND SECTION 14, T16S, R66W SAID POINT BEING A FOUND 3.25" ALUMINUM CAP STAMPED "R G OBERING, T16S R66W, S11, 1/4 COR, S14, 1999, PE & PLS 13226" ON A NO. 6 REBAR BEARS N01°30'28"W A DISTANCE OF 5,285.06 FEET, BEING THE BASIS OF ALL BEARINGS IN THIS LEGAL DESCRIPTION. (SAID LINE BEING THE NORTH-SOUTH CENTERLINE OF SAID SECTION 14.)

THE FOLLOWING FOUR (4) COURSES ARE ALONG THE EASTERLY LINES OF THE FORT CARSON MILITARY RESERVATION:

- 1) THENCE N01°30'28"W ALONG THE AFORESAID NORTH-SOUTH CENTERLINE OF SECTION 14, 5,285.06 FEET TO THE QUARTER CORNER COMMON TO SECTIONS 11 AND SECTION 14, T16S, R66W;
- 2) THENCE N88°40'09"E ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 2,788.00 FEET TO THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13, AND 14, T16S, R66W, SAID POINT BEING THE END OF PROJECT, "BOUNDARY RETRACEMENT SURVEY - FORT CARSON, EL PASO COUNTY, COLORADO" RECORDED UNDER RECEPTION NO. 212900048 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
- 3) THENCE N00°39'18"W ALONG THE EAST LINE OF AFORESAID SECTION 11 A DISTANCE OF 1,312.70 FEET;
- 4) THENCE N89°11'58"E A DISTANCE OF 1,197.78 FEET TO THE WESTERLY RIGHT-OF-WAY OF CHARTER OAK RANCH ROAD AS SHOWN ON AFORESAID "BOUNDARY RETRACEMENT SURVEY";

THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING THREE (3) COURSES:

- 1) THENCE 38.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 13°36'22", THE CHORD OF 37.91 FEET WHICH BEARS S28°08'29"W TO A POINT OF TANGENT;
- 2) THENCE S21°20'19"W A DISTANCE OF 355.09 FEET;

- 3) THENCE S68°39'41"E A DISTANCE OF 70.00 FEET TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED UNDER RECEPTION NO. 219042943 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE SOUTHERLY LINES THEREOF THE FOLLOWING THREE (3) COURSES:

- 1) THENCE 646.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 68°33'42", THE CHORD OF 608.31 FEET WHICH BEARS N55°37'10"E TO A POINT OF TANGENT;
- 2) THENCE N89°54'02"E A DISTANCE OF 356.58 FEET;
- 3) THENCE N88°26'46"E A DISTANCE OF 623.16 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED UNDER RECEPTION NO. 219042944 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE SOUTHERLY LINES THEREOF THE FOLLOWING SIX (6) COURSES:

- 1) THENCE CONTINUING N88°26'46"E A DISTANCE OF 224.24 FEET;
- 2) THENCE N89°38'21"E A DISTANCE OF 293.10 FEET;
- 3) THENCE N89°04'51"E A DISTANCE OF 753.88 FEET;
- 4) THENCE N86°07'34"E A DISTANCE OF 381.70 FEET;
- 5) THENCE N86°06'37"E A DISTANCE OF 476.16 FEET;
- 6) THENCE N86°06'40"E A DISTANCE OF 471.02 FEET TO THE WESTERLY LINE OF LOT 1 BLOCK 1 "VALLEY VIEW SUBDIVISION" AS RECORDED IN PLAT BOOK O-3 AT PAGE 57 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE S00°57'56"E A DISTANCE OF 25.58 FEET TO THE SOUTH SIXTEENTH CORNER COMMON TO SECTION 7 T16S, R65W AND SECTION 12, T16S, R66W;
- 2) THENCE CONTINUING S00°57'56"E A DISTANCE OF 1,329.72 FEET TO THE SECTION CORNER COMMON TO SECTIONS 7 AND 18, T16S, R65W AND SECTIONS 12 AND 13, T16S, R66W;
- 3) THENCE S00°59'15"E A DISTANCE OF 2,639.23 FEET TO THE QUARTER CORNER (1/4 COR) COMMON TO SECTION 18, T16S, R65W AND SECTION 13, T16S, R66W;
- 4) THENCE S00°59'25"E A DISTANCE OF 2,639.15 FEET TO THE SECTION CORNER COMMON TO SECTIONS 18 AND 19, T16S, R65W AND SECTIONS 13 AND 24, T16S, R66W;
- 5) THENCE S00°46'56"E A DISTANCE OF 2,617.07 FEET TO THE QUARTER CORNER (1/4 COR) COMMON TO SECTION 24, T16S, R66W AND SECTION 19, T16S, R65W AND THE SOUTHWEST CORNER OF SAID LOT 1 BLOCK 1 "VALLEY VIEW SUBDIVISION";

THENCE N89°21'33"E ALONG THE SOUTH LINE THEREOF, SAID LINE BEING A PORTION OF EAST-WEST CENTERLINE OF SAID SECTION 19, T16S, R65W 1,171.75 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 19;
THENCE S00°51'32"E A DISTANCE OF 2,637.30 FEET TO THE WEST SIXTEENTH CORNER COMMON TO SAID SECTION 19 AND SECTION 30, T16S, R65W;
THENCE S00°20'16"E A DISTANCE OF 1,320.03 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 30;
THENCE S89°13'59"W A DISTANCE OF 1,155.32 FEET TO THE NORTH SIXTEENTH CORNER OF THE SECTION LINE COMMON TO SECTION 30, T16S, R65W AND SECTION 25, T16S, R66W;
THENCE S01°04'10"E ALONG SAID SECTION LINE 1,326.55 FEET TO THE QUARTER CORNER COMMON TO SAID SECTIONS;
THENCE S00°39'21"E ALONG SAID SECTION LINE 2,640.17 FEET TO THE SECTION CORNER COMMON TO SECTIONS 30 AND 31, T16S, R65W AND SECTIONS 25 AND 36, T16S, R66W, SAID POINT LYING ON THE AFORESAID EASTERLY LINES OF THE FORT CARSON MILITARY RESERVATION;

THENCE ALONG SAID EASTERLY LINES THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE S89°36'51"W ALONG THE SECTION LINE BETWEEN SAID SECTIONS 25 AND 36 A DISTANCE OF 5,275.28 FEET TO THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, T16S, R66W;
- 2) THENCE S89°07'11"W ALONG THE SECTION LINE COMMON TO SECTIONS 26 AND 35, A DISTANCE OF 2,637.64 FEET TO THE QUARTER CORNER COMMON TO SAID SECTIONS 26 AND 35;
- 3) THENCE N01°34'52"W ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 26, 5,263.81 FEET TO THE QUARTER CORNER COMMON TO SECTIONS 23 AND 26, T16S, R66W;
- 4) THENCE N00°25'00"W ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 23, 5,230.86 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A GROSS AREA OF 137,084,509 SQUARE FEET (3,147.027 ACRES, MORE OR LESS).

EXCEPTING THEREFROM THE FOLLOWING TWO (2) EXCEPTIONS:

EXCEPTION 'A':

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4 SW 1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4 SW 1/4) OF SECTION 13 AS DESCRIBED IN QUITCLAIM DEED RECORDED UNDER RECEPTION NO. 209137369;
AND

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (S 1/2 NE 1/4 SW 1/4 SW 1/4) OF SAID SECTION 13 AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5826 AT PAGE 208, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377;

AND

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N 1/2 NE 1/4 SW 1/4 SW 1/4) OF SAID SECTION 13 DESCRIBED AS "PARCEL B" IN WARRANTY DEED UNDER RECORDED RECEPTION NO. 210059631, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377;

ALL DOCUMENTS FOUND IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23, AND 24, SAID CORNER BEING MONUMENTED WITH A 3.25" ALUMINUM CAP WITHOUT STAMPS;
THENCE N00°30'22"W ALONG THE SECTION LINE COMMON TO SAID SECTIONS 13 AND 14, 659.62 FEET TO A BENT NO. 5 REBAR WITHOUT CAP;
THENCE N88°38'46"E A DISTANCE OF 658.63 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;
THENCE N00°30'34"W ALONG THE WEST LINE THEREOF, 659.83 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;
THENCE N88°33'19"E ALONG THE NORTH LINE THEREOF, 658.50 FEET TO A NO. 3 REBAR WITH RED PLASTIC CAP STAMPED "LS 1593";
THENCE S00°31'35"E A DISTANCE OF 1,320.88 FEET TO A NO. 3 REBAR WITH RED PLASTIC CAP STAMPED "LS 1593";
THENCE S88°39'48"W A DISTANCE OF 1,317.54 FEET TO THE POINT OF BEGINNING.

SAID PARCELS CONTAINING A COMBINED AREA OF 1,304,015 SQUARE FEET (29.936 ACRES, MORE OR LESS).

EXCEPTION 'B':

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, T16S, R66W AS DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 219082791, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377;

AND

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, T16S, R66W AS DESCRIBED AS "PARCEL A" IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 210059631, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377;

ALL DOCUMENTS FOUND IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14, SAID QUARTER CORNER BEING MONUMENTED BY A BENT NO. 5 REBAR WITHOUT CAP;
THENCE N88°39'52"E A DISTANCE OF 658.34 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, AND THE POINT OF BEGINNING;

THENCE N88°40'01"E ALONG THE NORTH LINE THEREOF, 661.09 FEET TO THE NORTHEAST CORNER OF AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;
THENCE S00°05'37"E ALONG THE EAST LINE THEREOF, 328.97 FEET TO A NO. 3 REBAR WITHOUT CAP;
THENCE S00°24'52"E A DISTANCE OF 330.21 FEET TO A NO. 3 REBAR WITHOUT CAP, BEING THE SOUTHEAST CORNER OF AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE S88°36'23"W ALONG THE SOUTH LINE THEREOF, 658.17 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;
THENCE N00°30'34"W ALONG THE WEST LINE THEREOF, 659.83 FEET TO THE POINT OF BEGINNING.

SAID PROPERTIES COMBINED CONTAINING AN AREA OF 434,661 SQUARE FEET (9.978 ACRES, MORE OR LESS).

GROSS AREA 137,084,509 SQUARE FEET (3,147.027 ACRES, MORE OR LESS),
LESS EXCEPTION 'A' AREA OF 1,304,015 SQUARE FEET (29.936 ACRES, MORE OR LESS)
LESS EXCEPTION 'B' AREA OF 434,661 SQUARE FEET (9.978 ACRES, MORE OR LESS)
NET AREA 135,345,833 SQUARE FEET (3,107.113 ACRES MORE OR LESS).

PREPARED BY:

VERNON P. TAYLOR, COLORADO P.L.S. NO. 25966 DATE
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC

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

BE IT KNOWN BY THESE PRESENTS:

THAT EDW. C. LEVY CO., A MICHIGAN CORPORATION, AND SOUTHERN COLORADO RAIL PARK LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BEING THE PETITIONERS FOR THE ANNEXATION OF THE HEREINAFTER DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2 OF SW 1/4) SECTION 19, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 OF NW 1/4) SECTION 30, T16S, R65W, OF THE SIXTH P.M. AND THE SOUTH HALF OF THE SOUTH HALF (S1/2 OF S1/2) SECTION 12, SECTION 13, THE EAST HALF (E 1/2) SECTION 14, THE EAST HALF (E 1/2) SECTION 23, SECTION 24, SECTION 25 AND THE EAST HALF (E 1/2) OF SECTION 26, ALL IN T16S, R66W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO, EXCEPT THOSE PARTS CONVEYED TO EL PASO COUNTY BY SPECIAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 2190422943 AND 219042944, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 23, T16S, R66W, SAID POINT BEING A FOUND STONE, FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 11 AND SECTION 14, T16S, R66W SAID POINT BEING A FOUND 3.25" ALUMINUM CAP STAMPED "P G OBERING, T16S R66W, S11, 1/4 COR, S14, 1999, PE & PLS 15226" ON A NO. 6 REBAR BEARS N0130°28'W A DISTANCE OF 5,285.06 FEET, BEING THE BASIS OF ALL BEARINGS IN THIS LEGAL DESCRIPTION. (SAID LINE BEING THE NORTH-SOUTH CENTERLINE OF SAID SECTION 14.)

THE FOLLOWING FOUR (4) COURSES ARE ALONG THE EASTERLY LINES OF THE FORT CARSON MILITARY RESERVATION:

- 1) THENCE N01°30'28"W ALONG THE AFORESAID NORTH-SOUTH CENTERLINE OF SECTION 14, 5,285.06 FEET TO THE QUARTER CORNER COMMON TO SECTIONS 11 AND SECTION 14, T16S, R66W;
- 2) THENCE N88°40'09"E ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 2,786.00 FEET TO THE SECTION CORNER COMMON TO SECTIONS 11, 12, 15, AND 14, T16S, R66W, SAID POINT BEING THE END OF PROJECT, "BOUNDARY RETRACEMENT SURVEY - FORT CARSON, EL PASO COUNTY, COLORADO" RECORDED UNDER RECEPTION NO. 212900048 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
- 3) THENCE N00°39'18"W ALONG THE EAST LINE OF AFORESAID SECTION 11 A DISTANCE OF 1,312.70 FEET;
- 4) THENCE N89°11'58"E A DISTANCE OF 1,197.78 FEET TO THE WESTERLY RIGHT-OF-WAY OF CHARTER OAK RANCH ROAD AS SHOWN ON AFORESAID "BOUNDARY RETRACEMENT SURVEY";

THENCE ALONG THE WESTERLY LINES THEREOF THE FOLLOWING THREE (3) COURSES:

- 1) THENCE 38.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 13°56'22", THE CHORD OF 37.91 FEET WHICH BEARS S28°08'29"W TO A POINT OF TANGENT;
 - 2) THENCE S68°39'41"E A DISTANCE OF 355.09 FEET;
 - 3) THENCE S21°20'19"W A DISTANCE OF 70.00 FEET TO THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED UNDER RECEPTION NO. 219042943 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
- THENCE ALONG THE SOUTHERLY LINES THEREOF THE FOLLOWING THREE (3) COURSES:
- 1) THENCE 646.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 68°33'42", THE CHORD OF 608.31 FEET WHICH BEARS N53°37'10"E TO A POINT OF TANGENT;
 - 2) THENCE N89°54'02"E A DISTANCE OF 356.58 FEET;
 - 3) THENCE N88°26'46"E A DISTANCE OF 623.16 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED UNDER RECEPTION NO. 219042944 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE SOUTHERLY LINES THEREOF THE FOLLOWING SIX (6) COURSES:

- 1) THENCE CONTINUING N88°26'46"E A DISTANCE OF 224.24 FEET;
- 2) THENCE N89°38'21"E A DISTANCE OF 293.10 FEET;
- 3) THENCE N89°04'51"E A DISTANCE OF 753.88 FEET;
- 4) THENCE N86°07'34"E A DISTANCE OF 381.70 FEET;
- 5) THENCE N86°06'37"E A DISTANCE OF 476.16 FEET;
- 6) THENCE N86°06'40"E A DISTANCE OF 471.02 FEET TO THE WESTERLY LINE OF LOT 1 BLOCK 1 "VALLEY VIEW SUBDIVISION" AS RECORDED IN PLAT BOOK 0-3 AT PAGE 57 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) THENCE S00°57'56"E A DISTANCE OF 25.58 FEET TO THE SOUTH SIXTEENTH CORNER COMMON TO SECTION 7 T16S, R65W AND SECTION 12, T16S, R66W;
- 2) THENCE CONTINUING S00°57'56"E A DISTANCE OF 1,328.72 FEET TO THE SECTION CORNER COMMON TO SECTIONS 7 AND 18, T16S, R65W AND SECTIONS 12 AND 13, T16S, R66W;
- 3) THENCE S00°59'15"E A DISTANCE OF 2,639.23 FEET TO THE QUARTER CORNER (1/4 COR) COMMON TO SECTION 18, T16S, R65W AND SECTION 13, T16S, R66W;
- 4) THENCE S00°59'25"E A DISTANCE OF 2,639.15 FEET TO THE SECTION CORNER COMMON TO SECTIONS 18 AND 19, T16S, R65W AND SECTIONS 13 AND 24, T16S, R66W;
- 5) THENCE S00°46'56"E A DISTANCE OF 2,617.07 FEET TO THE QUARTER CORNER (1/4 COR) COMMON TO SECTION 24, T16S, R66W AND SECTION 19, T16S, R65W AND THE SOUTHWEST CORNER OF SAID LOT 1 BLOCK 1 "VALLEY VIEW SUBDIVISION";

THENCE N89°21'33"E ALONG THE SOUTH LINE THEREOF, SAID LINE BEING A PORTION OF EAST-WEST CENTERLINE OF SAID SECTION 19, T16S, R65W 1,171.75 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 19; THENCE S00°51'32"E A DISTANCE OF 2,637.30 FEET TO THE WEST SIXTEENTH CORNER COMMON TO SAID SECTION 19 AND SECTION 30, T16S, R65W;

THENCE S00°20'16"E A DISTANCE OF 1,320.03 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 30;

THENCE S89°13'59"W A DISTANCE OF 1,155.32 FEET TO THE NORTH SIXTEENTH CORNER OF THE SECTION LINE COMMON TO SECTION 30, T16S, R65W AND SECTION 25, T16S, R66W;

THENCE S01°04'10"E ALONG SAID SECTION LINE 1,326.55 FEET TO THE QUARTER CORNER COMMON TO SAID SECTIONS;

THENCE S00°39'21"E ALONG SAID SECTION LINE 2,640.17 FEET TO THE SECTION CORNER COMMON TO SECTIONS 30 AND 31, T16S, R65W AND SECTIONS 25 AND 36, T16S, R66W, SAID POINT LING ON THE AFORESAID EASTERLY LINES OF THE FORT CARSON MILITARY RESERVATION;

THENCE ALONG SAID EASTERLY LINES THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE S89°36'51"W ALONG THE SECTION LINE BETWEEN SAID SECTIONS 25 AND 36 A DISTANCE OF 5,275.28 FEET TO THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, T16S, R66W;
- 2) THENCE S89°07'11"W ALONG THE SECTION LINE COMMON TO SECTIONS 26 AND 35, A DISTANCE OF 2,637.64 FEET TO THE QUARTER CORNER COMMON TO SAID SECTIONS 26 AND 35;
- 3) THENCE N01°34'52"W ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 26, 5,263.81 FEET TO THE QUARTER CORNER COMMON TO SECTIONS 23 AND 26, T16S, R66W;
- 4) THENCE N00°25'00"W ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 23, 5,230.86 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A GROSS AREA OF 137,084,509 SQUARE FEET (3,147,027 ACRES, MORE OR LESS).

EXCEPTING THEREFROM THE FOLLOWING TWO (2) EXCEPTIONS:

EXCEPTION 'A':

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE QUARTER OF THE SOUTHWEST QUARTER (S 1/2 NE 1/4 SW 1/4 SW 1/4) OF SAID SECTION 13 AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5826 AT PAGE 208, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377;

AND

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N 1/2 NE 1/4 SW 1/4 SW 1/4) OF SAID SECTION 13 RECORDED UNDER RECEPTION NO. 210509631, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377;

AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23, AND 24, SAID CORNER BEING MONUMENTED WITH A 3.25" ALUMINUM CAP WITHOUT STAMPS;

THENCE N00°30'22"W ALONG THE SECTION LINE COMMON TO SAID SECTIONS 13 AND 14, 659.62 FEET TO A BENT NO. 5 REBAR WITHOUT CAP;

THENCE N88°38'46"E A DISTANCE OF 658.63 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE N00°30'34"W ALONG THE WEST LINE THEREOF, 659.83 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE N88°33'19"E ALONG THE NORTH LINE THEREOF, 658.50 FEET TO A NO. 3 REBAR WITH RED PLASTIC CAP STAMPED "LS 1593";

THENCE S00°31'35"E A DISTANCE OF 1,320.88 FEET TO A NO. 3 REBAR WITH RED PLASTIC CAP STAMPED "LS 1593";

THENCE S88°39'48"W A DISTANCE OF 1,317.54 FEET TO THE POINT OF BEGINNING.

SAID PARCELS CONTAINING A COMBINED AREA OF 1,304,015 SQUARE FEET (29,936 ACRES, MORE OR LESS).

EXCEPTION 'B':

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, T16S, R66W AS DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 219082791, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377;

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, T16S, R66W AS DESCRIBED AS "PARCEL A" IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 210059631, EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THAT 60 FEET WIDE INGESS/EGRESS EASEMENT DESCRIBED IN DESIGNATION OF RIGHTS OF WAY RECORDED IN BOOK 2395 AT PAGE 377;

ALL DOCUMENTS FOUND IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14, SAID QUARTER CORNER BEING MONUMENTED BY A BENT NO. 5 REBAR WITHOUT CAP;

THENCE N88°39'52"E A DISTANCE OF 686.34 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, AND THE POINT OF BEGINNING;

THENCE N88°40'01"E ALONG THE NORTH LINE THEREOF, 661.09 FEET TO THE NORTHWEST CORNER OF AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE S00°05'37"E ALONG THE EAST LINE THEREOF, 328.97 FEET TO A NO. 3 REBAR WITHOUT CAP;

THENCE S00°24'52"E A DISTANCE OF 330.21 FEET TO A NO. 3 REBAR WITHOUT CAP, BEING THE SOUTHWEST CORNER OF AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE S88°36'23"W ALONG THE SOUTH LINE THEREOF, 658.17 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE N00°30'34"W ALONG THE WEST LINE THEREOF, 659.83 FEET TO THE POINT OF BEGINNING.

SAID PROPERTIES COMBINED CONTAINING AN AREA OF 434,661 SQUARE FEET (9,978 ACRES, MORE OR LESS).

GROSS AREA 137,084,509 SQUARE FEET (3,147,027 ACRES, MORE OR LESS), LESS EXCEPTION 'A' AREA OF 1,304,015 SQUARE FEET (29,936 ACRES, MORE OR LESS) LESS EXCEPTION 'B' AREA OF 434,661 SQUARE FEET (9,978 ACRES, MORE OR LESS) NET AREA 135,345,833 SQUARE FEET (3,107,113 ACRES MORE OR LESS).

PETITIONER SIGNATURES:

OWNER:
THE AFOREMENTIONED, EDW. C. LEVY CO., A MICHIGAN CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ A.D. BY: _____ AS _____ OF EDW. C. LEVY CO., A MICHIGAN CORPORATION
STATE OF _____ } SS
COUNTY OF _____ }

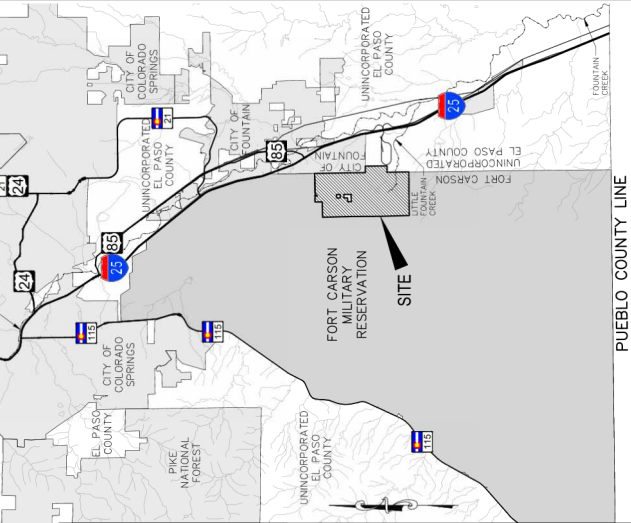
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D. BY _____ AS _____ OF EDW. C. LEVY CO., A MICHIGAN CORPORATION).

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

OWNER:
THE AFOREMENTIONED, SOUTHERN COLORADO RAIL PARK LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ A.D. BY: _____ AS _____ OF SOUTHERN COLORADO RAIL PARK LLC, A MICHIGAN LIMITED LIABILITY COMPANY
STATE OF _____ } SS
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D. BY _____ AS _____ OF SOUTHERN COLORADO RAIL PARK LLC, A MICHIGAN LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____



VICINITY MAP
N.T.S.

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:

1. 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.
2. 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.

SEE SHEETS 2 AND 3 FOR DETAILS.

FLOODPLAIN STATEMENT:

REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NOS. 080400961G, 080400962G, 080400963G, AND 080400964G, WITH THE FIRM DESIGNATION FOR FIRM NO. 8, 2018 (2018), AND PORTIONS OF THE PROPOSED SOUTHERN COLORADO RAIL PARK ADDITION ARE CURRENTLY IMPACTED BY A SFHA, ZONE "A", ZONE "A", IS AN AREA THAT IS LIKELY TO BE INUNDAATED BY FLOWS THAT OCCUR DURING A 100-YEAR EVENT, FOR WHICH A DETAILED STUDY HAS BEEN PERFORMED BUT NO BASE FLOOD ELEVATIONS DETERMINED.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "SOUTHERN COLORADO RAIL 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 THE _____ DAY OF _____, 2025 A.D.

CITY CLERK _____ DATE _____

SURVEYOR'S STATEMENT:

I, VERNON P. TAYLOR, A REGISTERED 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 WITH THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

VERNON P. TAYLOR, COLORADO PLS. NO. 25986
FOR AND ON BEHALF OF:
M&S CIVIL CONSULTANTS, INC

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 THIS INSTRUMENT, THE PARTIES HERETO HAVE AGREED THAT ANY SUCH DEFECT SHALL BE DEEMED TO HAVE OCCURRED ON THE DATE OF THE INSTRUMENT'S RECORDATION HEREIN.

CLERK AND RECORDER:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2025, A.D., AND IS DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____ STEVE SCHLEIKER, RECORDER

SURCHARGE: _____ BY: _____ DEPUTY

ANNEXATION PLAT
SOUTHERN COLORADO RAIL PARK ADDITION NO. 1
PROJECT NO.: 10-012 | DATE OF PREPARATION: AUGUST 30, 2024

NO.	DATE	REVISION / COMMENT
1	10/30/2024	ELI CITY REVIEW COMMENTS (10/30/2024)
2	12/06/2024	ELI EXCEPTION PARCELS REVISED PER LAND SURVEY PLAT
3	12/19/2024	ELI ADDRESS 2ND CITY REVIEW COMMENTS (12/17/2024)
4	01/27/2025	ELI ADDRESS 3RD CITY REVIEW COMMENTS (01/17/2025)

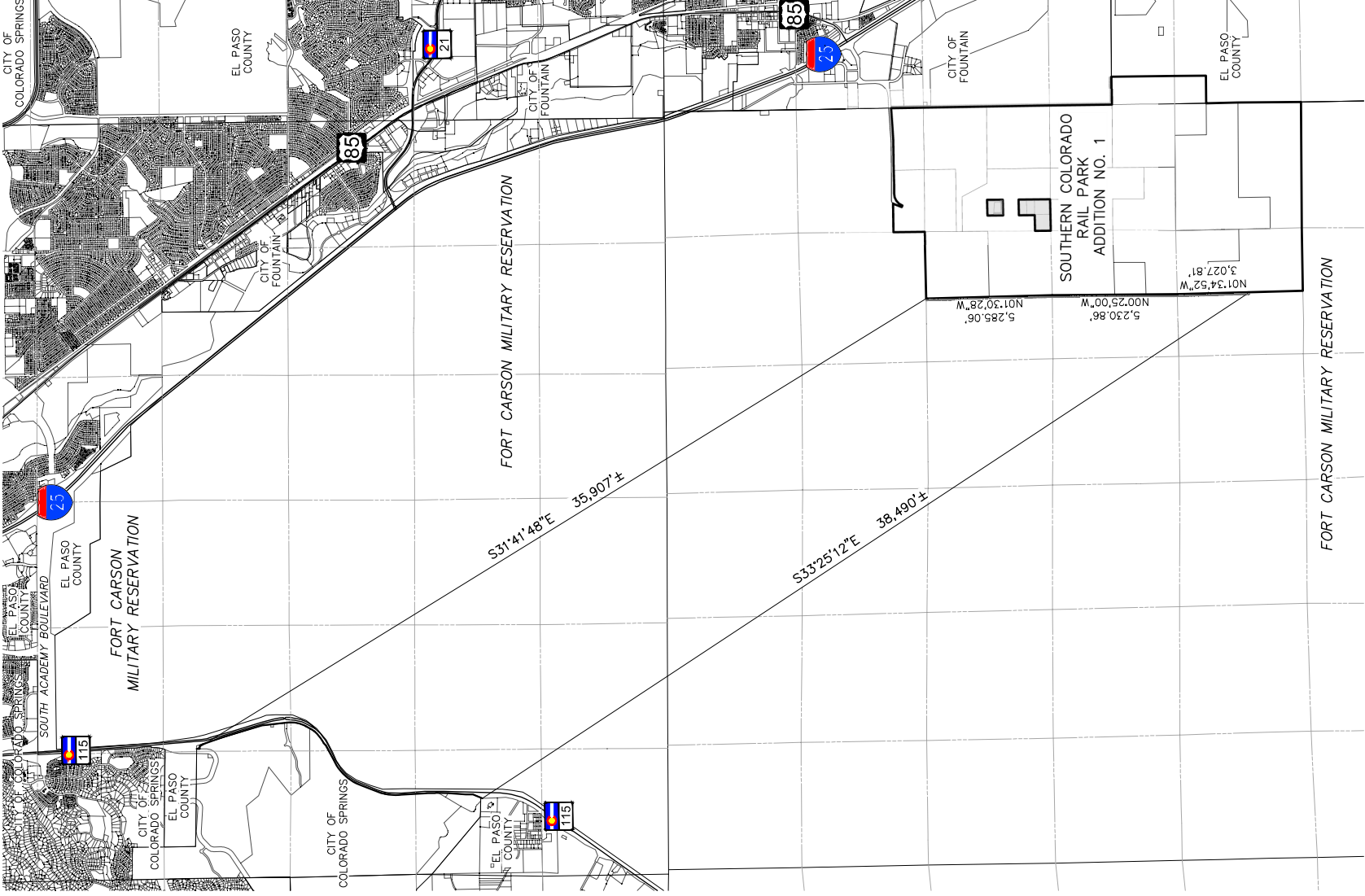
REVISIONS: _____
DRAWN BY: ELY | CHECKED BY: VPT | CITY FILE No.: ANEX-24-0013

212 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719-555-5485



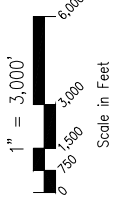
ANNEXATION PLAT
SOUTHERN COLORADO RAIL PARK ADDITION NO. 1
 THOSE PARCELS OF LAND IN SECTIONS 13, 14, 23, 24, 25, AND 26 T16S R66W OF THE 6TH P.M.,
 AND IN SECTIONS 19 AND 30, T16S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO
CONTIGUOUS BOUNDARY EXHIBIT

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:**
1. 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.
 2. 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.
 3. 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. 1: 10/01/2024 ELY ADDRESS 3RD CITY REVIEW COMMENTS (10/17/2024)
 NO. 2: 12/06/2024 ELY EXCEPTION PARCELS REVISED PER LAND SURVEY PLAT
 NO. 3: 12/18/2024 ELY ADDRESS 2ND CITY REVIEW COMMENTS (12/12/2024)
 NO. 4: 01/27/2025 ELY ADDRESS 3RD CITY REVIEW COMMENTS (01/13/2025)

NO.	DATE	BY	REVISIONS
1	10/01/2024	ELY	ADDRESS 3RD 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)
4	01/27/2025	ELY	ADDRESS 3RD CITY REVIEW COMMENTS (01/13/2025)

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

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

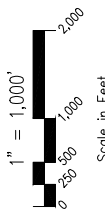
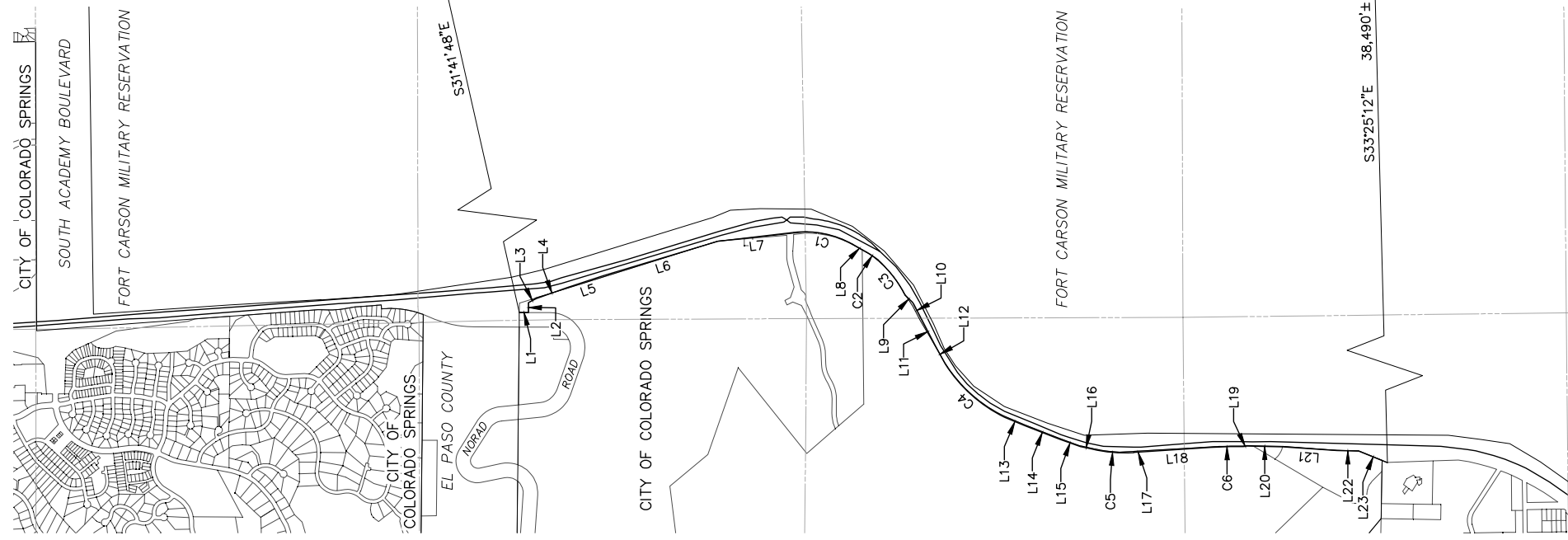
NOTES:

- 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.
- 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

LINE #	DISTANCE	RADIUS	BEARING	CHORD	CHORD BEARING
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	S75°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	S0°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: 719.555.5485

CIVIL CONSULTANTS, INC.

ANNEXATION PLAT
SOUTHERN COLORADO RAIL PARK ADDITION NO. 1
PROJECT NO.: 10-012 | DATE OF PREPARATION: AUGUST 30, 2024

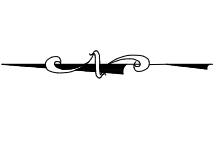
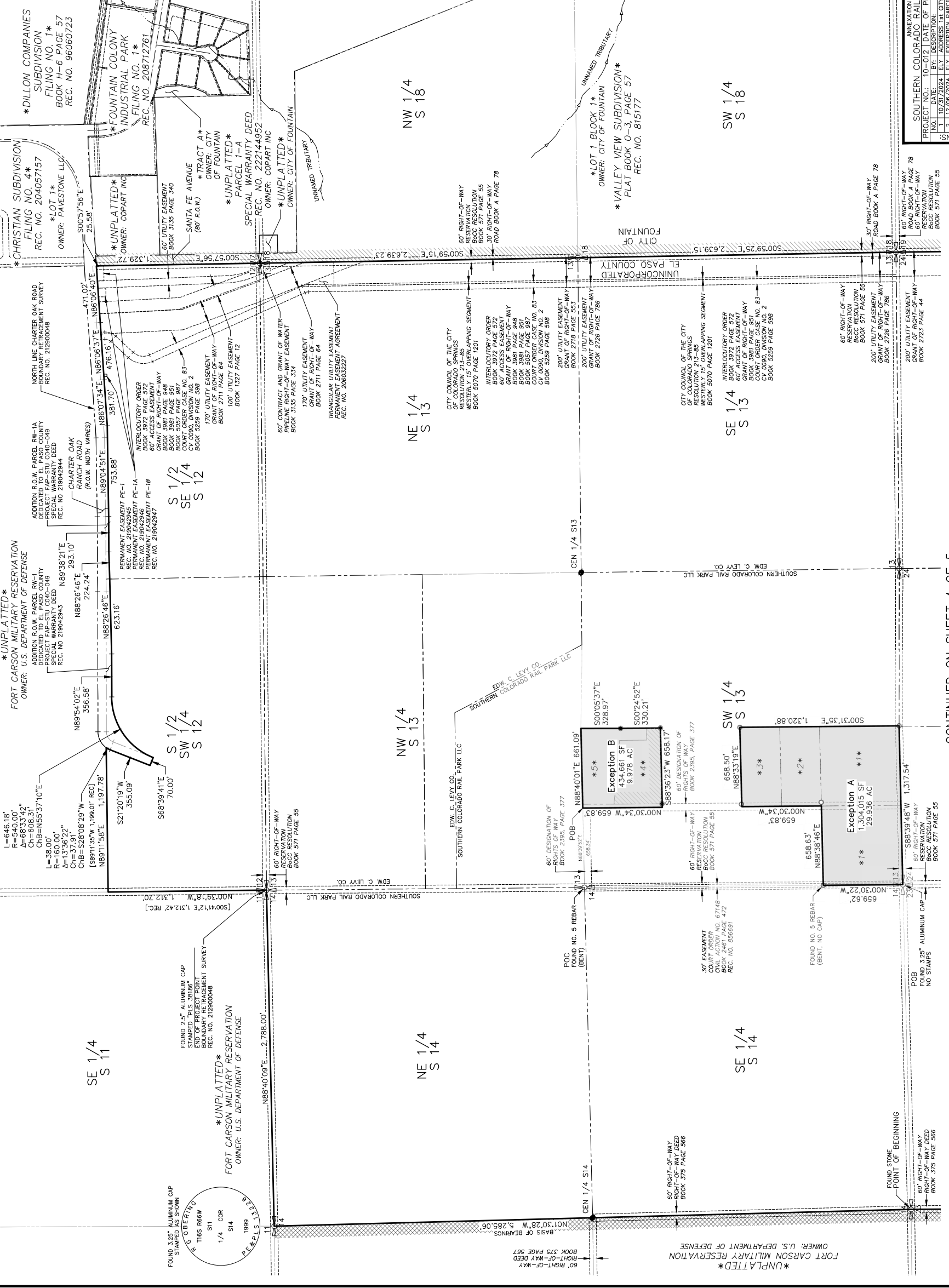
NO.	DATE	BY	REVISION
1	10/07/2024	ELY	CITY REVIEW COMMENTS (10/07/2024)
2	12/06/2024	ELY	EXCEPTION PARCELS REVISED PER LAND SURVEY PLAT
3	12/18/2024	ELY	ADDRESS 2nd CITY REVIEW COMMENTS (12/12/2024)
4	01/27/2025	ELY	ADDRESS 3rd CITY REVIEW COMMENTS (01/13/2025)

REVISIONS

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

SHEET 3 OF 6

ANNEXATION PLAT SOUTHERN COLORADO RAIL PARK ADDITION NO. 1 AND IN SECTIONS 19 AND 30, T16S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO AND 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 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
 - 14, 13 SECTION CORNERS
 - 14, 13 SECTION CENTER, QUARTER CORNERS AND SIXTEENTH CORNERS (AS LABELED)
 - 14, 13 QUARTER SECTION CORNERS
 - 14, 13 FEMA FIRM WATERCOURSE
 - 14, 13 FEMA FIRM FLOODWAY LINES
 - 14, 13 BOUNDARY CONTIGUOUS TO THE CITY OF COLORADO SPRINGS (SEE NOTES)
 - 14, 13 BOUNDARY CONTIGUOUS TO THE CITY OF FOUNTAIN
 - 14, 13 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 OTHERWISE STAMPED "LS 1593" UNLESS IDENTIFIED OTHERWISE
- FOUND NO. 3 REBAR, NO CAP

EXCEPTION PARCELS OWNERS' LIST:

1. 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
2. JULIA J. PENTON OF 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 OF 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 B 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

NO.	REVISION	DATE	BY	DESCRIPTION
1		10/01/2024	ELY	ANNEXATION PLAT SOUTHERN COLORADO RAIL PARK ADDITION NO. 1
2		12/06/2024	ELY	PROJECT NO. 10-012 DATE OF PREPARATION: AUGUST 30, 2024
3		12/18/2024	ELY	EXCEPTION PARCELS REVISED PER LAND SURVEY PLAT
4		01/27/2025	ELY	EXCEPTION PARCELS REVISED PER LAND SURVEY PLAT

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

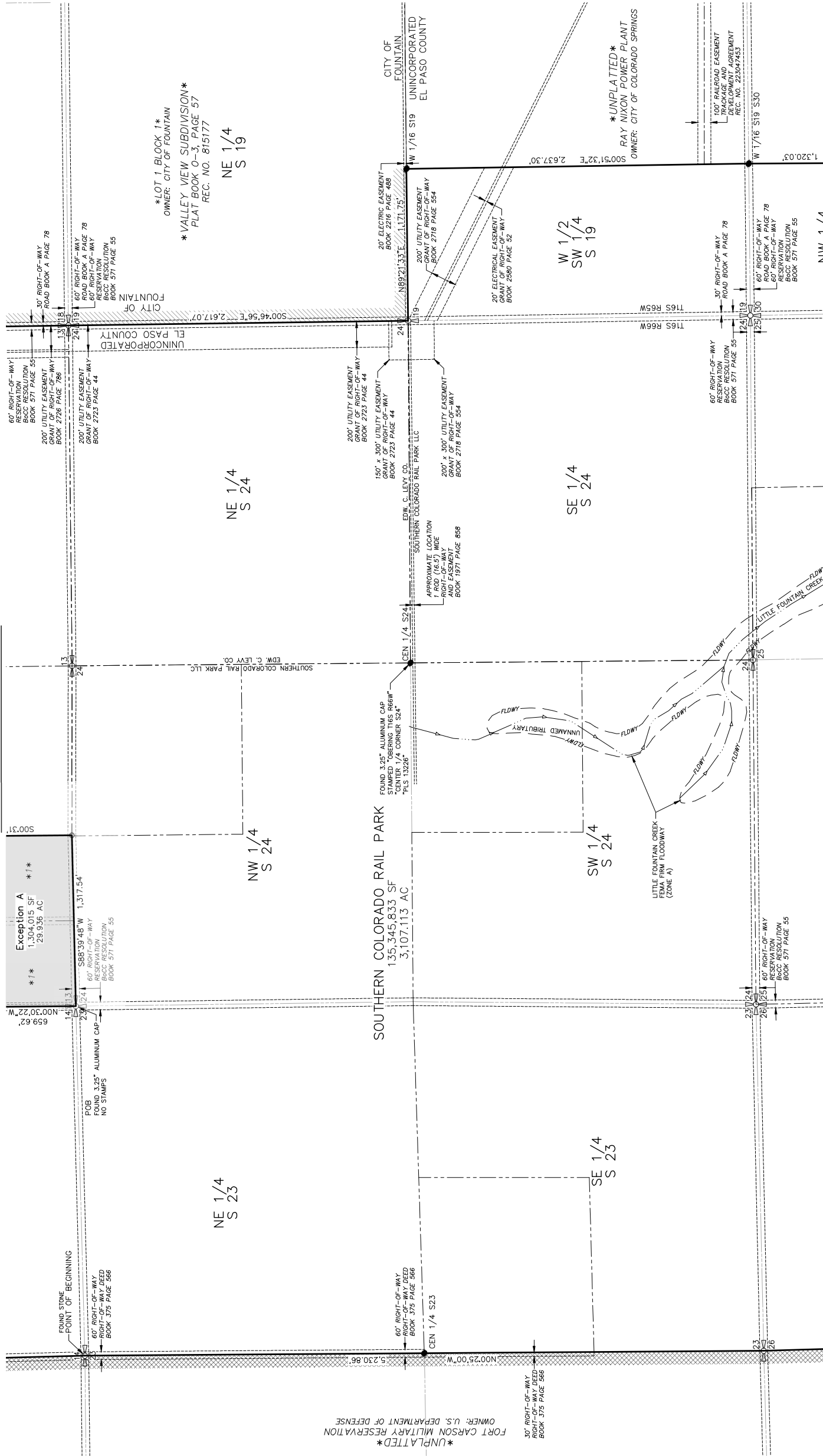
CONTINUED ON SHEET 4 OF 5

ANNEXATION PLAT

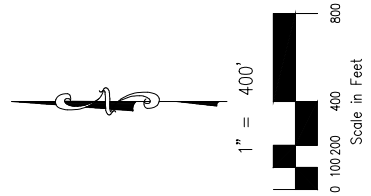
SOUTHERN COLORADO RAIL PARK ADDITION NO. 1

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
 - - - SECTION/QUARTER SECTION LINES
 - - - SECTION CORNERS, QUARTER CORNERS, AND SIXTEENTH CORNER ARE NOT MONUMENTED UNLESS LABELED OTHERWISE
 - - - SECTION CORNERS
 - SECTION CENTER 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 NO. 3 REBAR, NO CAP
- *NOT A PART*

CONTINUED ON SHEET 5 OF 5

ANNEXATION PLAT			
PROJECT NO.:	10-012		
DATE OF PREPARATION:	AUGUST 30, 2024		
NO. 1	10/10/2024	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)
4	01/27/2025	ELY	ADDRESS 3rd CITY REVIEW COMMENTS (01/13/2025)

SOUTHERN COLORADO RAIL PARK ADDITION NO. 1			
PROJECT NO.:	10-012		
DATE OF PREPARATION:	AUGUST 30, 2024		
NO. 1	10/10/2024	ELY	ADDRESS 1st CITY REVIEW COMMENTS (10/17/2024)
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4	01/27/2025	ELY	ADDRESS 3rd CITY REVIEW COMMENTS (01/13/2025)

ANNEXATION PLAT			
PROJECT NO.:	10-012		
DATE OF PREPARATION:	AUGUST 30, 2024		
NO. 1	10/10/2024	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)
4	01/27/2025	ELY	ADDRESS 3rd CITY REVIEW COMMENTS (01/13/2025)

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

EXHIBIT A



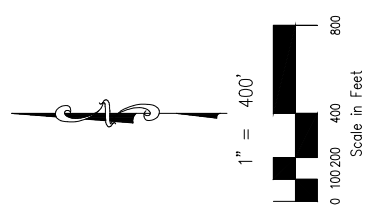
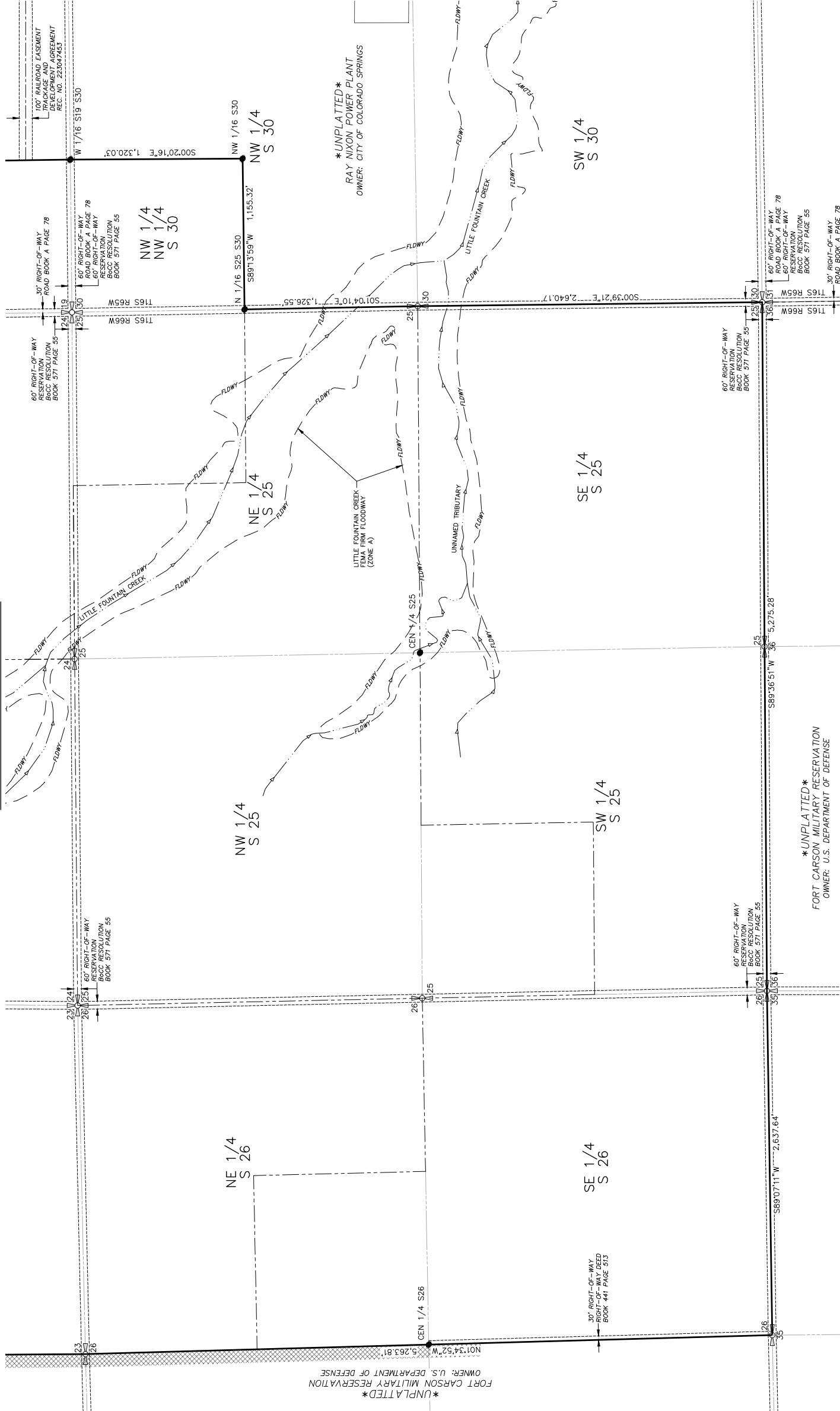
217 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719-555-5485

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 SECTION CORNERS
 - 23 24 SECTION CORNERS
 - 14 13 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 (IF PREVIOUS TO 1983) UNLESS IDENTIFIED OTHERWISE
 - FOUND No. 3 REBAR. NO CAP

ANNEXATION PLAT

SOUTHERN COLORADO RAIL PARK ADDITION NO. 1

PROJECT NO.:	10-012	DATE OF PREPARATION:	AUGUST 30, 2024
NO.:	1	DATE:	10/31/2024
2:	12/06/2024	ELY ADDRESS:	2ND CITY REVIEW COMMENTS (10/17/2024)
3:	12/18/2024	ELY ADDRESS:	2ND CITY REVIEW COMMENTS (12/12/2024)
4:	01/27/2025	ELY ADDRESS:	3RD CITY REVIEW COMMENTS (01/13/2025)

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

ABC
CIVIL CONSULTANTS, INC.

212 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

SHEET 6 OF 6

File: 0:\10124-Ed Levy Co\Fdw c. Levy Co\wg\Survey\Anex\10-012 588F No.1 Annexation Plat.dwg PlotScale: 1/27/2025 11:00 AM