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ROCK CREEK MESA ADDITION NO. 3

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 PORTIONS OF THOSE PARCELS RECORDED UNDER RECEPTION NUMBER 224050744 WITHIN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING 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 (BLM 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 2,557.81 FEET.;

COMMENCING AT SAID CENTER CORNER OF SECTION 30;

THENCE SOUTH 02°22'58" WEST A DISTANCE OF 1,847.76 TO A POINT ON THE SOUTHERN EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744, BEING MONUMENTED BY A 2-1/2 INCH ALUMINUM CAP STAMPED "PLS 9853", SAID BEING THE **POINT OF BEGINNING:**

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 89°02'02" WEST, A DISTANCE OF 200.00 FFFT:

THENCE NORTH 00°59'48" WEST A DISTANCE OF 100.00 FEET;

THENCE SOUTH 89°02'02" WEST A DISTANCE OF 39.91 FEET;

THENCE NORTH 00°56'34" WEST, A DISTANCE OF 483.10 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744; THENCE CONTINUE NORTH 00°56'34" WEST, A DISTANCE OF 62.25 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744; THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 72°32'40" WEST, A DISTANCE OF 62.58 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744;

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:

- 1. SOUTH 73°41'05" WEST, A DISTANCE OF 609.15 FEET;
- 2. NORTH 00°00'00" EAST, A DISTANCE OF 265.09 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 30.00 FEET, WHOSE CENTER BEARS SOUTH 38°18'22" EAST;
- 3. EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 109°51'18", AN ARC DISTANCE OF 57.52 FEET AND HAVING A CHORD THAT BEARS SOUTH 73°22'43" EAST, A DISTANCE OF 49.11 FEET;
- 4. ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 71°22'42" EAST, A DISTANCE OF 60.15 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 225.72 FEET, WHOSE CENTER BEARS NORTH 71°27'12" EAST;
- 5. NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 100°11'27", AN ARC DISTANCE OF 394.71 FEET AND HAVING A CHORD THAT BEARS NORTH 31°32'56" EAST, A DISTANCE OF 346.31 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 90°00'00" EAST, A DISTANCE OF 1,292.50 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED SAID RECEPTION NUMBER 224050744 AND THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 115; THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL AND SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

- 1. SOUTH 02°00'53" EAST, A DISTANCE OF 233.77 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 2,864.85 FEET, WHOSE CENTER BEARS NORTH 81°27'53" WEST;
- 2. SOUTHERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 10°41'37", AN ARC DISTANCE OF 534.69 FEET AND HAVING A CHORD THAT BEARS SOUTH 13°52'56" WEST, A DISTANCE OF 533.91 FEET;
- 3. CONTINUE SOUTHERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°13'50", AN ARC DISTANCE OF 61.52 FEET AND HAVING A CHORD THAT BEARS SOUTH 19°50'39" WEST, A DISTANCE OF 61.52 FEET;
- 4. CONTINUE SOUTHERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'43", AN ARC DISTANCE OF 160.60 FEET AND HAVING A CHORD THAT BEARS SOUTH 22°03'55" WEST, A DISTANCE OF 160.58 FEET;

THENCE CONTINUING COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1. ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°02'02" WEST, A DISTANCE OF 482.72 FEET;
- 2. SOUTH 01°01'21" EAST, A DISTANCE OF 49.93 FEET TO THE **POINT OF BEGINNING.**

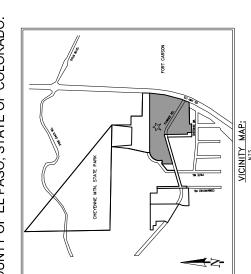
THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,112,842 SQUARE FEET OR (25.54733 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JERRY R. BESSIE, PLS 38576 PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO. 80920

ROCK CREEK MESA ADDITION NO. 3 ANNEXATION PLAT

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 ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, 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 PORTIONS OF THOSE PARCELS RECORDED UNDER RECEPTION NUMBER 22405074 WITHIN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BERANGS REFERENCED TO THE NORTH, HICH OF SALD SOUTHWEST ONE-CULARTER, BEING MONUMENTED ON THE WEST END BY A 3-14 INCH BRASS CAP (BLM STANDAR) AND ON THE EAST END BY A 2-12 INCH ALUMINIUM CAP STAMPED TRAILS 1922° AT THE CENTER CONNER, OF SAD SECTION 30, WHICH IS ASSUMED TO BEAR INORTH 89°2051" WEST, A DISTANCE OF 2,557.81 FEET;

TED BY COMMENCING AT SAID CENTER CORNER OF SECTION 30;
THENCE SOUTH EXCESSES WEST A DISTANCE OF 1-547.6 FEET TO A POINT ON THE SOUTHERN EXTERIOR
BOUNDARY OF THAT PARCEL CLAND RECORDED AT RECEPTION NUMBER 22465074. BEING MONUMENTED B
A-2.10 NICH ALUMINUM CAP STAMPED "PLS 8955; SAID BEING THE POINT OF BEGINNING.
THENCE CONCIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 89°0202" WEST, A DISTANCE OF 200.00 FEET;
THENCE NORTH 00°5948" WEST A DISTANCE OF 100.00 FEET.
THENCE SOUTH 89°0202" WEST A DISTANCE OF 100.00 FEET.
THENCE CONTINUE NORTH 00°5634" WEST, A DISTANCE OF 483.10 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF
THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224650744;
THENCE CONTINUE NORTH 00°5634" WEST, A DISTANCE OF 62.25 FEET TO A POINT ON THE EXTERIOR
BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224690744;
THENCE CONTINUE NORTH SAID EXTERIOR BOUNDARY SOUTH 72°3240" WEST, A DISTANCE OF 62.28 FEET TO
224650744;

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING FIVE (5) COUR!

- SOUTH 73'4105" WEST, A DISTANCE OF 609.15 FEET.

 MORTH 00'00'00'FEST, A DISTANCE OF 265 09 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 30.00 FEET; WHOSE CENTRER BEARS SOUTH 38'1422" EAST.

 SACRETELY AND COINCIDENT WITH SAID NON-TANGENT CURVE. THROUGH A CENTRAL ANGLE OF 109'51'16" AN ARC DISTANCE OF 57.52 FEET AND HAVING A CHORD THAT BEARS SOUTH 73'22'42" EAST. A DISTANCE OF 49.11 FEET.

 DISTANCE OF 49.11 FEET.

 NON-TANGENT CURVE HAVING A RADIUS OF 225.72 FEET, WHOSE CENTRE BEARS NORTH 71'22'72" EAST. A DISTANCE OF 40'14'27. AND ARC DISTANCE OF 394.71 FEET AND HAVING A ROUGH A CENTRAL ANGLE OF 40'01'12'72. AND ARC DISTANCE OF 394.71 FEET AND HAVING A CHORD THAT BEARS NORTH 31'32'56" EAST. A DISTANCE OF 346.31 FEET.

THENCE ALONG A LINE NON-TANGENT TO SAID CHRVE. NORTH 90'00'00" EAST, A DISTANCE OF 1,282.50 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED SAID RECEPTION NUMBER 2240874A AND THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 115.
THENCE CONNIDIENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL AND SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COUNSES:

- SOUTH 02'00'53" EAST, A DISTANCE OF 233.77 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 28-846 FEET, WHOSE CENTER BEASA RORFIL WISTSS, WEST S. 28-846 FEET, WHOSE CENTER BEASA RORFIL BY 12725", WEST S. 28-846 FEET, WHOSE CENTER BEASA RORFIL BY 12755", WEST S. 28-94 FEET, WHOSE CONTINGENT WITH SAND NON-TANGENT CURVE. THROUGH A CENTRAL ANGLE OF DISTANCE OF 533.91 FEET, CONTINUE SOUTHERLY AND CONCIDENT WITH SAND CURVE. THROUGH A CENTRAL ANGLE OF 01'13'50", AN ARC DISTANCE OF 533.91 FEET, ON STAND AND SOUTHERLY AND CONCIDENT WITH SAND CURVE. THROUGH A CENTRAL ANGLE OF 01'13'50", AN ARC DISTANCE OF 16'0.52 FEET, AND PANING A CHORD THAT BEARS SOUTH 13''0.03'50", WEST, A DISTANCE OF 160.58 FEET, 2

THENCE CONTINUING COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES.

- ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°02'02" WEST, A DISTANCE OF 482.72 FEET; SOUTH 01°01'21" EAST, A DISTANCE OF 49.93 FEET TO THE **POINT OF BEGINNING.** S:/S3:2S4:0S3 Bock Creek Mesa funexation & Entitlement Services/400 Survey/408 PLAT/ANNEXPINON PLAT/S24:0S3-SURV-RCM ANNEX PLAT 3:4W9
- THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,112,842 SQUARE FEET OR (25.54733 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

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 RECORDS, WITH MAPS CONSIDERED.

R1 - CITY OF COLORADO SPRINGS ANNEXATION, J.L. RANCH ADDITION.
RECEPTION NO. 01649749, RECORDED DECEMBER 08, 1987 IN THE CLERK AND RECORDERS OFFICE OF EL

DANNY MIENTKA, MANAGER

STATE OF COLORADO) COUNTY OF EL PASO)

- PLAT, PORTION OF CHEYENNE MOUNTAIN ESTATES

 RECEPTION NO, 98991963, RECORDED COTOBER 01, 1996 IN SAID RECORDERS OFFICE.

 JULRANCH ADDITION RECORDED DECEMBER 08, 1989 IN SAID RECORDERS OFFICE.

 JULRANCH ADDITION RECORDED DECEMBER 08, 1987 IN PLAT BOOK CA AT PAGE 173.

 ROCK CREEK MESA SUBDANISION RECORDED AUGUST 105, 1983 IN PLAT BOOK A 2T PAGE 70.

 ROCK CREEK MESA SUBDANISION ADDITION NO. 2 RECORDED MARCH 11, 1959 IN PLAT BOOK A-2 PAGE 30, RECEPTION NO, 900104788.

 VACATION OF A PORTION OF ROCK CREEK MESA SUBDANISION AND PORTIONS OF ROCK CREEK MESA SUBDANISION ADDITION NO. 2 RECORDED JANUARY 17, 1972 IN PLAT BOOK U-2 AT PAGE 13 (REC. NO. 88982).

 TITLE COMMINISION ADDITION NO. 2 RECORDED JANUARY 17, 1972 IN PLAT BOOK U-2 AT PAGE 13 (REC. NO. 88982).

 DATE 07/27/2023 AT 5:00 P.M.

SURVEYOR'S STATEMENT

- 2. DATE OF PREPARATION: AUGUST 26, 2024
- 3. TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 5,150.19
- ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 1,287.55 (25.00%)
- 5. PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 1,292.50' (25.10%)
- COMFIRM THE ESTABLISHMENT OF AN APPROPRIATE EASEMENT(S) THROUGH A FINAL PLAT FOR THE EXISTING OF LEECETING (125.0F PRINARY OF COMDUCTORS, COBJUSTLAIN PROMENT ROUGH PORTIONS OF ADDITION ONS. 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 FLOODPLAND, DRIANED FROM THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 06041036905, EFFECTIVE PECENBER 7, 2016.

BASIS OF BEARINGS:

ALL BEARINGS HEREIN BASED ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 30. TOWNSHIP IS SOUTH, RANGE 68 WEST, BEING MONUMENTED BY A STACKHOF PIEW WITH A 32-ENNETH BASES CAP. FLUSH WITH A 32-ENT OTHER WITH A 32-ENT OWNET OF SAID SECTION 30 AND A NO. SEEBAK WITH A 32-ENCH ALUMINUM CAP STAMPED PIS 19825, FLUSH WITH GROUND, AT THE CENTER CORNER OF SAID SECTION 30, WHICH BASES SAID SECTION 30, WHICH SASSUMED TO BEAR NORTH 88 VESTI WITH SASSUMED TO BEAR NORTH BY SASSUMED TO SEAR NORTH BY SASSUMED TO SEARCH SASSUMED TO SEAR NORTH BY SASSUMED TO SEARCH SASSUMED TO SEAR NORTH BY SASSUMED TO SEARCH SASSU

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. 3".

DATE CITY PLANNING DIRECTOR

DATE CITY ENGINEER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2024 BY DANNY MENTKA, MANAGER OF ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES:

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 OF COLORADO SPRINGS AT ITS MEETING ON DAY OF DAY OF AD.

CITY CLERK

NOTARY PUBLIC

STATE OF COLORADO) COUNTY OF EL PASO)

I, JERRY R. BESSIE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO AND LEGALLY DOING BUSINESS FOR AND ON BEHALF, OF MARTHER DESIGN GENERAL FOR THE MARTHER DESIGN CENTER THAT THE MARTHER DESIGN SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCELS OF LAND AND THAT AT LEAST WROTH "FUR PERCENT (28%). OF THE PERMITE NO FTHE BOUNDARY OF SAD PARCELS IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

RECORDING:

I 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

FEE: SURCHARGE: BY: DEPUTY

JERRY R. BESSIE, PLS NO. 38576 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.



ROCK CREEK MESA ADDITION NO. 3 LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO.

