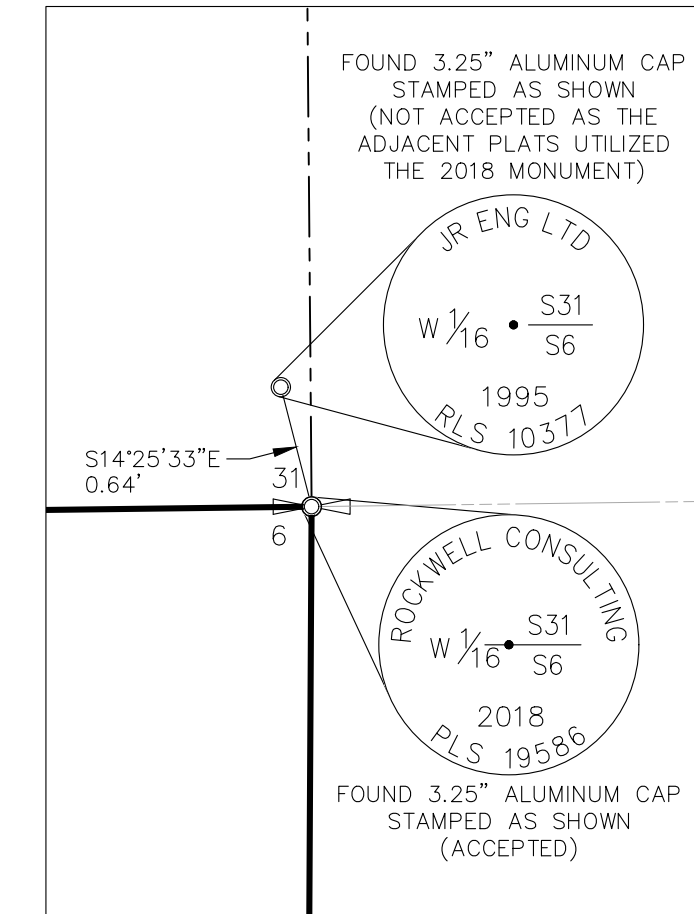
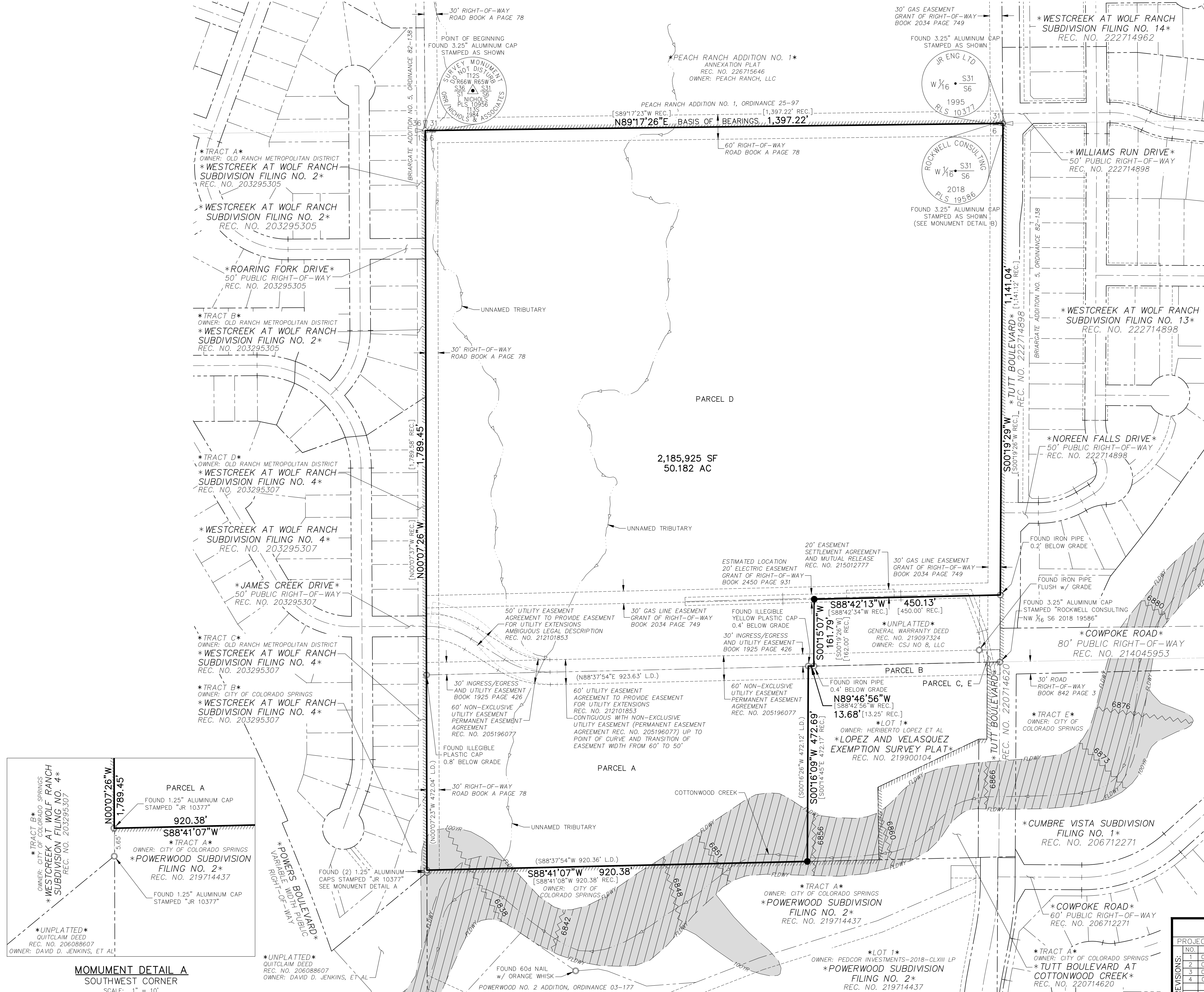
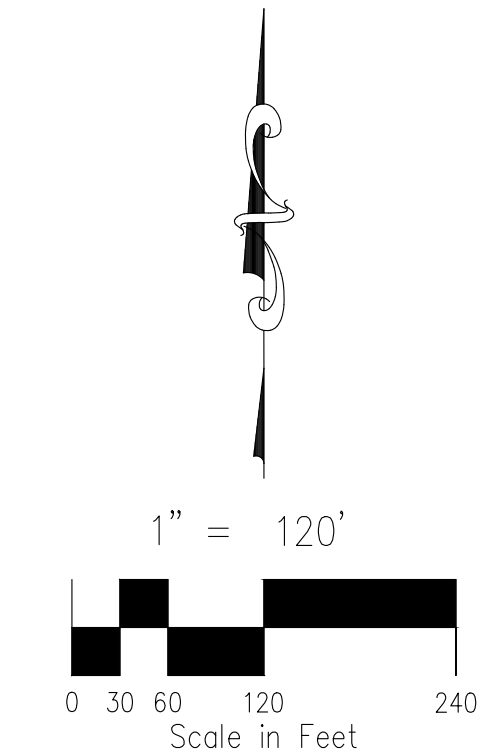


ANNEXATION PLAT PEACOCK RANCH SOUTH ADDITION NO. 1

THOSE PARCELS OF LAND IN THE WEST HALF OF THE NORTHWEST QUARTER (W ½ NW ¼) SECTION 6,
T13S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO



MONUMENT DETAIL B
NORTHEAST CORNER
SCALE: 1" = 1'



ANNEXATION CONTIGUITY STATEMENT:

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 6,346.38'
ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER: 1,057.73' (16.67%)
PERIMETER OF THE AREA CONTIGUOUS TO THE
EXISTING CITY LIMITS): 5,248.09' (82.69%)

LEGEND:

- FOUND MONUMENTS AS NOTED
- BOUNDARY PROPERTY TO BE ANNEXED
- EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
- EXISTING CENTERLINES
- EXISTING EASEMENTS
- SECTION/QUARTER SECTION LINES
- BOUNDARY CONTIGUOUS WITH CITY OF COLORADO SPRINGS CITY LIMITS
- FLOODWAY AREAS IN ZONE AE
- LIMITS OF FLOODWAYS
- FLOODPLAIN AREAS IN ZONE AE
- LIMITS OF 100 YEAR FLOODPLAINS
- FEMA FIRM BASE FLOOD ELEVATION (BFE)
- FEMA FIRM BASE FLOOD ELEVATION LINE
- PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- RECORD BEARINGS AND DISTANCES

- NOTES:
- ALL MEASURED BEARINGS AND DISTANCES ARE IDENTICAL TO RECORD MEASUREMENTS UNLESS NOTED OTHERWISE.
 - RECORD MEASUREMENTS TAKEN FROM CORRESPONDING RECORDED SUBDIVISION PLATS, LAND SURVEY PLATS, EXEMPTION SURVEY PLATS, OR SIMILAR DOCUMENTS.
 - RECORD BEARINGS AND DISTANCES FOR PARCEL A (WITHIN PARENTHESES AND LABELED L.D.) ARE FROM THE TITLE COMMITMENT LEGAL DESCRIPTION.

PEACOCK RANCH SOUTH ADDITION NO. 1			
PROJECT NO.:	09-028	DATE OF PREPARATION:	01/14/2026
NO.	DATE	BY	DESCRIPTION
1	03/09/2026	ELY	ADDRESSED CcCS 1st REVIEW COMMENTS
2	04/06/2026	ELY	ADDRESSED CcCS 2nd REVIEW COMMENTS
3	04/22/2026	ELY	ADDRESSED CcCS 3rd REVIEW COMMENTS
4	05/21/2026	ELY	REMOVE CHRISTINE GOETSCH AS AN OWNER
REVISIONS:			
DRAWN BY:	ELY	CHECKED BY:	VPT
CITY FILE No.:	ANEX-26-0001		



212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485