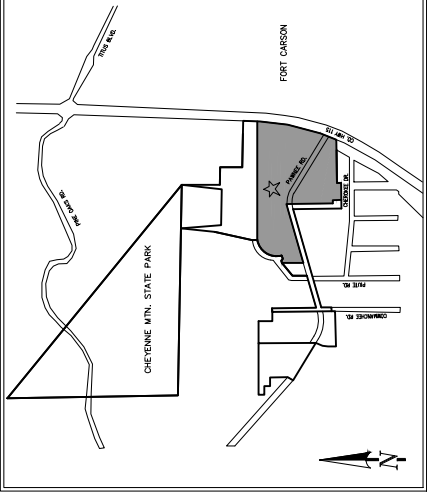


ANNEXATION PLAT ROCK CREEK MESA ADDITION NO. 3

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



VICINITY MAP:
N.T.S.

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 224050744 WITHIN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEARING AND DISTANCE TO THE NORTHWEST CORNER OF SAID SECTION 30, BEING 191°59'39" EAST, A DISTANCE OF 160.50 FEET; BEARING AND DISTANCE TO THE NORTHEAST CORNER OF SAID SECTION 30, BEING 191°59'39" EAST, A DISTANCE OF 160.50 FEET; BEARING AND DISTANCE TO THE SOUTHWEST CORNER OF SAID SECTION 30, BEING 191°59'39" WEST, A DISTANCE OF 160.50 FEET; BEARING AND DISTANCE TO THE SOUTHEAST CORNER OF SAID SECTION 30, BEING 191°59'39" WEST, A DISTANCE OF 160.50 FEET.

COMMENCING AT SAID CENTER CORNER OF SECTION 30;
THENCE SOUTH 02°22'58" WEST, A DISTANCE OF 1,847.76 FEET TO A POINT ON THE SOUTHERN EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744, BEING MONUMENTED BY AN IRON PIN, 1 1/2 INCH DIAMETER, 18 INCHES LONG, BEARING AND DISTANCE TO THE POINT OF BEGINNING AS FOLLOWS:
THENCE NORTH 00°59'34" 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 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°59'34" 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°59'34" 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 SOUTHERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 01°13'50", 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°16'22" EAST;
3. NORTH 00°00'00" EAST, A DISTANCE OF 265.09 FEET TO A NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 108°51'18", AN ARC DISTANCE OF 57.52 FEET AND HAVING A CHORD THAT BEARS SOUTH 73°22'45" EAST, A DISTANCE OF 49.11 FEET;
4. ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 71°22'42" EAST, A DISTANCE OF 60.16 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 60°00'00" EAST, A DISTANCE OF 1,292.60 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;

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°27'55" WEST;
 2. ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 104°13'16", AN ARC DISTANCE OF 534.89 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 160.50 FEET AND HAVING A CHORD THAT BEARS SOUTH 22°03'55" WEST, A DISTANCE OF 160.50 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 (25,547.33 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

GENERAL NOTES:

1. 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.

- 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 PASO COUNTY, COLORADO.
- R2 - ANNEXATION OF PORTION OF J.L. RANCH, CHEYENNE MOUNTAIN, RECEPTION NO. 01649749, RECORDED DECEMBER 08, 1987 IN THE CLERK AND RECORDERS OFFICE OF EL PASO COUNTY, COLORADO.
- R3 - IMPROVEMENT SURVEY PLAT BY CLARK LAND SURVEYING, INC., PROJECT NO. 220928, DATED APRIL 27, 2022.
- R4 - LA MESA DEL ANGELES SUBDIVISION PLAT, RECEPTION NO. 860860, RECORDED FEBRUARY 04, 1972 IN SAID RECORDERS OFFICE.
- R5 - ALTA TRANS LAND SURVEY TITLE, (CLARK LAND SURVEYING, INC.) RECEPTION NO. 22890007, RECORDED JANUARY 06, 2020 IN SAID RECORDERS OFFICE.
- R6 - COLORADO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, PROJECT CODE 17553 RECEPTION NO. 21290047, RECORDED JUNE 01, 2012 IN SAID RECORDERS OFFICE.
- R7 - RECEPTION NO. 22190039, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE.
- R8 - WERSHON SUBDIVISION PLAT, RECEPTION NO. 22190039, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE.
- R9 - RECEPTION NO. 207712576, RECORDED MAY 04, 2007 IN SAID RECORDERS OFFICE.

ADDITIONAL DOCUMENTS CONSIDERED:

- PLAT, PORTION OF CHEYENNE MOUNTAIN ESTATES RECEPTION NO. 95901963, RECORDED OCTOBER 01, 1996 IN SAID RECORDERS OFFICE.
- J.L. RANCH ADDITION RECORDED DECEMBER 08, 1987 IN PLAT BOOK C4 AT PAGE 127.
- RECEPTION NO. 22190039, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE.
- ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED MARCH 11, 1959 IN PLAT BOOK A-2 PAGE 30.
- RECEPTION NO. 000104788.
- 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 26, 2024
- TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 5,150,159'
- ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 1,287,55' (25.00%)
- PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 1,292.50' (25.10%)
- AREA OF SITE: 25,547.33 ACRES
- CONFIRM THE ESTABLISHMENT OF AN APPROPRIATE EASEMENT(S) THROUGH A FINAL PLAT FOR THE EXISTING OH ELECTRIC (12.5KV) PRIMARY OH CONDUCTOR: CSU #124L-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, OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 6804100850G, 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 FLUSH WITH GROUND. PLUS 19925.10 FEET WITH GROUND, AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 68°02'51" WEST, A DISTANCE OF 2,597.81 FEET.

ALL 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 FLUSH WITH GROUND. PLUS 19925.10 FEET WITH GROUND, AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 68°02'51" WEST, A DISTANCE OF 2,597.81 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.

OWNER:
THE FOREMENTIONED, 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) SS

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 UNDER THE NAME OF MATRIX DESIGN GROUP, INC. IN EL PASO COUNTY, COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS ACCORDING TO 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.

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER
BY: _____
DEPUTY

FEES: _____
SURCHARGE: _____

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 ROCK CREEK MESA ADDITION NO. 3.

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) SS

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

FEES: _____
SURCHARGE: _____

ANNEXATION PLAT ROCK CREEK MESA ADDITION NO. 3

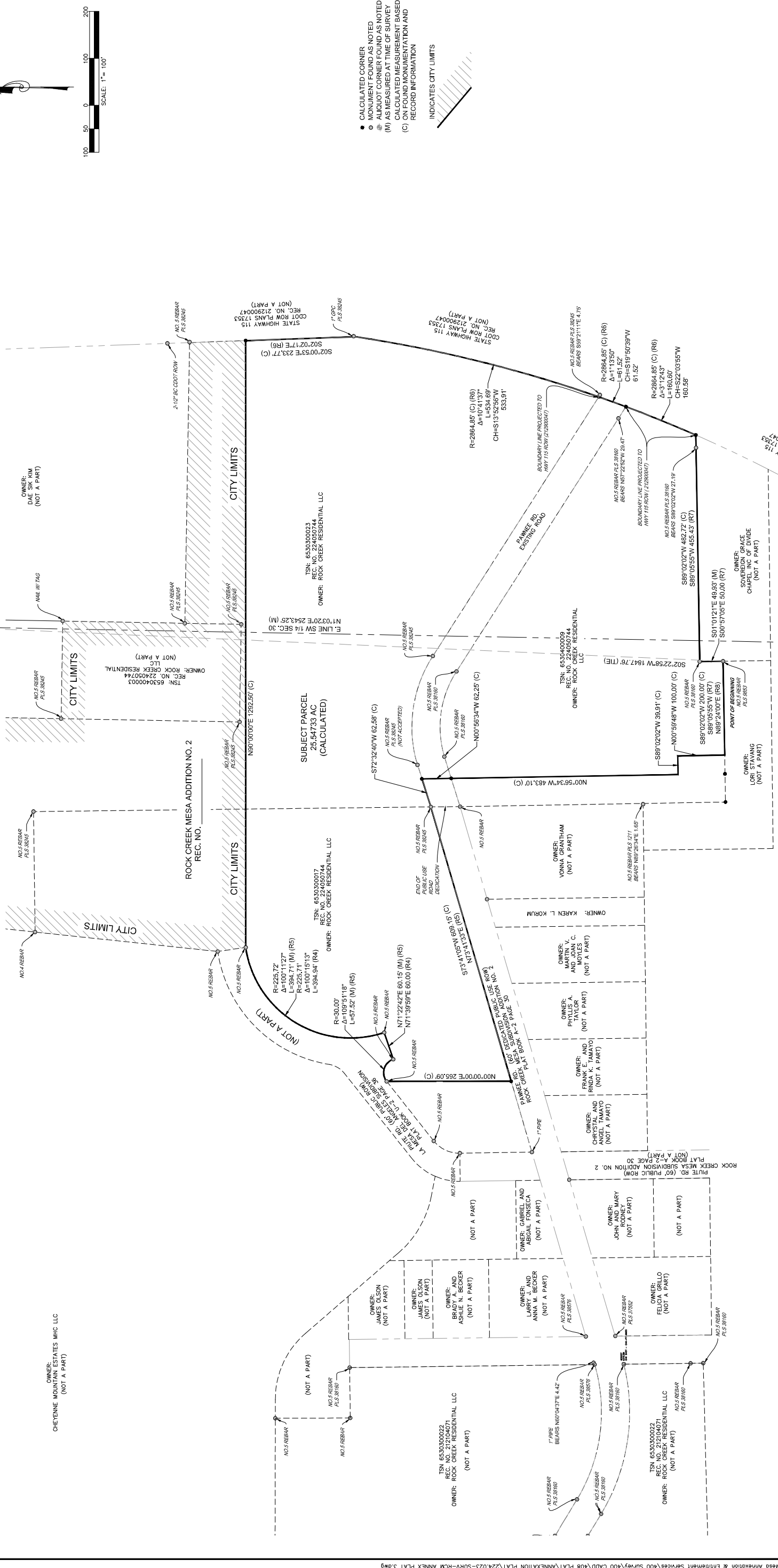
LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARINGS
S LINE NW 1/4, SEC. 30
N89°02'51"W 2557.81'

OWNER:
CHEYENNE MOUNTAIN ESTATES MHC LLC
(NOT A PART)

OWNER:
DALE SKIK KM
(NOT A PART)

OWNER:
ROCK CREEK RESIDENTIAL LLC
(NOT A PART)



OWNER:
LORI STAVANG
(NOT A PART)

OWNER:
SOVEREIGN GRACE
CHAPEL INC OF DIVIDE
(NOT A PART)

OWNER:
VONNA GRANTHAM
(NOT A PART)

OWNER:
KAREN L KORUM
(NOT A PART)

OWNER:
PHILIP A
AND JOAN C
MOTILES
(NOT A PART)

OWNER:
FRANK E. AND
ANGEL TAMAYO
(NOT A PART)

OWNER:
GABRIEL AND
ABIGAIL FONSECA
(NOT A PART)

OWNER:
JOHN AND MARY
(NOT A PART)

OWNER:
LARRY J. AND
ANNA M. BECKER
(NOT A PART)

OWNER:
JAMES OLSON
(NOT A PART)

OWNER:
JAMES OLSON
(NOT A PART)

OWNER:
BRADY AND
ANNE M. BECKER
(NOT A PART)

OWNER:
LARRY J. AND
ANNA M. BECKER
(NOT A PART)

OWNER:
JAMES OLSON
(NOT A PART)

OWNER:
JAMES OLSON
(NOT A PART)

OWNER:
JAMES OLSON
(NOT A PART)

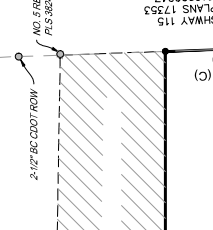
OWNER:
JAMES OLSON
(NOT A PART)

OWNER:
JAMES OLSON
(NOT A PART)

OWNER:
JAMES OLSON
(NOT A PART)

OWNER:
JAMES OLSON
(NOT A PART)

- 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



PREPARED BY:
Matrix
Excellence by Design

ANEX-24-0004
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.

CHECKED BY: JRB SCALE: 1"=100' DATE ISSUED: AUGUST 28, 2024 SHEET 2 OF 2