

LEGAL DESCRIPTION
KETTLE CREEK ADDITION NO.1

Lots 1, 2, and 3, Block 1, Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder.

TOGETHER WITH

Kettle Creek Road, a 60' public right-of-way as established on Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder.

The above parcels being more particularly described as follows:

That portion of the Southeast Quarter of Section 21 and a portion of the Northwest Quarter of Section 28, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

BEGINNING at a point on the East line of Lot 3, Block 1, Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder, said point also being the North Quarter Corner of said Section 28; thence S 00°15'21" E along said East line (Bearings are based upon the North line of the Northeast Quarter of Section 28, Township 12 South, Range 66 West of the 6th P.M., monumented at the North Quarter Corner of Section 28 with a 1 1/4" brass cap on 1" diameter pipe stamped "GLW LS 6359" and monumented at the Northeast Corner of Section 28 with a 3 1/4" aluminum cap stamped "LS 10956", said line bears N 89°12'01" E, a measured distance of 2641.89 feet.), a distance of 308.91 feet to the Southeast corner of said Lot 2;
thence S 80°40'16" W along the South line of Lot 2 of said Block 1, Pendleton Subdivision, a distance of 872.71 feet to the Southwest corner of said Lot 2, also being the Northeast corner of Lot 1, of said Block 1, Pendleton Subdivision;
thence S 01°10'01" W along the East line of said Lot 1, a distance of 651.86 feet to the Southeast corner of said Lot 1;
thence S 86°43'51" W along the South line of said Lot 1, said South line also being the North right-of-way line Old Ranch Road as recorded in Book 2288 at Page 416 in the official records of the El Paso County Clerk and Recorder, a distance of 827.55 feet to the Southwest corner of said Pendleton Subdivision;
thence N 42°02'48" E along the West line of said Pendleton Subdivision, said West line also being the West right-of-way line of Kettle Creek Road as established in said Pendleton Subdivision, a distance of 1661.35 feet;
thence continuing along said West right-of-way line, 157.00 feet along the arc of a 50.00 foot radius curve to the right, having a central angle of 179°54'37" and a chord that bears N 78°57'00" E, a distance of 100.00 feet to a point on the West line of said Lot 3;

BARRON LAND, LLC

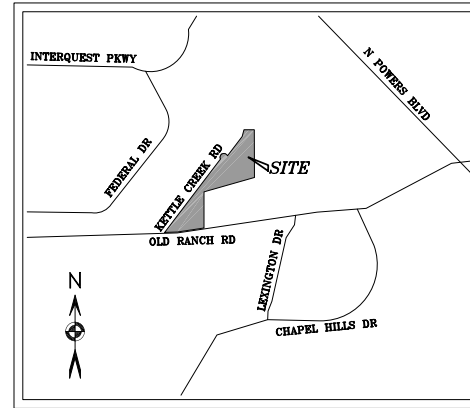
thence N 42°03'52" E along the West line of said Lot 3, a distance of 410.89 feet;
thence N 20°39'37" E continuing along said West line, a distance of 118.28 feet to the Northwest corner of said Lot 3;
thence N 89°29'01" E along said north line, a distance of 168.68 feet to the Northeast corner of said Lot 3;
thence S 00°18'16" E along said East line of Lot 3, a distance of 520.84 feet to the POINT OF BEGINNING.

Containing a calculated area of 866,126 square feet, 19.884 acres of land, more or less.



Spencer J. Barron
Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

ANNEXATION PLAT
KETTLE CREEK ADDITION NO. 1
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21 AND A PORTION OF THE
 NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE
 6TH P.M., INTO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF
 COLORADO



VICINITY MAP
(NOT TO SCALE)

BE IT KNOWN BY THESE PRESENTS:

That Rebecca A. Pendleton and Waldo S. Pendleton, being the owners of the following described tract of land to wit:

That portion of the Southeast Quarter of Section 21 and a portion of the Northwest Quarter of Section 28, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Lot 1, Block 1, Pendleton Subdivision as described in that Beneficiary Deed recorded on October 09, 2018, under Reception No. 218117681 in the official records of the El Paso County Clerk and Recorder.

TOGETHER WITH

Lot 3, Block 1, Pendleton Subdivision as described in that Beneficiary Deed recorded on October 09, 2018, under Reception No. 218117682 in the official records of the El Paso County Clerk and Recorder.

Containing a calculated area of 527,770 square feet (12.116 acres) of land, more or less.

AND

That Mark D. George and Lynn M. George, being the owners of the following described tract of land to wit:

That portion of the Southeast Quarter of Section 21 and a portion of the Northwest Quarter of Section 28, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Lot 2, Block 1, Pendleton Subdivision as described in that Warranty Deed recorded on June 08, 1993, under Reception No. 2305436 in the official records of the El Paso County Clerk and Recorder.

Containing a calculated area of 233,052 square feet (5.350 acres) of land, more or less.

LEGAL DESCRIPTION OF ANNEXATION PARCEL

Lots 1, 2, and 3, Block 1, Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder.

TOGETHER WITH

Kettle Creek Road, a 60' public right-of-way as established on Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder.

The above parcels being more particularly described as follows:

That portion of the Southeast Quarter of Section 21 and a portion of the Northwest Quarter of Section 28, Township 12 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

BEGINNING at a point on the East line of Lot 3, Block 1, Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder, said point also being the North Quarter Corner of said Section 28; thence S 00°15'21" E along said East line (Bearings are based upon the North line of the Northeast Quarter of Section 28, Township 12 South, Range 66 West of the 6th P.M., monumented at the North Quarter Corner of Section 28 with a 1 1/4" brass cap on 1" diameter pipe stamped "QW LS 6359" and monumented at the Northeast Corner of Section 28 with a 3 1/4" aluminum cap stamped "LS 10956", said line bears N 89°12'01" E, a measured distance of 2641.89 feet; thence S 00°15'21" E along said East line (Bearings are based upon the North line of the Northeast Quarter of Section 28, Township 12 South, Range 66 West of the 6th P.M., monumented at the North Quarter Corner of Section 28 with a 1 1/4" brass cap on 1" diameter pipe stamped "QW LS 6359" and monumented at the Northeast Corner of Section 28 with a 3 1/4" aluminum cap stamped "LS 10956", said line bears N 89°12'01" E, a measured distance of 2641.89 feet; thence S 80°40'16" W along the South line of Lot 2 of said Block 1, Pendleton Subdivision, a distance of 872.71 feet to the Southwest corner of said Lot 2, also being the Northeast corner of Lot 1, of said Block 1, Pendleton Subdivision; thence S 01°10'01" W along the East line of said Lot 1, a distance of 651.86 feet to the Southeast corner of said Lot 1; thence S 86°43'51" W along the South line of said Lot 1, said South line also being the North right-of-way line Old Ranch Road as recorded in Book 2288 at Page 416 in the official records of the El Paso County Clerk and Recorder, a distance of 827.55 feet to the Southwest corner of said Pendleton Subdivision; thence N 42°02'48" E along the West line of said Pendleton Subdivision, said West line also being the West right-of-way line of Kettle Creek Road as established in said Pendleton Subdivision, a distance of 1661.35 feet; thence continuing along said West right-of-way line, 157.00 feet along the arc of a 50.00 foot radius curve to the right, having a central angle of 179°54'37" and a chord that bears N 78°57'00" E, a distance of 100.00 feet to a point on the West line of said Lot 3; thence N 42°03'52" E along the West line of said Lot 3, a distance of 410.89 feet; thence N 20°39'37" E continuing along said West line, a distance of 118.28 feet to the Northwest corner of said Lot 3; thence N 89°29'01" E along said north line, a distance of 168.68 feet to the Northeast corner of said Lot 3; thence S 00°18'16" E along said East line of Lot 3, a distance of 520.84 feet to the POINT OF BEGINNING.

Containing a calculated area of 866,126 square feet, 19.884 acres of land, more or less.

OWNERS CERTIFICATE:

The aforementioned, Rebecca A. Pendleton and Waldo S. Pendleton

have executed this instrument this ___ day of _____, 20__

Rebecca A. Pendleton, Owner

Waldo S. Pendleton, Owner

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned instrument was acknowledged before me this

___ day of _____, 20__ by Rebecca A. Pendleton and Waldo S. Pendleton, owners.

Witness my hand and seal:

My Commission expires _____

Notary Public _____

OWNERS CERTIFICATE:

The aforementioned, Mark D. George and Lynn M. George

have executed this instrument this ___ day of _____, 20__

Mark D. George, Owner

Lynn M. George, Owner

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned instrument was acknowledged before me this

___ day of _____, 20__ by Mark D. George and Lynn M. George, owners.

Witness my hand and seal:

My Commission expires _____

Notary Public _____

SURVEYOR'S NOTES

- 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 no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- The linear units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
- Any underground or above ground utilities shown hereon have been located from field survey information. Barron Land, LLC does not guaranty said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Barron Land, LLC did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. A current title commitment was not provided at the time of survey and the client did not request rights-of-way or easements to be shown as part of this survey.
- This survey was performed in the field on February 21, 2025.
- The overall annexed parcel is comprised of Pendleton Subdivision in it's entirety which includes all dedicated right-of-ways and lots as depicted on said Pendleton Subdivision. The overall subject parcel to be annexed hereon contains a calculated area of 866,126 square feet (19.884 acres) of land, more or less.
- BASIS OF BEARINGS: Bearings are based upon the North line of the Northeast Quarter of Section 28, Township 12 South, Range 66 West of the 6th P.M., monumented at the North Quarter Corner of Section 28 with a 1 1/4" brass cap on 1" diameter pipe stamped "QW LS 6359" and monumented at the Northeast Corner of Section 28 with a 3 1/4" aluminum cap stamped "LS 10956", said line bears N 89°12'01" E, a measured distance of 2641.89 feet..
- Unless noted otherwise, the found survey monuments shown hereon are flush with the existing grade.
- The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0506G with an effective date of December 7, 2018, indicates that portions of the subject property are located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain)
- This property is subject to the findings, summary and conclusions of a geologic hazard report prepared by RMG Engineers, dated August 5, 2025, which identified specific hazards. A copy of said report has been placed within file LUP-25-0014, or within the subdivision file of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Ave., Suite 701, Colorado Springs, CO, if you would like to review said report.

CONTIGUITY CALCULATION

Total perimeter of the Area of Annexation: 5,698.09 feet
 One-Sixth (1/6) of the Total Perimeter: 949.68 feet (16.67%)
 Perimeter of the Area Contiguous to the Existing City Limits: 5,698.09 feet (100.00%)

SURVEYOR'S CERTIFICATION:

I, Spencer J. Barron, 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, as set forth in Colorado Revised Statutes 31-12-104-(1).

Spencer J. Barron
 Colorado Professional Land Surveyor No. 38141
 For and on behalf of Barron Land, LLC

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "KETTLE CREEK 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 _____, 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 AT MY OFFICE AT ___ O'CLOCK _____ THIS _____

DAY OF _____, 20__ A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE

RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____ STEVE SCHLEIKER, RECORDER

SURCHARGE: _____ BY: _____
DEPUTY

REVISIONS			
No.	Remarks	Date	By
1	Address Comments-Revised Legals	03/20/25	NJM
2	Address City Comments	04/16/25	NJM
3	Address City Comments	05/22/25	KPB
4	Address City Comments	10/20/25	NJM

ANEX-25-0002

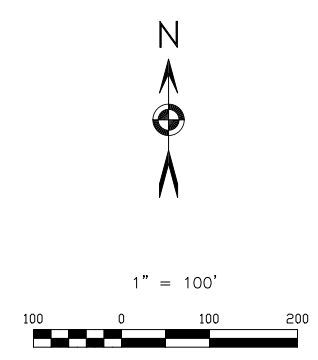
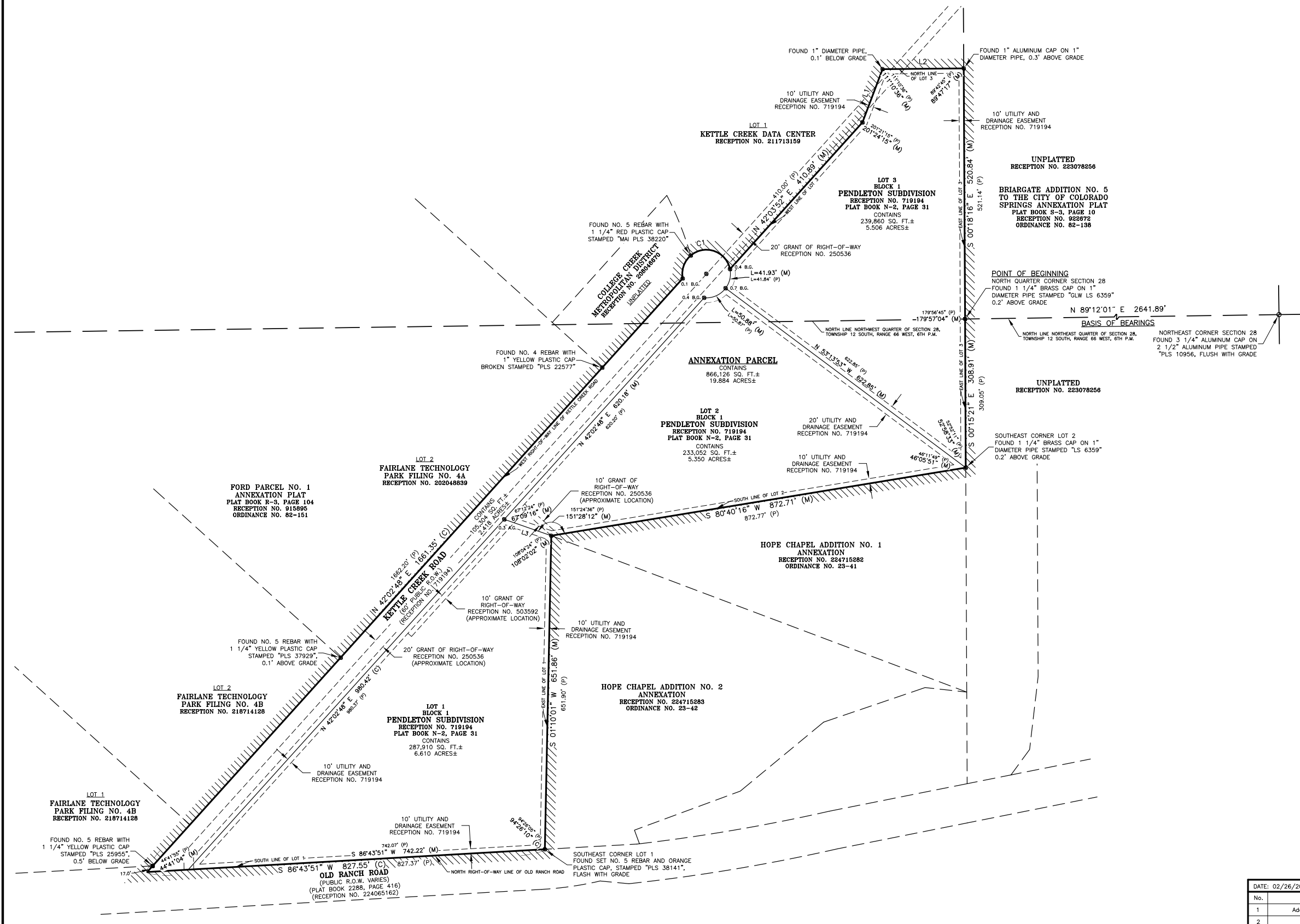
BARRON LAND

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
 2790 N. Academy Blvd., Suite 311 P: 719.360.6827
 Colorado Springs, CO 80917 F: 719.466.6527
 www.BARRONLAND.com

PROJECT No.: 25-006 SHEET 1 OF 2

ANNEXATION PLAT KETTLE CREEK ADDITION NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21 AND A PORTION OF THE
NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE
6TH P.M., INTO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF
COLORADO



- LEGEND**
- FOUND 1" ALUMINUM CAP IN CONCRETE, "LS 2154", FLUSH WITH GRADE UNLESS NOTED OTHERWISE
 - (M) FIELD-MEASURED DIMENSIONS
 - (P) PLAT DIMENSIONS
 - (C) CALCULATED DIMENSIONS
 - AG ABOVE GROUND
 - BG BELOW GROUND
 - R.O.W. RIGHT-OF-WAY
 - SUBJECT PARCEL LINE(S)
 - ADJACENT PARCEL LINE(S)
 - EASEMENT LINE(S)
 - EXISTING CITY LIMITS
 - SECTION LINE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT (M)	157.00'	50.00'	179°54'37"	N 78°57'00" E	100.00'
CT (P)	157.08'	50.00'	180°00'00"		

LINE	BEARING	DISTANCE
L1 (M)	N 20°39'37" E	116.28'
L1 (P)		116.30'
L2 (M)	N 89°29'01" E	168.68'
L2 (P)		168.51'
L3 (M)	S 70°47'57" E	103.43'
L3 (P)		103.50'

DATE: 02/26/2025		REVISIONS	
No.	Remarks	Date	By
1	Address Comments-Revised Legals	03/20/25	NJM
2	Address City Comments	04/16/25	NJM
3	Address City Comments	05/22/25	KPB
4	Address City Comments	10/20/25	NJM

ANEX-25-0002

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PROJECT No.: 25-006 SHEET 2 OF 2