ORDINANCE NO. 25 - 23

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS ROCK CREEK MESA ADDITION NO. 3 ANNEXATION CONSISTING OF 25.55 ACRES LOCATED WEST OF HIGHWAY 115 AND SOUTH OF CHEYENNE MOUNTAIN STATE PARK.

WHEREAS, pursuant to Article II, Section 30 of the Colorado Constitution and Section 31-12-101, et seq., C.R.S., known as the Municipal Annexation Act of 1965, as amended (the "Annexation Act"), persons comprising one hundred percent (100%) of the landowners and owning one hundred percent (100%) of that certain territory known as the Rock Creek Mesa Addition No. 3 Annexation, more specifically described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property") filed a Petition for Annexation with the City Clerk of the City of Colorado Springs; and

WHEREAS, the City Council of the City of Colorado Springs, after proper notice as required by Section 31-12-108 C.R.S., held a hearing on January 28, 2025, pertaining to the annexation of the Property in accord with Section 31-12-109; and

WHEREAS, in accord with Section 31-12-110 of the Annexation Act, the City Council determined, by resolution, that the applicable provisions of Section 30 of Article II of the Colorado Constitution and Section 31-12-104 and 105 of the Annexation Act have been met, an election is not required under Section 31-12-107(2) of the Annexation Act, and no additional terms and conditions are to be imposed on the annexation of the Property; and

WHEREAS, the City Council has determined that said area should be annexed forthwith as part of the City of Colorado Springs.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The Property, known as the Rock Creek Mesa Addition No. 3 Annexation and more specifically described on the attached Exhibit "A", is hereby annexed to the City of Colorado Springs.

Section 2. When this annexation is complete, the Property shall become a part of the City of Colorado Springs for all intents and purposes on the effective date of this ordinance, provided that the conditions of Section 31-12-113(2) C.R.S. are satisfied, with the exception of general taxation, in which respect said annexation shall not be effective

until on or after January 1 next ensuing.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by the City Charter.

Introduced, read, passed on first reading and ordered published this 28th day of January 2025.

Finally passed: February 11, 2025

Randy Helms, Council President



Matrix Design Group, Inc. 2435 Research Parkway, Suite 300 Colorado Springs, CO 80920 O 719.575.0100 F 719.575.0208 matrixdesigngroup.com

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:

- 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:

- 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

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 POLLOWING DESCRIBED PARCELS OF LAND:

LEGAL DESCRIPTION:

PARECLA, OF JAMES IN THE SOUTH OF OF BECTION IN, TOWNERS IS BOUT, ANNIES IN WISE OF THE FIRST AND INCOME. OF THE FIRST AND INCOME OF THE FIRST AND INCOME. OF THE FIRST AND INCOME OF THE FIRST AND INCOME. OF THE FIRST AND INCOME. OF THE FIRST AND INCOME. SHARED AND INCOME. OF THE FIRST AND INCOME. SHARED AND INCOME. OF THE FIRST AND INCOME.

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THEORIE CONCIDENT WITH AND EXTERIOR SOURHWAY SOUTH STREET WEST, A DISTANCE OF 20.00 PEET;
THEORIE CONCIDENT WITH AND EXTERIOR OF 10.00 PEET;
THEORIE CONTINUE WEST A DISTANCE OF 30.0 PEET;
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THENCE COINCIDENT WITH BAID EXTERIOR BOUNDARY OF BAID PARCEL THE POLLOWING PIVE (S) COURSES:

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- BOUTH SCYDEST EAST, A DISTANCE OF 233.77 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 2.864 AS FEET, WHOSE CONTER BEARS NORTH 51"2752" WEST: BOUTHERLY AND CORNCIDENT WITH BAID NON-TANGENT CURVE; THROUGH A CENTRAL ANGLE OF 12"41"3", AN ANG DISTANCE OF SAME PIET AND NAVING A CHIGO THAT BEARS BOUTH 13"ETHE WEST, A
- 16/4197", AN ARC DISTANCE OF SAME FEET AND INVENTOR TO THROUGH A CENTRAL ANGLE OF 61/1987". CONTRALE SOUTHERLY AND CONCIDENT WITH EACH CURVE, THROUGH A CENTRAL ANGLE OF 61/1987". AN ARC DISTANCE OF 61.32 FRET AND HAVING A CHORD THAT SEARS SOUTH 16F8/78" WEST, A DISTANCE

THENCE CONTINUING CONCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2)

ALDING A LINE MON-TANGENT TO BAID CURVE, SOUTH 88°02'92" WEST, A DISTANCE OF 482.72 FEET; SOUTH 81°07'21" EAST, A DISTANCE OF 48.27 FEET TO THE POINT OF BEGINSHING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,112,842 SQUARE FEET OR (25.84733 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL DOMBIT FOR REFERENCE.

- THIS ARREMATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT, ALL BOURGARY REPORTANTON BROWN HEREON WAS TAKEN PROM POUND MONUMENTATION, TOGETHER WITH MAPS & DOCUMENTS OF RECORD, WITH MAPS CONSIDERED.

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2. DATE OF PREPARATION: AUGUST 28, 200

- 2. TOTAL PERSMETER OF THE AREA FOR ANNEXATION: 5, 150.18
- 4. ONE-POLETH (16/TH) OF THE TOTAL PERMETER: 1 287 SE (25 50%)
- 4. AREA OF SITE: 25.51733 ACRES
- COMPRIM THE ESTABLISHMENT OF AN APPROPRIATE EASEMENT(S) THROUGH A FINAL PLAT FOR THE EGISTHIG ON ELECTRIC (12.8XY PRIMARY ON CORDUCTOR: CBIS 9128-1) RURENIN THROUGH PORTONS OF ADDITION NOS. 3, 6 AND 6 ON 6° IT IS TO BE RELICATED AS PART OF THE PROPOSED ENTIME EXPENDENT.

FEMA FLOODPLAIN STATEMENT:

THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE PLOODERANT, DETARGED FROM THE PLOOD INSURANCE RATE MAP STRING, MAP MUNISER 08041008000, EPPECTIVE DECEMBER 7, 2018.

BASIS OF BEARINGS:

ALL SEARINGS HEYEZIN BASED ON THE SOUTH LINE OF THE HORTHWEST ONS-QUARTER OF SECTION 30, TOWNSHIP IS SOUTH, RANCE OR WEST, SERIO MONABELETIES DY A SOUCH PRE WITH A 23-SHOCH BRASS CAP, RUBH WITH ORGAN, AT THE WEST CHARTER CORRISE OF SAME SECTION 30 AND AN DE SEGEN WITH A 32-SHOCH ALLIABRAN CAP STANED PLR 1865, PLUSH WITH ORGANIO, AT THE CONTROL ORNERS OF SAME SECTION 30, WHICH ASSAURCED DESIGN MONTH SHIPS THE ALL DISTANCE OF 25/8/8/1 PETER.

THE APOREMENTIONED, ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS PASTRUMENT THIS ______ DAY OF _______, 2004 A.D.

STATE OF COLORADO) COUNTY OF EL PARCE

MY COMMISSION EXPIRES

NOTARY PUBLIC

SURVEYOR'S STATEMENT

(JETRY R. BEBER, A PROFESSIONAL LAND SURVICTIOR IN THE STATE OF COLORADO AND LEGALLY DOWN BUSINESS FOR AND ON SERVING OF MICH. OR LEGALLY DOWN THE C. HE LAND COUNTY, DO HETERST CENTERY TO THE MARK PROSEND HOROUR IS A CONSTRUCT COLORATORY OF THE MARK PROSEND PARCELS OF JUNE ON HOT AT LEAST THEIRTY-FOR FREICHT (ESTS) OF THE PERSISTERS OF THE SOURCEARY OF SUR PARCEL IS CONTIQUE. TO THE PRESENTE DOWNLOAD FOR THE COLORATORY OF THE PARCELS OF CONTIQUE OF THE SOURCE OF THE SOURCE

CITY APPROVAL

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIONED HERESY APPROVE FOR FILING THE ACCOMPANYING AMMEXATION PLAT OF "ROCK CREEK MESA ADDITION ING. 3"

DATE CITY IS ANNUAL DIRECTION

DATE CITY ENGINEER

CITY CLERK DATE

RECORDING:

COUNTY OF EL PASO

I HEREITY CERTIFY THAT THIS INSTRUMENT WAS PILED FOR RECORD IN MY OFFICE AT

O'CLOCK
M, THIS DAY OF . 2004, AND IS DULY RECORDED UNDER RECEPTION NUMBER
OF THE RECORDS OF ELFAGO COUNTY, COLORADO.

STEVE SCHLENGR, EL PASO COUNTY CLERK AND RECORDER

DEPUTY

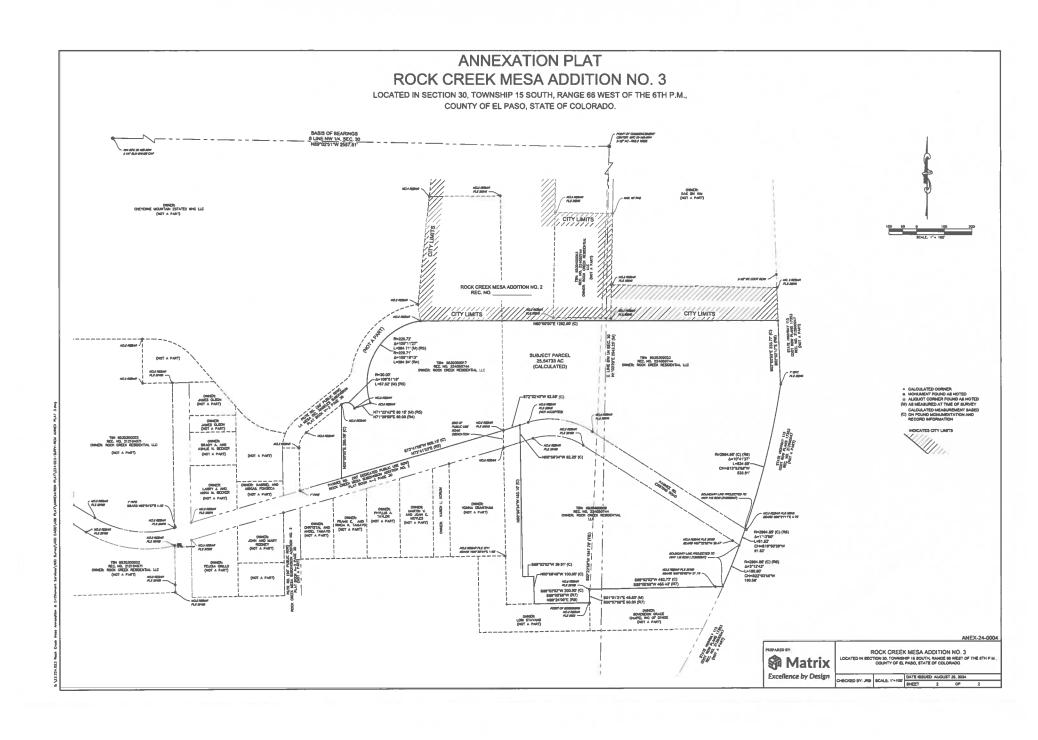
PER:

JERRY R. BESSIE, PLS NO. 38676 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.



ROCK CREEK MESA ADDITION NO. 3 SECTION 30, TOWNSHIP 18 BOUTH, RANGE 95 WEST OF THE 6TH P M COUNTY OF SI. PASO, STATE OF COLORADO

SCALE NA DATE ISSUED AUGUST 26, 2024 ECKED BY: JRB



Mayo	or's Action:				
	Approved on	FEB	12	2025	 , based on the following objections:
	Disapproved on _				, based on the following objections.
		-			
				_	Blessing A. Mobolade, Mayor
0	anii Anaina Afana Di		1.		blessing A. Mobolade, Mayor
Cour	ncil Action After Di	sapprov	<u>/aı:</u>		
	Council did not act to override the Mayor's veto.				
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	Council action on				_ failed to override the Mayor's veto.
A TT	-o -				Randy Helms, Council President
ATTE	:81:				
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Sarál	h B. Johnson, City (Clerk	SEA	L.	
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TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS ROCK CREEK MESA ADDITION NO. 3 ANNEXATION CONSISTING OF 25.55 ACRES LOCATED WEST OF HIGHWAY 115 AND SOUTH OF CHEYENNE MOUNTAIN STATE PARK." was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 28, 2024; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 11thth day of February 2025, and that the same was published by title and in summary or in full, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, 11thth day of February 2025.

Sarah B. Johnson, City Clerk

1st Publication Date: **January 31, 2025** 2nd Publication Date: **February 19, 2025**

Effective Date: February 24, 2025

City Clerk