

ROCK CREEK MESA ADDITION NO. 6

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 A PORTION OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744, 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 51°14'05" WEST A DISTANCE OF 2,488.24 FEET TO A POINT ON THE SAID EXTERIOR THAT PARCEL OF LAND, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160", ALSO BEING THE **POINT OF BEGINNING**;

THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 59°19'10" WEST, A DISTANCE OF 509.83 FEET;
2. NORTH 30°40'50" EAST, A DISTANCE OF 60.00 FEET;
3. NORTH 00°33'26" EAST, A DISTANCE OF 217.01 FEET;
4. SOUTH 89°29'59" WEST, A DISTANCE OF 100.56 FEET;
5. NORTH 00°07'54" EAST, A DISTANCE OF 66.17 FEET;
6. NORTH 89°20'07" WEST, A DISTANCE OF 104.87 FEET;
7. NORTH 00°21'37" WEST, A DISTANCE OF 71.87 FEET;
8. SOUTH 89°52'55" EAST, A DISTANCE OF 611.46 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 665.86 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 244,463 SQUARE FEET OR (5.61209 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

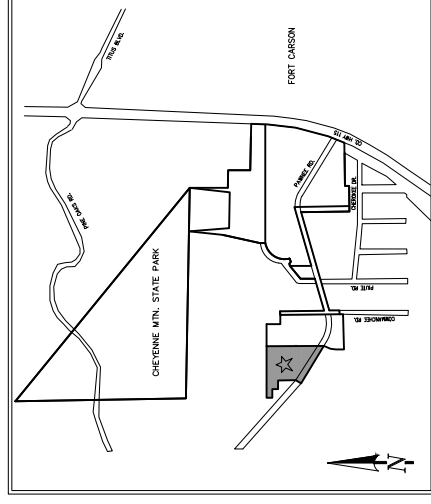


JERRY R. BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920

ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 6

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, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL 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 A PORTION OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE BEARINGS REFERENCED TO IN THIS DESCRIPTION ARE TO THE SURVEY BEING MONUMENTED ON THE BEARING SUNDRIES FOR BRASS CAP (B.M.) ST. AND A CORNER OF THE EAST PLAT OF SAID ALUMINUM CAP STAMPED "R.M.S. 19825" 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 51°14'05" WEST A DISTANCE OF 2,488.24 FEET TO A POINT ON THE SAID EXTERIOR THAT PARCEL OF LAND, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160", ALSO BEING THE POINT OF BEGINNING;

- THE FOLLOWING EIGHT (8) COURSES:
- NORTH 69°19'07" WEST, A DISTANCE OF 693.83 FEET;
 - NORTH 30°40'50" EAST, A DISTANCE OF 611.46 FEET;
 - NORTH 00°33'26" EAST, A DISTANCE OF 217.01 FEET;
 - SOUTH 89°29'59" WEST, A DISTANCE OF 100.56 FEET;
 - NORTH 00°07'54" EAST, A DISTANCE OF 66.17 FEET;
 - NORTH 89°20'07" WEST, A DISTANCE OF 104.87 FEET;
 - NORTH 00°21'37" WEST, A DISTANCE OF 71.87 FEET;
 - SOUTH 89°52'55" EAST, A DISTANCE OF 611.46 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 665.86 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 244.463 SQUARE FEET OR (5.61/209 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

GENERAL NOTES:

- 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 - RECEIPTION NO. 01649749, PORTION OF J.L. RANCH, CHEYENNE MOUNTAIN, RECORDED DECEMBER 08, 1987 IN SAID RECORDERS OFFICE;
- R3 - IMPROVEMENT SURVEY PLAT BY CLARK LAND SURVEYING, INC., PROJECT NO. 220828, DATED APRIL 27, 2022;
- R4 - LA MESA DEL ANGELES SUBDIVISION PLAT, RECEPTION NO. 860860, RECORDED FEBRUARY 04, 1972 IN SAID RECORDERS OFFICE;
- R5 - ALT TRANSFERS LAND SURVEY TITLE, (CLARK LAND SURVEYING, INC.) RECEPTION NO. 22960007, RECORDED JANUARY 06, 2020 IN SAID RECORDERS OFFICE;
- R6 - COLORADO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, PROJECT CODE 17353 RECEPTION NO. 21290047, RECORDED JUNE 01, 2012 IN SAID RECORDERS OFFICE;
- R7 - RECEIPTION NO. 22180039, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE;
- R8 - MERESON SUBDIVISION PLAT, RECEPTION NO. 207712576, RECORDED MAY 04, 2007 IN SAID RECORDERS OFFICE;

ADDITIONAL DOCUMENTS CONSIDERED:

- PLAT, PORTION OF CHEYENNE MOUNTAIN ESTATES RECEPTION NO. 99801963, RECORDED OCTOBER 01, 1996 IN SAID RECORDERS OFFICE;
- J.L. RANCH ADDITION RECORDED DECEMBER 08, 1987 IN PLAT BOOK "C4" AT PAGE 127;
- RECORDS OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, PLAT BOOK 70, 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 28, 2024

- TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 2,407.63'
- ONE-FOURTH (1/4) OF THE TOTAL PERIMETER: 601.91 FEET (25.00%)
- PERMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 665.86 FEET (27.66%)
- AREA OF SITE: 5.61/209 ACRES
- CONFIRM THE ESTABLISHMENT OF AN APPROPRIATE EASEMENT(S) THROUGH A FINAL PLAT FOR THE EXISTING OH ELECTRIC (12.5KV PRIMARY OH CONDUCTOR, CSU #12L-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 08041C0950G, 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 ZINCH PIPE WITH A 3.25-INCH BRASS CAP. THE CAP BEARING FROM THE CENTER CORNER OF THE EAST PLAT OF SAID SECTION 30, BEING MONUMENTED BY AN ALUMINUM CAP STAMPED "PLS 19825, FLUSH WITH GROUND, 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.

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. 6.

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 _____, CO, ON _____ 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: _____

OWNER: THE AFOREMENTIONED, 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 FOR AND ON BEHALF OF MATRIX DESIGN GROUP INC., IN EL PASO COUNTY, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF 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.

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

PREPARED BY:



ANEX-24-0007

ROCK CREEK MESA ADDITION NO. 6
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: NA

DATE ISSUED: AUGUST 28, 2024

SHEET

1

OF

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ANNEXATION PLAT ROCK CREEK MESA ADDITION NO. 6

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

