

ANNEXATION PLAT
BROADMOOR GLEN ADDITION NO. 3

A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 15 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT CCCS, THC, INC., A COLORADO NONPROFIT, BEING THE PETITIONER FOR THE
ANNEXATION OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PARCEL B RECORDED FEBRUARY 21, 2017 UNDER RECEPTION
NUMBER 217020348 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY, COLORADO
CLERK AND RECORDER, BEING LOCATED IN A PORTION OF THE NORTH HALF OF THE
NORTHEAST QUARTER (N1/2 NE1/4) OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 66
WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED BY PLS
19586 AT THE SOUTHEAST CORNER OF SAID N1/2 NE1/4, FROM WHICH A NO. 5 REBAR
WITH 1-1/2" ALUMINUM CAP STAMPED BY LS 1808 AT THE SOUTHWEST CORNER OF SAID
N1/2 NE1/4 BEARS NORTH 88°59'07" WEST A DISTANCE OF 2611.93 FEET AND IS THE
BASIS OF BEARINGS USED HEREIN;

THENCE NORTH 88°59'07" WEST ON THE SOUTH LINE OF SAID N1/2 NE1/4, A DISTANCE
OF 1,303.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL B, A POINT ON THE
WESTERLY LINE OF A 200 FOOT WIDE TRACT OF LAND DESCRIBED IN TRACT 101E-2
RECORDED NOVEMBER 24, 1959 IN BOOK 1779 AT PAGE 185 OF SAID RECORDS, AND
DESCRIBED IN PARCEL B RECORDED OCTOBER 22, 2001 UNDER RECEPTION NUMBER
201152953 OF SAID RECORDS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°59'07" WEST ON SAID SOUTH LINE ALSO BEING THE
NORTHERLY LINE OF J.L. RANCH ADDITION RECORDED DECEMBER 8, 1987 IN PLAT BOOK
C-4 AT PAGE 127 OF SAID RECORDS, A DISTANCE OF 624.61 FEET (625.42 OF
RECORD) TO THE COMMON LINE BETWEEN SAID PARCEL B RECORDED UNDER RECEPTION
NUMBER 217020348 AND SAID 200 FOOT WIDE TRACT OF LAND, BEING A POINT ON A
CURVE, WHOSE CENTER BEARS NORTH 70°10'55" WEST;

THENCE ON SAID COMMON LINE THE FOLLOWING SIX COURSES:

- THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°09'17"
(31°28'40" OF RECORD), HAVING A RADIUS OF 418.31 FEET FOR AN ARC DISTANCE
OF 227.46 FEET (229.82 FEET OF RECORD);
- THENCE NORTH 11°20'12" WEST A DISTANCE OF 311.75 FEET TO A POINT OF CURVE;
- THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 133°55'00",
HAVING A RADIUS OF 99.99 FEET FOR AN ARC DISTANCE OF 233.71 FEET;
- THENCE SOUTH 57°25'12" EAST A DISTANCE OF 469.78 FEET TO A POINT OF
CURVE;
- THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 52°00'00",
HAVING A RADIUS OF 218.31 FEET FOR AN ARC DISTANCE OF 198.13 FEET;
- THENCE SOUTH 05°25'12" EAST A DISTANCE OF 229.41 FEET (229.72 FEET OF
RECORD) TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES AN AREA OF 7.163 ACRES OF LAND, MORE OR
LESS.

OWNER:

THE AFOREMENTIONED, CCCS, THC, INC., A COLORADO NONPROFIT, HAS EXECUTED THIS
INSTRUMENT THIS ___ DAY OF _____, 20___, AD.

BY _____, AS _____, OF
CCCS, THC, INC., A COLORADO NONPROFIT.

STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 20___, A.D. BY _____, AS _____,
OF CCCS, THC, INC., A COLORADO NONPROFIT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE
FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "BROADMOOR GLEN ADDITION NO.
3".

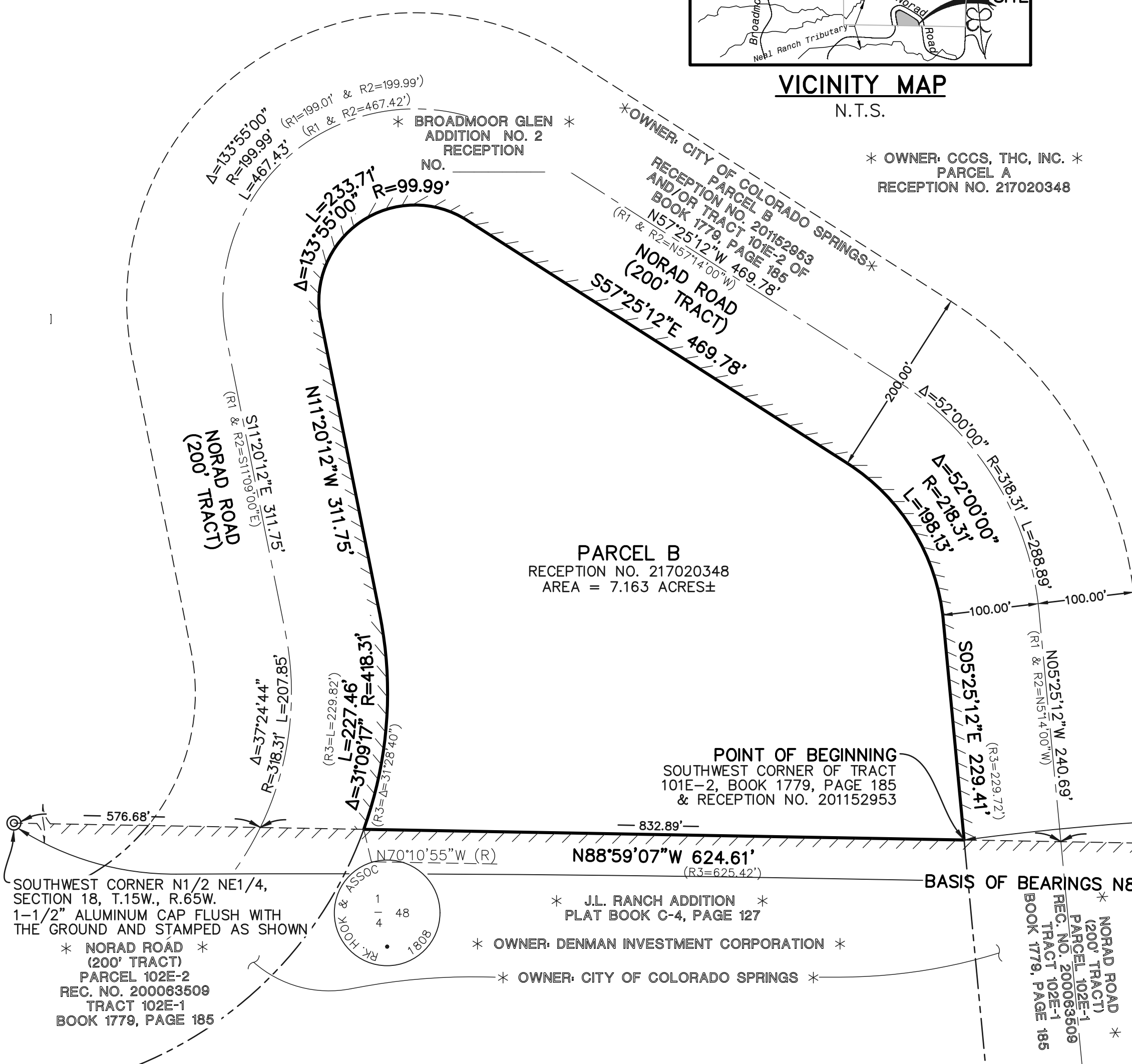
CITY PLANNING DIRECTOR _____ DATE _____

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 _____

* BROADMOOR GLEN ADDITION NO. 1 *
RECEPTION NO. _____



MONUMENT LEGEND

- NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "CCES LLC PLS 19586" RECOVERED FLUSH
WITH GROUND.
- NO. 5 REBAR WITH 1-1/2 INCH DIAMETER ALUMINUM SURVEYORS CAP, STAMPINGS ILLEGIBLE,
RECOVERED 0.7 BELOW GROUND, ACCEPTED AS POINT ON SOUTH LINE NORTH HALF OF THE
NORTHEAST QUARTER OF SECTION 18, NOT ACCEPTED AS POINT ON NORAD ROAD RIGHT OF WAY.
- NO. 6 REBAR (NO CAP) BENT SPINNER RECOVERED 0.5 FEET BELOW GROUND, NOT ACCEPTED, RESET
FROM DEED CALLS, ON THE EASTERLY EXTENSION OF LINE BETWEEN SOUTHWEST CORNER N1/2
NE1/4, SECTION 18 AND MONUMENT TYPE B AND RECOVERED MONUMENT RECORD REFERENCE
POINTS.

RECORDED DOCUMENT LEGEND

THE FOLLOWING "R" NUMBERED DOCUMENTS BEING RECORDED IN THE OFFICE OF THE EL PASO COUNTY
CLERK AND RECORDER WERE CONSIDERED IN THE BOUNDARY RETRACEMENT OF THE SURVEYED PROPERTY.
IN THE EVENT THAT THE MEASURED BEARING AND/OR DISTANCE VARIES FROM SAID DOCUMENTS, THEN
THE "R" NUMBERED BEARING AND/OR DISTANCE IS GIVEN.

R1 - INDICATES BEARING AND/OR DISTANCE REFERENCE TO RULE AND ORDER RECORDED OCTOBER 22,
2001 UNDER RECEPTION NO. 201152953.

R2 - INDICATES BEARING AND/OR DISTANCE REFERENCE TO CIVIL NO. 6541 DECREE OF DECLARATION OF
TAKING RECORDED NOVEMBER 24, 1959 IN BOOK 1779 AT PAGE 185.

R3 - INDICATES BEARING AND/OR DISTANCE REFERENCE TO SPECIAL WARRANTY DEED RECORDED
FEBRUARY 21, 2017 UNDER RECEPTION NO. 217020348 AND QUIT CLAIM DEED RECORDED JANUARY 15,
1993 IN BOOK 6108 AT PAGE 205

SURVEYOR'S STATEMENT:

I, JOHN L. BAILEY, A 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 TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO
COUNTY, COLORADO.

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

REVISION VERSION FOR 2ND SUBMITTAL

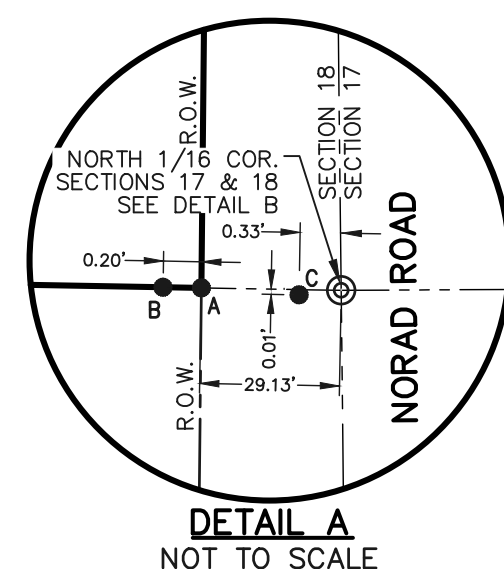
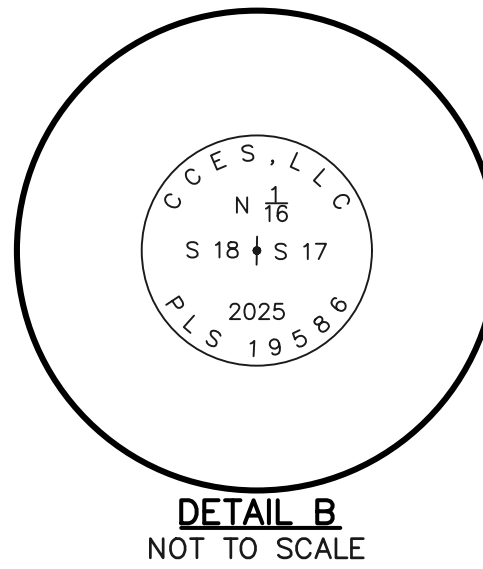
JOHN L. BAILEY, PLS NO. 19586
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

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.

LEGEND

- B PROPERTY CORNER WITH
TYPE OF MONUMENT, SEE
MONUMENT LEGEND
- (R1=) RECORDED DOCUMENT
REFERENCE NUMBER
- ⊙ SIXTEENTH SECTION CORNER AS SHOWN
- (R) RADIAL BEARING
- ⌀ DIAMETER
- //// CITY LIMITS



POINT OF COMMENCEMENT
SOUTHEAST CORNER OF THE
N1/2 NE1/4, SECTION 18, T.15S., R.65W.
NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP RECOVERED FLUSH WITH
THE GROUND, RESET WITH RECENT ALTA/NSPS LAND TITLE SURVEY
FROM DEED CALLS, ON THE EASTERLY EXTENSION OF LINE BETWEEN
SOUTHWEST CORNER N1/2 NE1/4, SECTION 18 AND MONUMENT TYPE
B, AND RECOVERED MONUMENT RECORD REFERENCE POINTS.
SEE DETAIL A & B

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ___ O'CLOCK
.M. THIS ___ DAY OF _____, 20___, A.D., AND IS DULY RECORDED AT RECEPTION
NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____ DEPUTY

SURCHARGE: _____
FEE: _____

DATE OF PREPARATION: FEBRUARY 17, 2026

ANNEXATION CONTIGUITY STATEMENT:

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 2294.85 FEET
ONE-SIXTH (1/6th) OF THE TOTAL PERIMETER: 382.47 FEET (16.67%)
PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS:
2294.85 FEET (100.00%)

BROADMOOR GLEN
ADDITION NO. 3
2132.00
FEBRUARY 17, 2026
SHEET 1 OF 1



CITY FILE NO. ANEX-26-0003