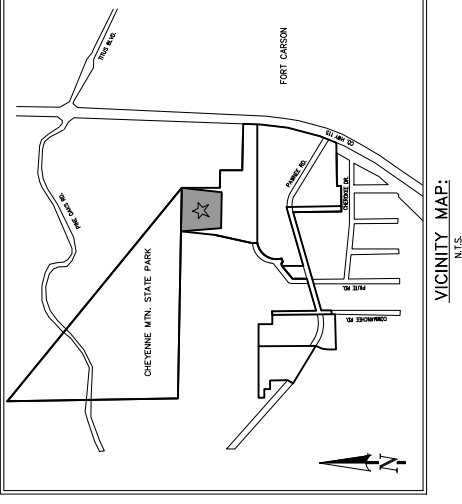


# ANNEXATION PLAT

## ROCK CREEK MESA ADDITION NO. 1

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, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCELS OF LAND:

**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN THE SOUTHWEST 1/4 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 THE PARCELS OF LAND 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 "RML 19625" AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 88°02'51" WEST, A DISTANCE OF 2,597.81 FEET.

**COMMENCING AT SAID CENTER CORNER OF SECTION 30;**  
THENCE NORTH 89°02'51" WEST, A DISTANCE OF 191.29 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT SAID RECEPTION NUMBER 222066811 AND TO THE **POINT OF BEGINNING;**  
THENCE SOUTH 09°01'44" WEST, A DISTANCE OF 482.00 FEET;  
THENCE NORTH 89°02'51" WEST, A DISTANCE OF 289.76 FEET;  
THENCE NORTH 89°02'51" WEST, A DISTANCE OF 289.76 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;  
THENCE NORTH 89°02'51" WEST, A DISTANCE OF 289.76 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;  
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL SOUTH 89°02'51" EAST, A DISTANCE OF 421.52 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 175.185 SQUARE FEET OR 4.02123 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 BEARINGS AND DISTANCES ARE DERIVED 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 - LAND SURVEY PLAT, SOUTH PORTION OF J.L. RANCH, RECEPTION NO. 200900212, RECORDED SEPTEMBER 18, 2000 IN SAID RECORDERS OFFICE.
- R3 - IMPROVEMENT SURVEY PLAT BY CLARK LAND SURVEYING, INC., PROJECT NO. 220828, DATED APRIL 27, 2022.
- R4 - RECEPTION NO. 869880, RECORDED FEBRUARY 04, 1972 IN SAID RECORDERS OFFICE.
- R5 - ALTANSPUS LAND SURVEY TITLE, (CLARK LAND SURVEYING, INC.) RECEPTION NO. 223900007, RECORDED JANUARY 06, 2020 IN SAID RECORDERS OFFICE.
- R6 - COLORADO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, PROJECT CODE 17353 RECEPTION NO. 212900047, RECORDED JUNE 01, 2012 IN SAID RECORDERS OFFICE.
- R7 - LAND SURVEY PLAT (CLARK LAND SURVEYING, INC.) RECEPTION NO. 221900039, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE.
- R8 - RECEPTION SUBDIVISION PLAT, (CLARK LAND SURVEYING, INC.) RECEPTION NO. 207772576, RECORDED MAY 04, 2007 IN SAID RECORDERS OFFICE.

**ADDITIONAL DOCUMENTS CONSIDERED:**

- PLAT, PORTION OF CHEYENNE MOUNTAIN ESTATES RECEPTION NO. 96901963, RECORDED OCTOBER 01, 1996 IN SAID RECORDERS OFFICE.
- J.L. RANCH ADDITION RECORDED DECEMBER 08, 1987 IN PLAT BOOK C-4 AT PAGE 127.
- ROCK CREEK MESA SUBDIVISION RECORDED AUGUST 05, 1993 IN PLAT BOOK Z AT PAGE 70.
- 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. 856982).
- TITLE COMMITMENT: LAND TITLE GUARANTEE COMPANY-ORDER NUMBER: RND55109798-3, WITH EFFECTIVE DATE 07/27/2023 AT 5:00 P.M.

- 2. DATE OF PREPARATION: AUGUST 28, 2024
- 3. TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 1,685.28'
- 4. ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 421.32' (25.00%)
- 5. PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 421.52' (25.01%)
- 6. AREA OF SITE: 4.02123 ACRES

7. CONFIRM THE ESTABLISHMENT OF AN APPROPRIATE EASEMENT(S) THROUGH A FINAL PLAT FOR THE EXISTING EASEMENTS OF RECORD TO REMAIN IN PLACE AND TO BE RELOCATED AS PART OF THE PROPOSED FUTURE DEVELOPMENT. NOS. 3, 9 AND 10 ARE 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 06041039505, EFFECTIVE DECEMBER 7, 2016.

**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 ALUMINUM CAP STAMPED PLS 19625, FLUSH WITH GROUND, AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 88°02'51" WEST, A DISTANCE OF 2,597.81 FEET.

**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 )

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.

**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. 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**RECORDING:**

STATE OF COLORADO )  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ 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

FEE: \_\_\_\_\_ SURCHARGE: \_\_\_\_\_



ROCK CREEK MESA ADDITION NO. 1  
LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO.

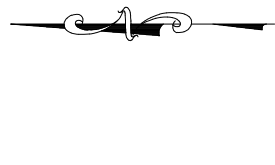
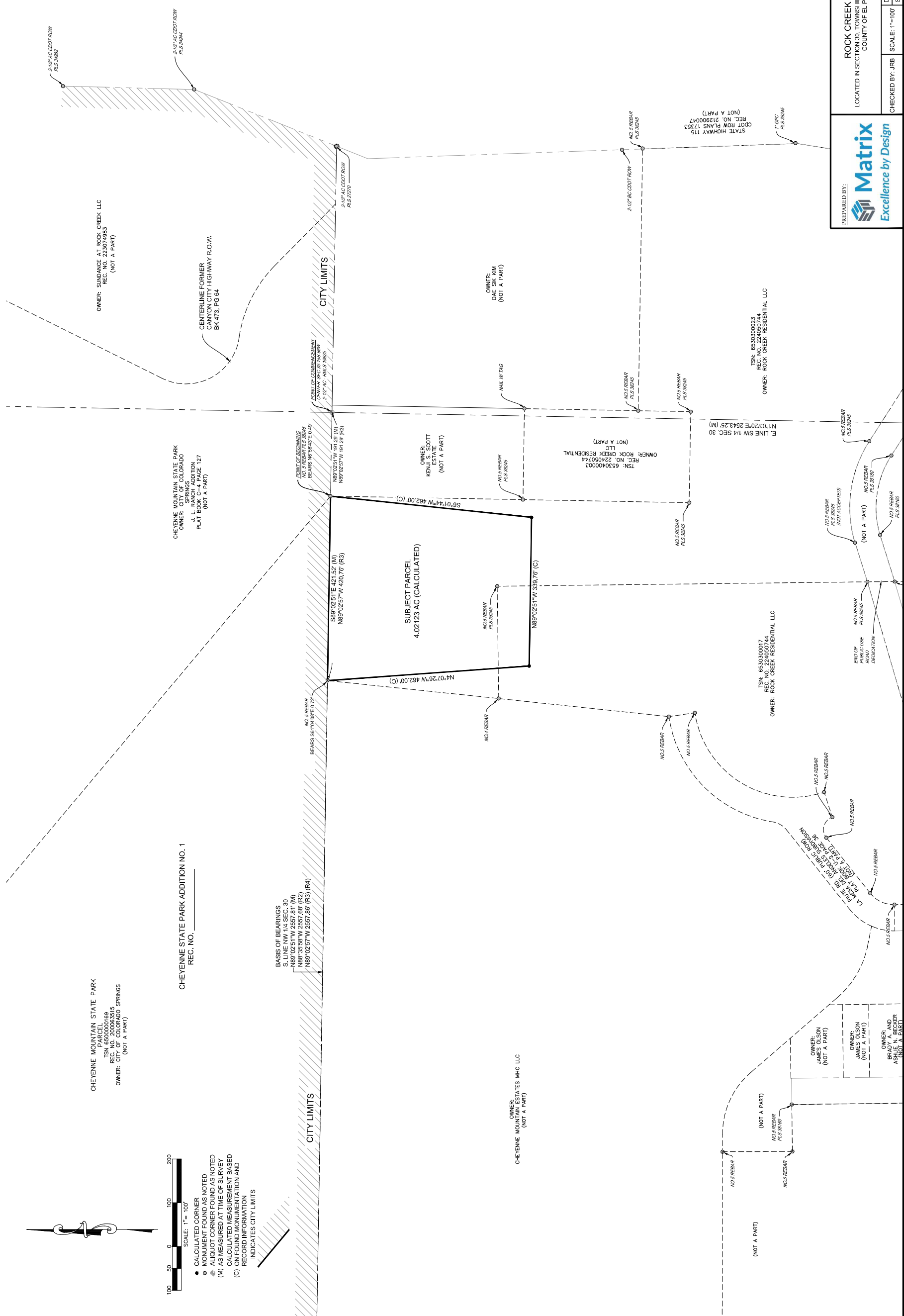
CHECKED BY: JRB SCALE: NA DATE ISSUED: AUGUST 28, 2024 SHEET 1 OF 2

ANEX-24-0002

# ANNEXATION PLAT

## ROCK CREEK MESA ADDITION NO. 1

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



- CALCULATED CORNER
  - MONUMENT FOUND AS NOTED
  - ⊙ ALIQUOT CORNER FOUND AS NOTED
  - (M) AS MEASURED AT TIME OF SURVEY
  - (C) CALCULATED MEASUREMENT BASED RECORD INFORMATION
  - (C) ON FOUND MONUMENTATION AND RECORD INFORMATION
- INDICATES CITY LIMITS

CHEYENNE MOUNTAIN STATE PARK  
TSN: 6500000169  
REC. NO. 200063515  
OWNER: CITY OF COLORADO SPRINGS  
(NOT A PART)

CHEYENNE STATE PARK ADDITION NO. 1  
REC. NO. \_\_\_\_\_

BASIS OF BEARINGS  
S. LINE NW 1/4 SEC. 30  
N89°02'51\"/>

CITY LIMITS

CHEYENNE MOUNTAIN ESTATES MHC LLC  
(NOT A PART)

OWNER: JAMES OLSON  
(NOT A PART)

OWNER: JAMES OLSON  
(NOT A PART)

OWNER: BRADY A. AND ASHLEY N. BECKER  
(NOT A PART)

TSN: 6530300017  
REC. NO. 224050744  
OWNER: ROCK CREEK RESIDENTIAL LLC

TSN: 6530300023  
REC. NO. 212900047  
OWNER: ROCK CREEK RESIDENTIAL LLC

TSN: 6530400003  
REC. NO. 224050744  
OWNER: ROCK CREEK RESIDENTIAL LLC

OWNER: KENJI S. SCOTT  
ESTATE  
(NOT A PART)

OWNER: DALE SIK KIM  
(NOT A PART)

OWNER: SUNDANCE AT ROCK CREEK LLC  
REC. NO. 223074983  
(NOT A PART)

CENTERLINE FORMER  
CANYON CITY HIGHWAY R.O.W.  
BK. 473, PG. 64

CITY LIMITS

POINT OF COMMENCEMENT  
CENTER, SEC. 30 T15S30R66W  
2.12\"/>

PREPARED BY:

Excellence by Design

ROCK CREEK MESA ADDITION NO. 1  
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

ANEX-24-0002