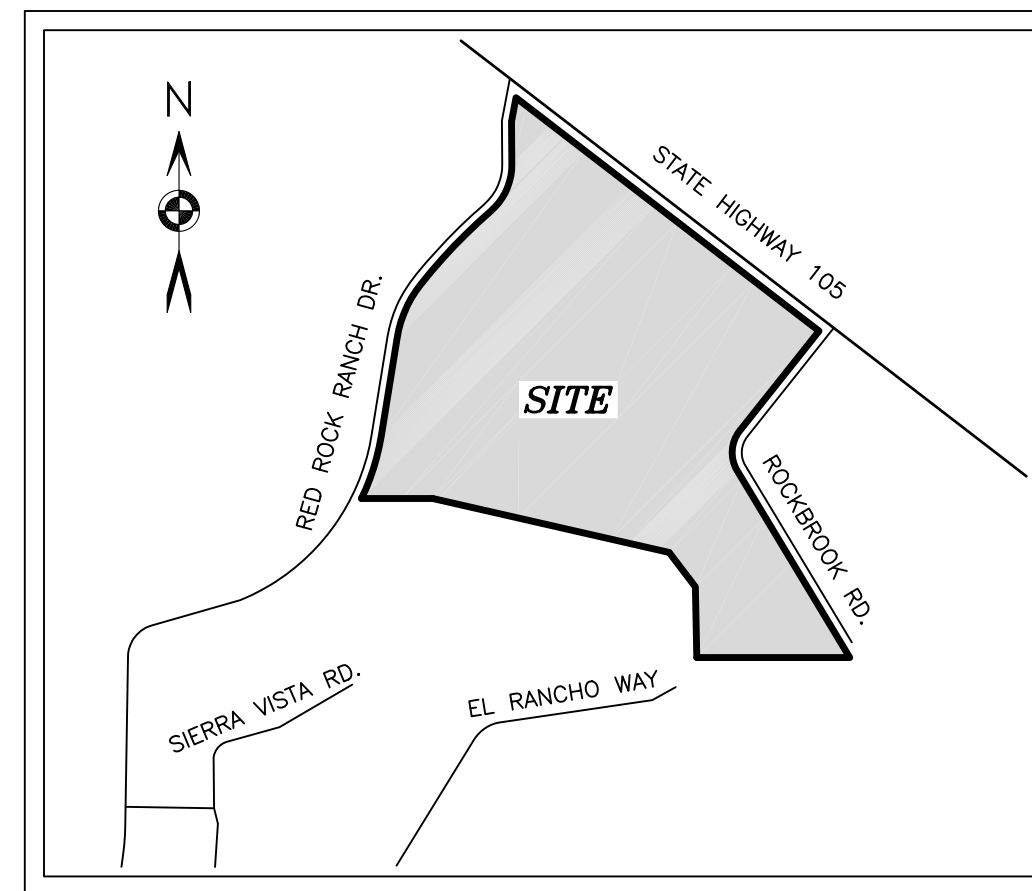


RED ROCKS ACRES NORTH ANNEXATION MAP

LOCATED IN SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION OF ANNEXATION PARCEL:

A parcel of land being a portion of Section 9, Township 11 South, Range 67 West of 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

BEGINNING at a point on the North-South Center Section line of said Section 9, from which the Center Quarter corner of said Section 9 bears N 00°12'16" E, (Bearings are based upon the West line of the Southeast Quarter, Section 9, Township 11 South, Range 67 West of the 6th P.M., monumented on the North with a No. 6 rebar and 2.5" aluminum cap stamped "23875" and on the South with a 3.25" BLM brass cap stamped "1961" and is assumed to bear S 00°12'16" W, a field measured distance of 2649.40 feet) a distance of 934.88 feet;
 thence N 80°53'36" W, a distance of 326.72 feet;
 thence S 89°24'31" W, a distance of 288.53 feet, to a point on the Easterly right of way line of Red Rock Ranch Drive as established in that Deed recorded March 12, 1971, in Book 2395 at Page 210, under Reception No. 787633 in the official records of the El Paso County Clerk and Recorder;
 thence along the said Easterly right of way line the following six (6) courses:

- 1) 345.48 feet along the arc of a 780.00 foot radius curve to the left, having a central angle of 25°22'39" and a chord that bears N 21°26'51" E, a distance of 342.66 feet;
- 2) N 08°45'11" E, a distance of 374.00 feet;
- 3) 259.22 feet along the arc of a 420.00 foot radius curve to the right, having a central angle of 35°21'44" and a chord that bears N 26°26'40" E, a distance of 255.12 feet;
- 4) N 44°06'48" E, a distance of 344.27 feet;
- 5) 156.54 feet along the arc of a 196.66 foot radius curve to the left, having a central angle of 45°36'22" and a chord that bears N 21°22'44" E, a distance of 152.44 feet;
- 6) N 01°27'24" W, a distance of 203.41 feet;
- 7) N 38°37'35" E, a distance of 33.41 feet, to a point on the southwesterly right of way line of State Highway 105;

thence S 52°19'28" E along said southwesterly right of way line, a distance of 1205.63 feet, to the northwest corner of Lot 1, Merrick Subdivision, filed for record on September 24, 1997 under Reception No. 97106988 in the official records of the El Paso County Clerk and Recorder;
 thence S 38°48'38" W along the northwesterly boundary line of said Merrick Subdivision, a distance of 344.56 feet to the southwest corner of Lot 2, Merrick Subdivision;
 thence S 38°43'56" W, a distance of 123.41 feet;
 thence S 22°33'17" W, a distance of 113.54 feet;
 thence S 87°07'09" E, a distance of 204.54 feet to a point on the Westerly right of way line of Rockbrook Road as established in that Dedication Plat of a Road Right of Way Known as Rockbrook Road recorded January 5, 1971, in Plat Book P-2 at Page 23, under Reception No. 774171; thence along the said Easterly right of way line the following two (2) courses:

- 1) 56.15 feet along the arc of a 102.76 foot radius curve to the left, having a central angle of 31°18'34" and a chord that bears S 13°07'34" E, a distance of 55.46 feet;
- 2) S 28°17'42" E, a distance of 776.41 feet;

thence S 89°04'39" W leaving said Easterly right of way line, a distance of 429.28 feet;
 thence N 00°55'21" W, a distance of 144.86 feet;
 thence N 43°56'18" W, a distance of 132.45 feet;
 thence N 78°32'13" W, a distance of 688.29 feet to the POINT OF BEGINNING.

EXCEPT that portion contained in Subdivision Exemption Survey noted as Parcel A recorded November 2, 2016, under Reception No. 216713864;

AND EXCEPT that portion contained in Warranty Deed recorded August 21, 1991, in Book 5873, at Page 767.

Containing a calculated area of 1,722,597 square feet, 39.545 acres of land, more or less.

OWNERS CERTIFICATE:

The aforementioned, **Name, Title**

have executed this instrument this ____ day of _____, 20____

Name, Title

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned instrument was acknowledged before me this

____ day of _____, 20____ by **Name, Title**

Witness my hand and seal:

My Commission expires _____

Notary Public _____

CONTIGUITY STATEMENT:

Total perimeter of area considered for annexation = 6,550.71 feet.
 One-sixth (1/6) of total perimeter area = 1,091.79 (16.67%)
 Perimeter of area contiguous with existing city limits = 1,205.63 feet (18.4%)

PLANNING DEPARTMENT:

This Annexation Plat was reviewed by the Town of Palmer Lake, County of El Paso, Colorado, This

____ day of _____, 20____.

Planning Director

TOWN APPROVAL:

Pursuant to an ordinance made and adopted by the Town of Palmer Lake, County of El Paso, Colorado, This

____ day of _____, 20____.

Major Date

Attest: _____

Town 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.

Steve Schleiker, Recorder

By: _____
Deputy

Fee: _____

Surcharge: _____

SURVEYOR'S NOTES

1. 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.

2. 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.

3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.

4. BASIS OF BEARINGS: Bearings are based upon the West line of the Southeast Quarter, Section 9, Township 11 South, Range 67 West of the 6th P.M., monumented on the North with a No. 6 rebar and 2.5" aluminum cap stamped "23875" and on the South with a 3.25" BLM brass cap stamped "1961" and is assumed to bear S 00°12'16" W, a field measured distance of 2649.40 feet.

5. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment 1735477, with an effective date of March 17, 2025 at 8:00 am as provided by Stewart Title Company dba Empire Title, A Division of Stewart.

6. This survey was performed in the field on January 11, 2023.

7. The overall subject parcel contains a calculated area of 1,722,597 square feet (39.545 acres) of land, more or less.

8. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0257G, effective date December 7, 2018, indicates that portions of this parcel of land to be located in:
 Zone AE - Floodway area - (The channel of a stream plus any adjacent floodway areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights)
 Zone AE - (Base flood elevations determined)
 Zone X - Other flood areas - (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood)
 Zone X - (Areas determined outside the 0.2% annual chance floodplain).

SURVEYOR'S CERTIFICATION

I, Spencer J. Barron, a duly licensed Professional Land Surveyor in the State of Colorado, do hereby Certify that the annexation shown hereon truly and correctly represent the above described parcel of land.

Pursuant to the Colorado State Board of Licensure for Professional Land Surveyors Rule 6.2.2, the undersigned further certifies that this map of plot was prepared by me or under my responsible charge, is accurate to the best of my information, knowledge and belief, is in accordance with applicable standards of practice and is not a guaranty or warranty, either expressed or implied.

I attest the above on this ____ day of _____, 20____.

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

DATE: 12/24/2024		REVISIONS	
No.	Remarks	Date	By
1	ADDRESSED COMMENTS	04/14/25	NJM

BARRON LAND

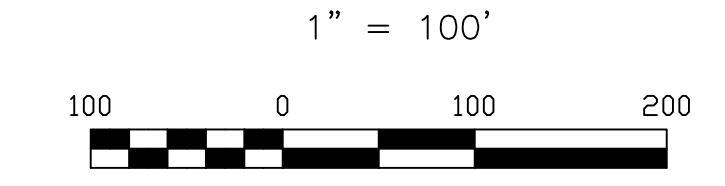
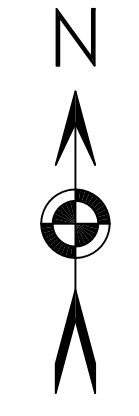
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION

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

PROJECT No.: 22-016 SHEET 1 OF 2

RED ROCKS ACRES NORTH ANNEXATION MAP

LOCATED IN SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "23875"
- FOUND 1" PIPE
- ▲ FOUND #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "1593"
- ⊙ FOUND PUBLIC LAND SURVEY SYSTEM MONUMENTS AS NOTED HEREON
- FOUND MONUMENT AS NOTED HEREON
- IP IRON PIPE
- ILL ILLEGIBLE
- AG ABOVE GROUND
- BG BELOW GROUND
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- AC ALUMINUM CAP
- R.O.W. RIGHT-OF-WAY
- SUBJECT PARCEL LINE(S)
- - - ADJACENT PARCEL LINE(S)
- - - EASEMENT LINE(S)
- ▨ EXISTING CITY LIMITS
- SECTION LINE
- - - FEMA ZONE X
- - - FEMA ZONE AE
- - - FEMA ZONE AE FLOODWAY

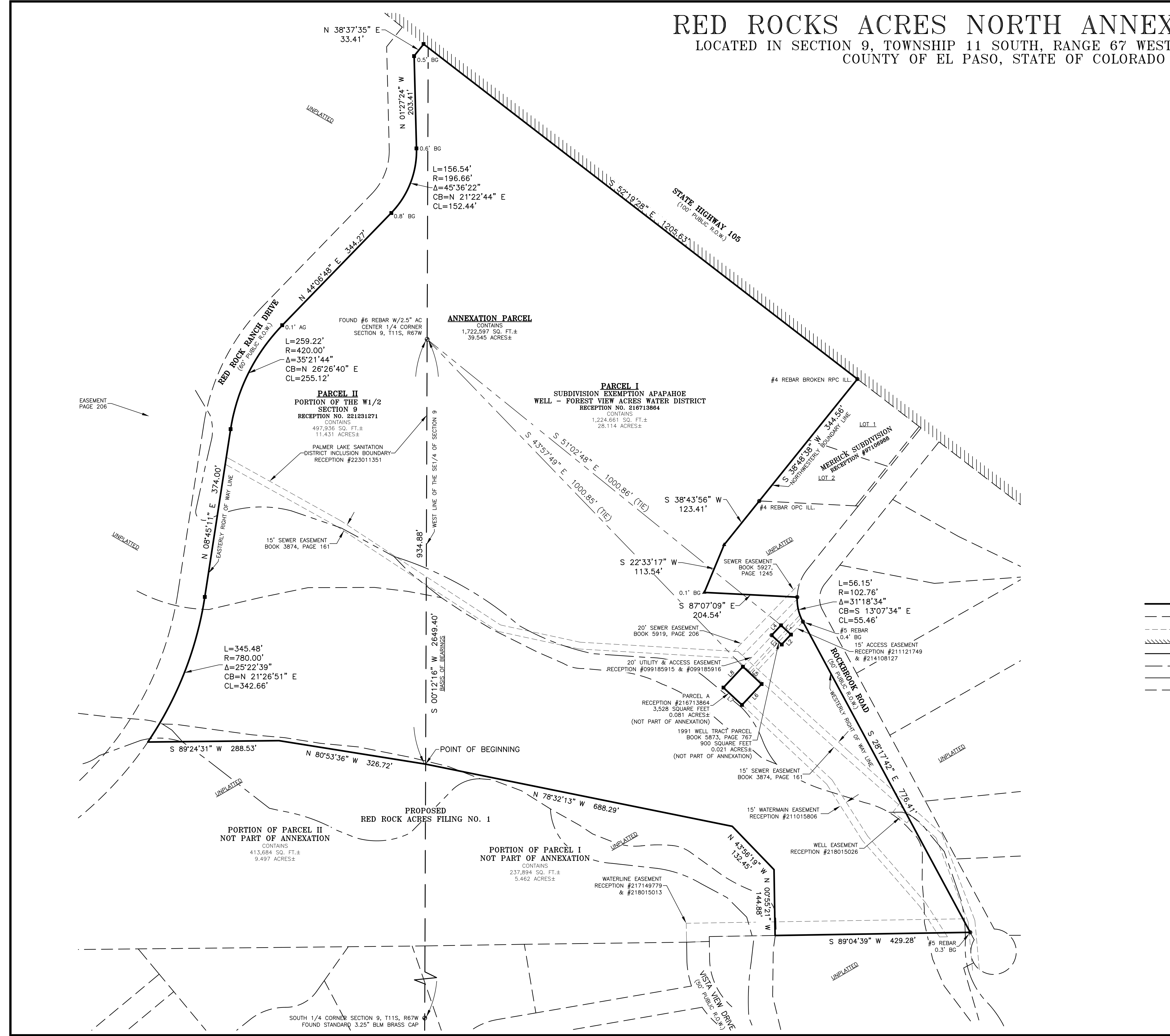
LINE	BEARING	DISTANCE
L1	S 47°00'18" E	30.00'
L2	S 42°59'42" W	30.00'
L3	N 47°00'18" W	30.00'
L4	N 42°59'42" E	30.00'
L5	S 46°54'03" E	56.00'
L6	S 43°05'57" W	63.00'
L7	N 46°54'03" W	56.00'
L8	N 43°05'57" E	63.00'

DATE: 12/24/2024		REVISIONS	
No.	Remarks	Date	By
1	ADDRESSED COMMENTS	04/14/25	NJM

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PROJECT No.: 22-016 SHEET 2 OF 2



EASEMENT PAGE 206

PORTION OF PARCEL II NOT PART OF ANNEXATION
CONTAINS 413,684 SQ. FT. ± 9.497 ACRES ±

PORTION OF PARCEL I NOT PART OF ANNEXATION
CONTAINS 237,894 SQ. FT. ± 5.462 ACRES ±

PARCEL I
SUBDIVISION EXEMPTION APAPAHOE
WELL - FOREST VIEW ACRES WATER DISTRICT
RECEPTION NO. 216713864
CONTAINS 1,224,661 SQ. FT. ± 28,114 ACRES ±

PARCEL II
PORTION OF THE W1/2 SECTION 9
RECEPTION NO. 221231271
CONTAINS 497,936 SQ. FT. ± 11,431 ACRES ±

ANNEXATION PARCEL
CONTAINS 1,722,597 SQ. FT. ± 39,545 ACRES ±

PARCEL A
RECEPTION #216713864
3,528 SQUARE FEET
0.081 ACRES ±
(NOT PART OF ANNEXATION)

1991 WELL TRACT PARCEL
BOOK 5873, PAGE 767
900 SQUARE FEET
0.021 ACRES ±
(NOT PART OF ANNEXATION)

MERRICK SUBDIVISION
RECEPTION #97060888
LOT 1
LOT 2

SOUTH 1/4 CORNER SECTION 9, T11S, R67W
FOUND STANDARD 3.25" BLM BRASS CAP