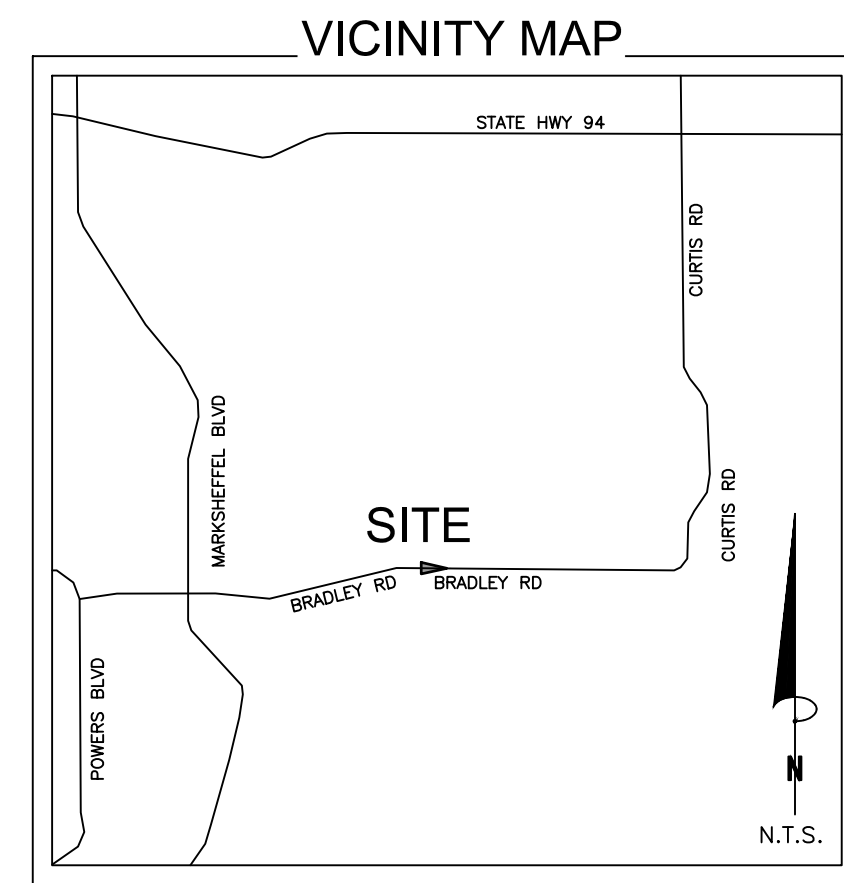


ANNEXATION PLAT KARMAN LINE NO. 4

A PORTION OF THE SE1/4 OF SECTION 6 & THE NE1/4 OF SECTION 7,
TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



BE IT KNOWN BY THESE PRESENTS:

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, and the County of El Paso, an organized County, being the petitioner of the following described tract of land to wit:

A portion of the Southeast 1/4 of Section 6 and the Northeast 1/4 of Section 7, Township 15 South, Range 64 West of the Sixth Principal Meridian, County of El Paso, Colorado, being more particularly described as follows:

BEGINNING at the North 1/4 Corner of said Section 7; thence along the east line of Annexation Plat, Norris Ranch No. 3, recorded as Reception Number _____, N00°36'59"W (Basis of Bearings is the north line of the Northeast 1/4 of Section 7, Township 15 South, Range 64 West of the Sixth Principal Meridian, monumented at the North 1/4 Corner of said Section 7 by a number 6 rebar with a 2-1/2" aluminum cap, properly marked, stamped "PLS 27599", flush with grade and monumented at the Northeast Corner of said Section 7 by a number 6 rebar with a 3-1/4" aluminum cap, properly marked, stamped "LS 17496", 0.2' below grade, measured to bear N89°51'09"E, a distance of 2696.21 feet.), 30.00 feet, to the northeast corner of said Amara Addition No. 5, also being a point on the north right-of-way line of Bradley Road as shown on the Hammer Range Land Survey Plat, recorded as Reception Number 200115347 and the north line of the right-of-way reserved under Book A, Page 78; thence departing said northeast corner, S78°34'02"E, a distance of 500.00 feet; thence S77°11'13"W, a distance of 500.00 feet, to the point of intersection of the south right-of-way line of Bradley Road as dedicated by Notice of Lis Pendens recorded as Reception Number 99131064 and the east line of said Amara Addition No. 5; thence along said east line N00°42'09"W, a distance of 180.01 feet, to the POINT OF BEGINNING.

Containing 51,336 Sq. Ft. or 1.179 acres, more or less.

IN WITNESS WHEREOF:

The aforementioned, The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, has executed this instrument this ___ day of _____, 2023 A.D.

John W. Suthers,
Mayor

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____,

2023, by _____, as _____ of The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation.

Witness my hand and seal _____

Address _____

My Commission expires _____

IN WITNESS WHEREOF:

The aforementioned, El Paso County, Colorado, an organized County, has executed this instrument this ___ day of _____, 2023 A.D., by _____, as _____ of El Paso County,

Colorado, an organized County.

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____,

2023, by _____, as _____ of El Paso County, Colorado, an organized County.

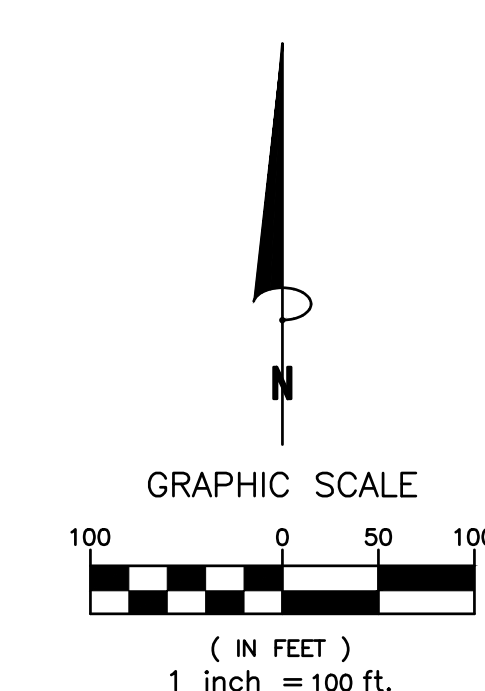
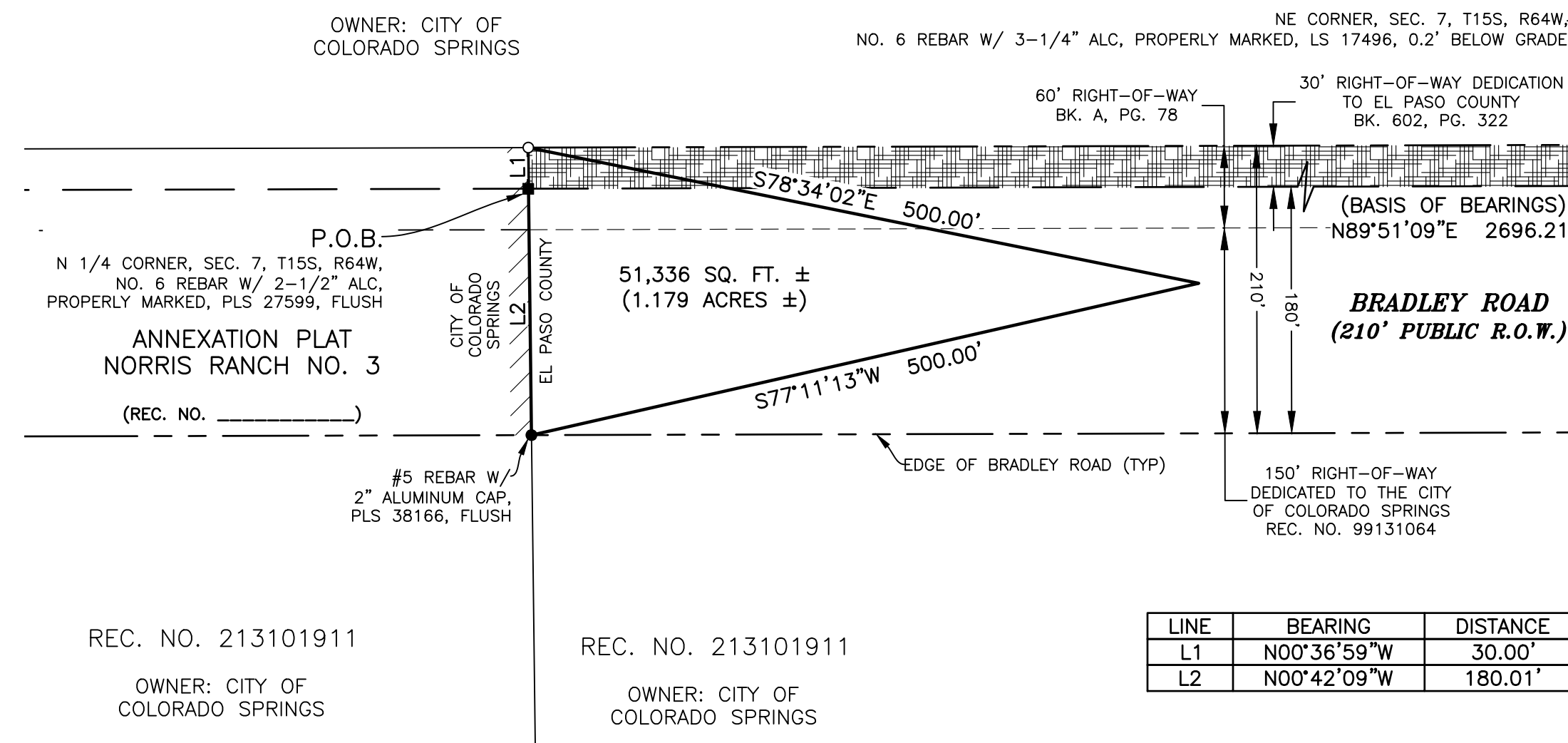
Witness my hand and seal _____

Address _____

My Commission expires _____

REC. NO. 217035548

OWNER: CITY OF
COLORADO SPRINGS



LINE	BEARING	DISTANCE
L1	N00°36'59"W	30.00'
L2	N00°42'09"W	180.01'

REC. NO. 213101911

OWNER: CITY OF
COLORADO SPRINGS

REC. NO. 213101911

OWNER: CITY OF
COLORADO SPRINGS

LEGEND

- SET MONUMENT
- #5 REBAR W/ 1-1/4" GREEN PLASTIC CAP, PLS 38245, FLUSH
- (C) CALCULATED
- (R) RECORD
- ////// BOUNDARY ALONG CITY LIMITS
- 30' NORTH AND PARALLEL WITH THE SECTION LINE DEDICATED TO EL PASO COUNTY BOOK 602, PAGE 322

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "KARMAN LINE NO. 4."

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 _____

NOTES:

- Basis of Bearings is the north line of Section 7, Township 15 South, Range 64 West of the Sixth Principal Meridian, monumented at the North 1/4 Corner of said Section 7 by a number 6 rebar with a 2-1/2" aluminum cap, properly marked, stamped "PLS 27599", flush with grade and monumented at the Northeast Corner of said Section 7 by a number 6 rebar with a 3-1/4" aluminum cap, properly marked, stamped "LS 17496", 0.2' below grade, measured to bear N89°51'09"E, a distance of 2696.21 feet.
- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership, easements or rights of way of record. The client did not wish for easements and rights of way researched or shown. This survey does not take into consideration additional facts that an accurate and correct title search might disclose including, but not limited to, descriptions contained in deeds for adjacent properties.
- The linear units used in this drawing are U.S. Survey Feet.
- The improvements shown hereon are as of the date of field work, April 4, 2022.
- Total perimeter of portion to be annexed: 1,000.00'
Perimeter along City of Colorado Springs Limits: 210.01'
1/6th perimeter percentage: 21%
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C0790G, with effective dates of December 7, 2018, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).

SURVEYOR'S CERTIFICATION:

I, Stewart L. Mapes, Jr., a licensed professional land surveyor in the state of Colorado, do hereby state that the annexation plat 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 with the present boundary of the City of Colorado Springs, El Paso County, Colorado.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

RECORDING:

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 _____, A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, CLERK & RECORDER

SEE: _____ BY: _____ Deputy

No.	Description	By	Date

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.

ANNEXATION PLAT, KARMAN LINE NO. 4
A PORTION OF THE SE1/4 OF SEC. 6 & THE NE1/4 OF SEC 7,
TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, COLORADO
Project No. 230709
Date: 3/27/2023
Sheet 1 of 1
Drawn By: DWK
Checked By: SLW

