

ANNEXATION PLAT KARMAN LINE NO. 3

A PORTION OF THE SE1/4 OF SEC. 1, THE NE1/4 OF SEC. 11, AND THE N1/2 OF SEC. 12, T15S, R65W AND THE SW1/4 OF SEC. 6 AND THE NW1/4 OF SEC. 7, T15S, R64W 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, Colorado, and Murray Fountain, LLC, a Colorado limited liability company, being the petitioner of the following described tract of land to wit:

A portion of the Southeast 1/4 of Section 1, the Northeast 1/4 of Section 11, the N 1/2 of Section 12, Township 15 South, Range 65 West, the Southwest 1/4 of Section 6 and the Northwest 1/4 of Section 7, Township 15 South, Range 64 West of the Sixth Principal Meridian, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section 11; thence along the North-South Center line of said Section, S00°10'13"E (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Right-of-Way Parcel No. 2 as described in the County Resolution recorded on August 31, 1998 as Reception Number 098124132 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the POINT OF BEGINNING; thence along the north line of said Right-of-Way Parcel No. 2 along the following three (3) Courses:

- N76°10'57"E, a distance of 5797.62 feet;
- along the arc of a curve to the right, having a radius of 5105.00 feet, a central angle of 13°39'41", a distance of 1217.22 feet;
- N89°51'34"E, a distance of 1124.07 feet, to a point from which the Northwest Corner of said Section 7 bears S00°16'28"E, a distance of 30.00 feet;

thence along a line 30 feet north of and parallel to the North line of said Section 7, N89°50'56"E, a distance of 2790.67 feet, to a point on the North-South Center line of said Section 6; thence along said Center line, S00°36'59"E, a distance of 30.00 feet, to the North 1/4 Corner of said Section 7; thence along the North-South Center line of said Section 7, S00°42'09"E, a distance of 180.01 feet, to the southeast corner of the parcel described in the Notice of Lis Pendens, recorded August 16, 1999 as Reception Number 099131064; thence along said south line, S89°50'56"W, a distance of 2792.19 feet, to the southeast corner of said Right-of-Way Parcel No. 2, also being a point on the west line of said Section 7; thence along the south line of said Right-of-Way Parcel No. 2 the following three (3) courses:

- S89°51'35"W, a distance of 1124.51 feet;
- along the arc of a non-tangent curve to the left, having a radius of 4895.00', a radial bearing of S00°09'23"E, a central angle of 13°39'41", a distance of 1167.15 feet;
- S76°10'57"W, a distance of 5848.61 feet, to the southwest corner of said Right-of-Way Parcel No. 2, also being a point on the North-South Center line of said Section 11;

thence leaving said Center line, N73°48'36"E, a distance of 2536.28 feet; thence S78°36'14"W, a distance of 2485.34 feet, to the POINT OF BEGINNING.

Containing 2,032,108 Sq. Ft. or 46.651 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

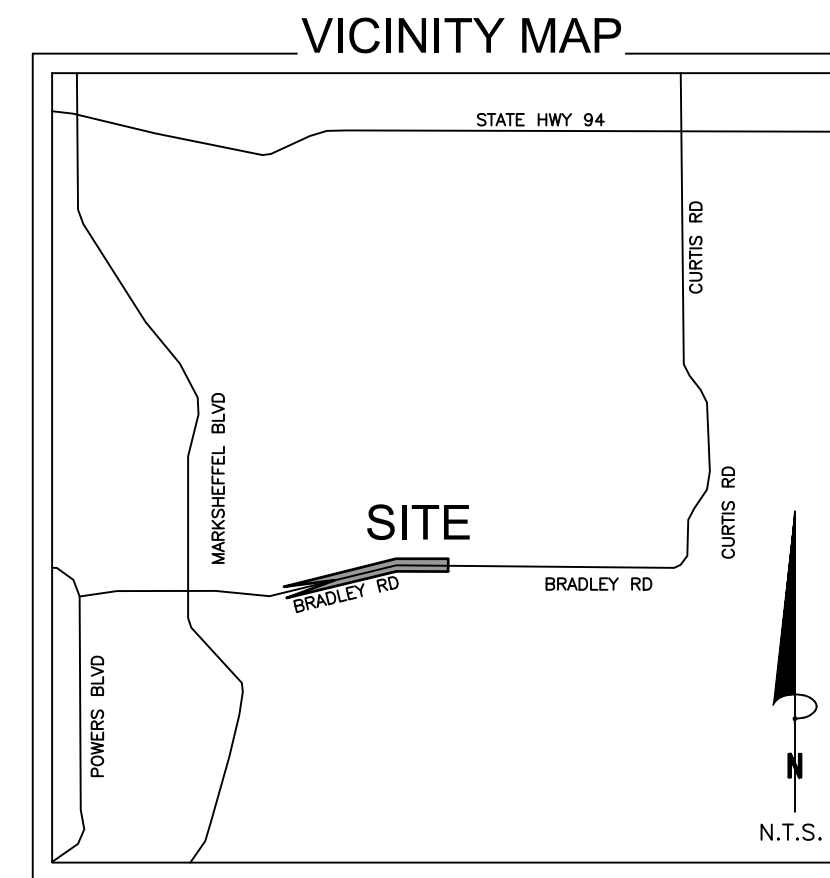
The above and aforementioned was acknowledged before me this _____ day of _____,

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

Witness my hand and seal _____

Address _____

My Commission expires _____



NOTES:

- Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 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, June 13, 2022.
- Total perimeter of portion to be annexed: 22,072.04'
Perimeter along City of Colorado Springs Limits: 5,021.62'
1/6th perimeter percentage: 22%
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C0769G and 08041C07950G, with effective dates of December 7, 2018, indicates this parcel of land is located in Zone AE (With Base Flood Elevation), Zone AE (Regulatory Floodway) and Zone X (Area of minimal flood hazard).
- The hatched area was not conveyed to El Paso County in County Resolution 98-360, Land Transfer-56, recorded as Reception Number 098124132; area has been declared for use for Public Highway in Book A, Page 78, but never conveyed; current owner is Murray Fountain, LLC, as conveyed in the Warranty Deed recorded as Reception Number 221024677.

IN WITNESS WHEREOF:

The aforementioned, Murray Fountain, LLC, a Colorado limited liability company, has executed this instrument this ___ day of _____, 2022 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 _____,

2022, by _____, as: _____ of Murray Fountain, LLC, a Colorado limited liability company.

Witness my hand and seal _____

Address _____

My Commission expires _____

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "KARMAN LINE 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 _____

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

ANNEXATION PLAT, KARMAN LINE NO. 3

SE1/4, SEC. 1, NE1/4, SEC. 11, N1/2, SEC. 12, T15S, R65W
SW1/4, SEC. 6, NW1/4, SEC. 7, T15S, R64W OF THE 6TH P.M.,
COUNTY OF EL PASO, COLORADO

Project No. 230709 Date: 3/27/2023 Sheet 1 of 4
Checked By: SLM

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.

| No. | Description | By | Date |
|-----|-------------|----|------|
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Clark Land Surveying, Inc.
177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533
www.clarkls.com

ANNEXATION PLAT KARMAN LINE NO. 3

A PORTION OF THE SE1/4 OF SEC. 1, THE NE1/4 OF SEC. 11, AND THE N1/2 OF SEC. 12, T15S, R65W AND
THE SW1/4 OF SEC. 6 AND THE NW1/4 OF SEC. 7, T15S, R64W OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 2

REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

**BRADLEY ROAD
(210' PUBLIC R.O.W.)**
(REC. NO. 098124132)
CITY OF COLORADO SPRINGS
EL PASO COUNTY
2,032,108 SQ. FT. ±
(46.651 ACRES ±)

P.O.C.
N 1/4 CORNER, SEC. 11, T15S, R65W,
3-1/4" ALC, PROPERLY MARKED,
PLS 23044, FLUSH

NO RECORDING INFO PER
COUNTY ASSESSOR
OWNER: BLH NO 2 LLC

P.O.B.
0.2' BELOW GRADE

ANNEXATION PLAT -
COLORADO CENTRE NO. 1
REC. NO. 1749365

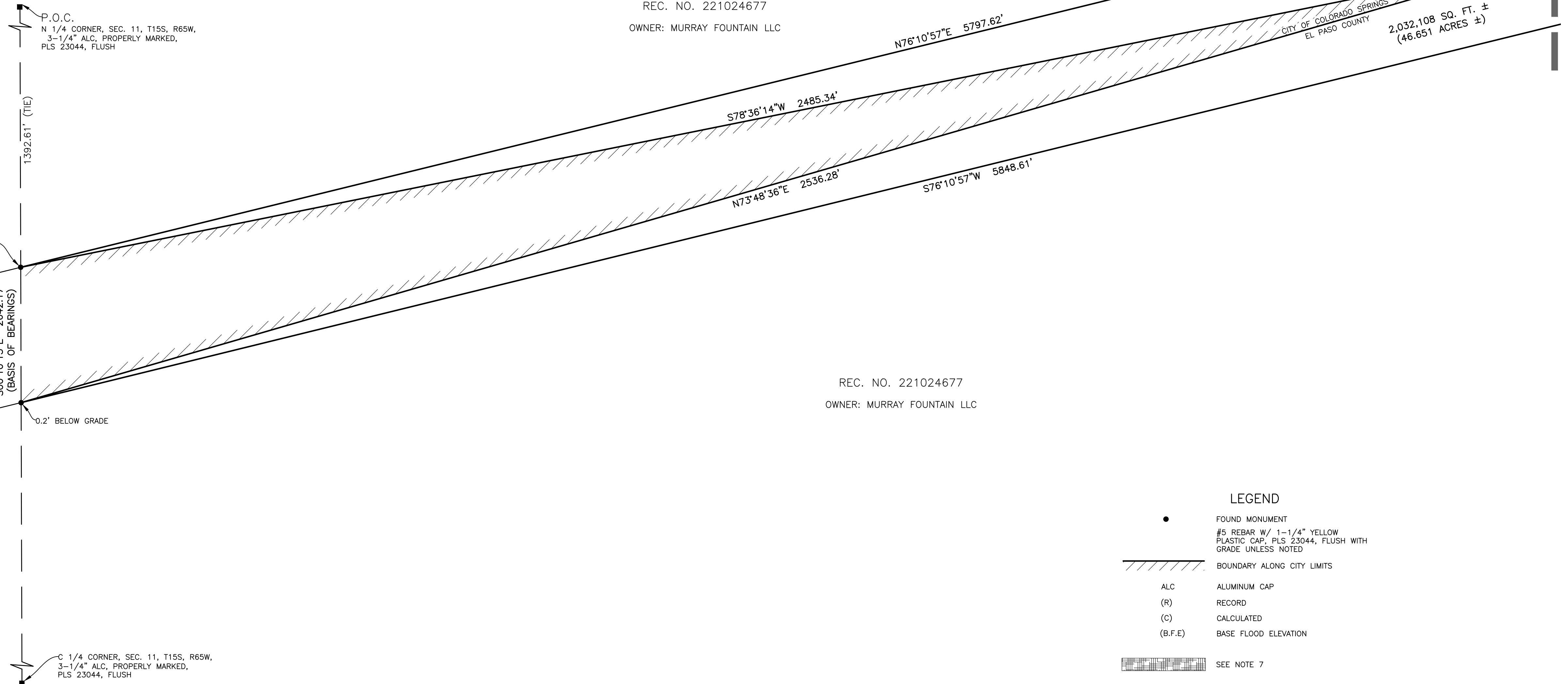
**BRADLEY ROAD
(210' PUBLIC R.O.W.)**
(REC. NO. 098121227)

S00°10'13"E 2842.17'
(BASIS OF BEARINGS)

0.2' BELOW GRADE

NO RECORDING INFO PER
COUNTY ASSESSOR
OWNER: BLH NO 2 LLC

C 1/4 CORNER, SEC. 11, T15S, R65W,
3-1/4" ALC, PROPERLY MARKED,
PLS 23044, FLUSH

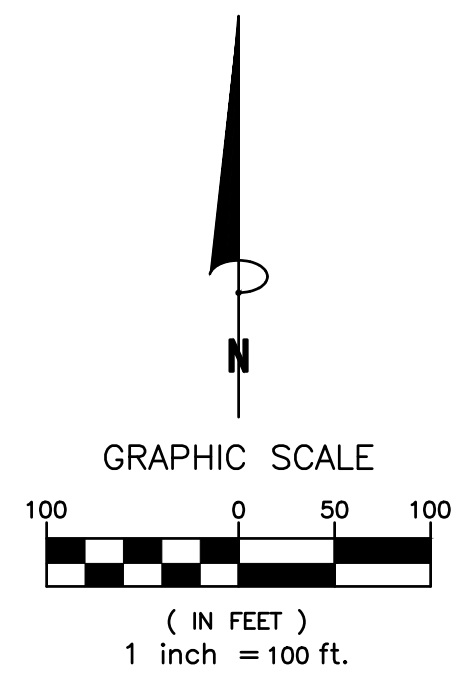


LEGEND

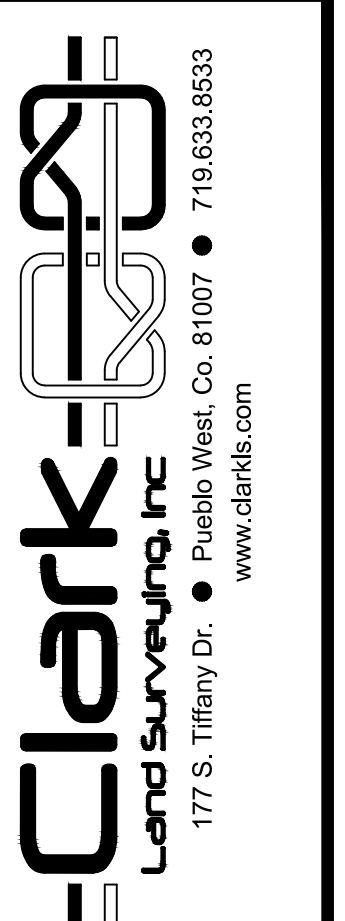
- FOUND MONUMENT
#5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP, PLS 23044, FLUSH WITH GRADE UNLESS NOTED
- ▨ BOUNDARY ALONG CITY LIMITS
- ALC ALUMINUM CAP
- (R) RECORD
- (C) CALCULATED
- (B.F.E) BASE FLOOD ELEVATION
- ▨ SEE NOTE 7

| LINE | BEARING | DISTANCE |
|----------|-------------|----------|
| L1 | S00°36'59"E | 30.00' |
| L2 (C) | S00°02'49"E | 30.45' |
| L2 (R) | S00°05'14"E | 30.44' |
| L3 (C) | N88°59'54"E | 30.00' |
| L3 (R) | N88°59'40"E | 30.00' |
| L4 (C) | S00°16'28"E | 180.00' |
| L4 (R) | S00°17'29"E | 180.00' |
| L5 (TIE) | S00°16'28"E | 30.00' |

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | RADIAL BEARING |
|-------|----------|------------|-------------|----------------|
| C1 | 5105.00' | 1217.22' | 13°39'41" | S13°49'03"E |
| C2 | 4895.00' | 1167.15' | 13°39'41" | S00°09'23"E |



CPC X XX-XXXXX



| No. | Description | By | Date |
|-----|-------------|----|------|
| | | | |
| | | | |
| | | | |

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ANNEXATION PLAT, KARMAN LINE NO. 3
SE1/4, SEC. 1, NE1/4, SEC. 11, N1/2, SEC. 12, T15S, R65W
SW1/4, SEC. 6, NW1/4, SEC. 7, T15S, R64W OF THE 6TH P.M.,
COUNTY OF EL PASO, COLORADO

Project No. **230709**
Date: 3/27/2023
Sheet 2 of 4
Drawn By: DWL
Checked By: SLM

ANNEXATION PLAT KARMAN LINE NO. 3

A PORTION OF THE SE1/4 OF SEC. 1, THE NE1/4 OF SEC. 11, AND THE N1/2 OF SEC. 12, T15S, R65W AND
THE SW1/4 OF SEC. 6 AND THE NW1/4 OF SEC. 7, T15S, R64W OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 3-1

LEGEND

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OWNER: MURRAY FOUNTAIN LLC

REC. NO. 214000553
OWNER: THE CITY OF COLORADO SPRINGS

**BRADLEY ROAD
(210' PUBLIC R.O.W.)**
(REC. NO. 098124132)

2,032,108 SQ. FT. ±
(46.651 ACRES ±)

REC. NO. 221136530
OWNER: EAGLE DEVELOPMENT COMPANY, ET. AL.

REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

N89°51'34"E 1124.07'

2,032,108 SQ. FT. ±
(46.651 ACRES ±)

REC. NO. 221136530
OWNER: EAGLE DEVELOPMENT COMPANY, ET. AL.

S89°51'35"W 1124.51'

SHEET 3-2

MATCHLINE SHEET 3-2

MATCHLINE SHEET 4

ANNEXATION PLAT, KARMAN LINE NO. 3

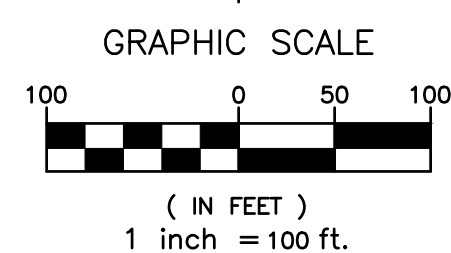
SE1/4, SEC. 1, NE1/4, SEC. 11, N1/2, SEC. 12, T15S, R65W
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Project No. **230709**
Date: 3/27/2023
Sheet 3 of 4

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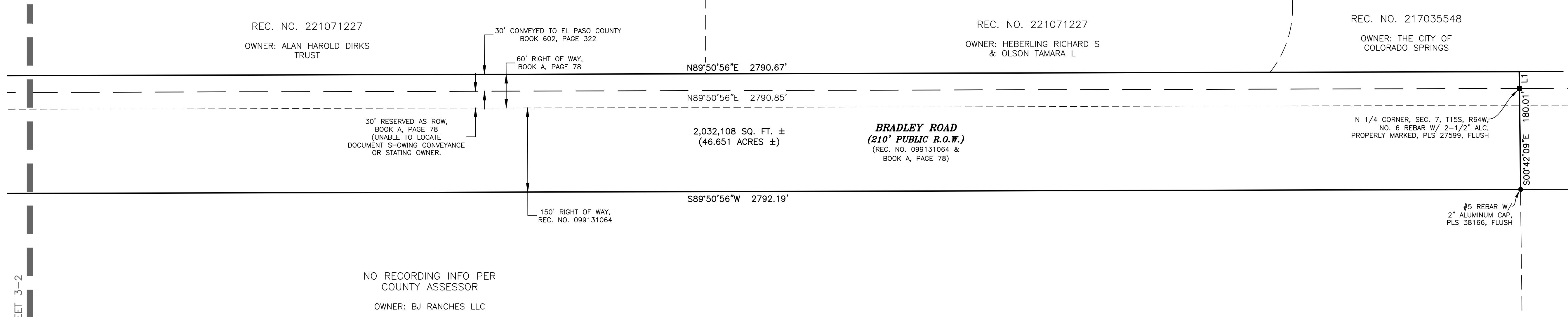


CPC X XX-XXXX

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TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 4

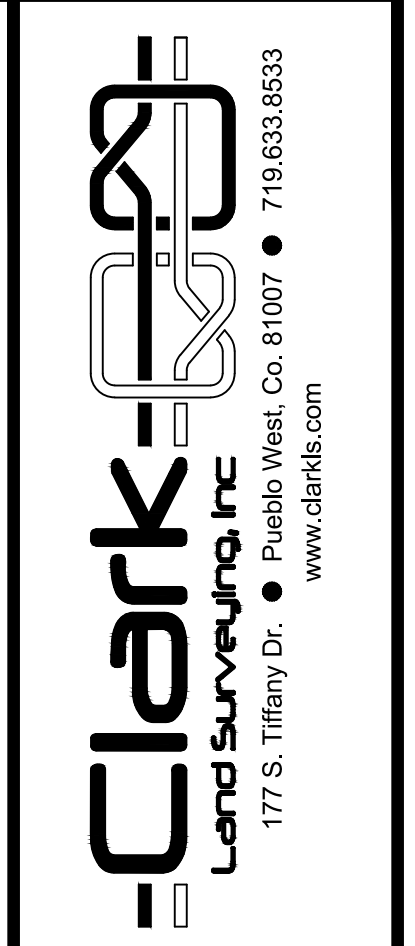
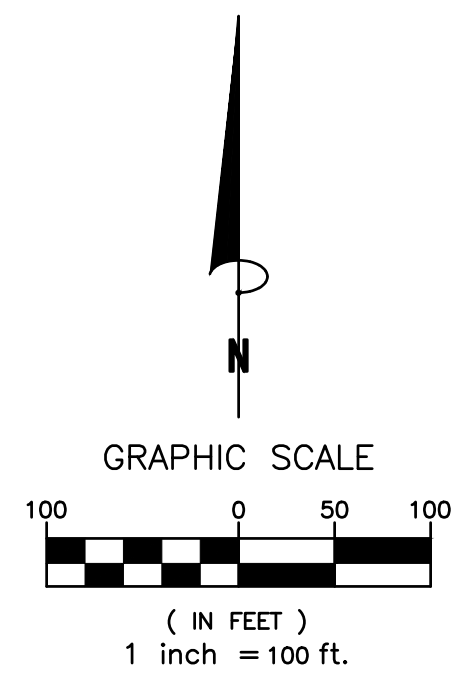


LEGEND

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- ALC ALUMINUM CAP
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COUNTY OF EL PASO, COLORADO

Project No. **230709** Drawn By: DWG Date: 3/27/2023
Checked By: SLM Sheet 4 of 4