

# ANNEXATION PLAT KARMAN LINE ADDITION NO. 5

A PORTION OF THE NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND  
THE N1/2 OF SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, 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, being the petitioner of the following described tract of land to wit:

A portion of the Northeast 1/4 of Section 11 and the North 1/2 of Section 12, Township 15 South, Range 65 West and the North 1/2 of Section 7, the North 1/2 of Section 8 and the North 1/2 of Section 9, 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 Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the POINT OF BEGINNING; thence leaving said Center line along the following six (6) courses:

1. N76°49'30"E, a distance of 5868.34 feet;
2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 14°09'40", a distance of 1133.16 feet;
3. N89°59'29"E, a distance of 16116.50 feet;
4. S89°42'25"W, a distance of 16132.46 feet;
5. along the arc of a curve to the left, having a radius of 4934.09 feet, a central angle of 14°09'40", a distance of 1218.77 feet;
6. S75°32'45"W, a distance of 5798.59 feet, to the southwest corner of said Bradley Road Right-of-Way, also being a point on said Center line;

thence leaving said Center line along the following six (6) courses:

1. N75°21'00"E, a distance of 5783.37 feet;
2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 13°47'51", a distance of 1187.47 feet;
3. N89°08'51"E, a distance of 1682.73 feet;
4. N89°26'07"W, a distance of 1563.73 feet;
5. Along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of 13°32'32", a distance of 1165.50 feet;
6. S77°01'21"W, a distance of 5882.93 feet, to the POINT OF BEGINNING.

Containing 776,725 Sq. Ft. or 17.831 acres, more or less.

**OWNER:**

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

\_\_\_\_\_  
Blessing A. Mobolade,  
Mayor

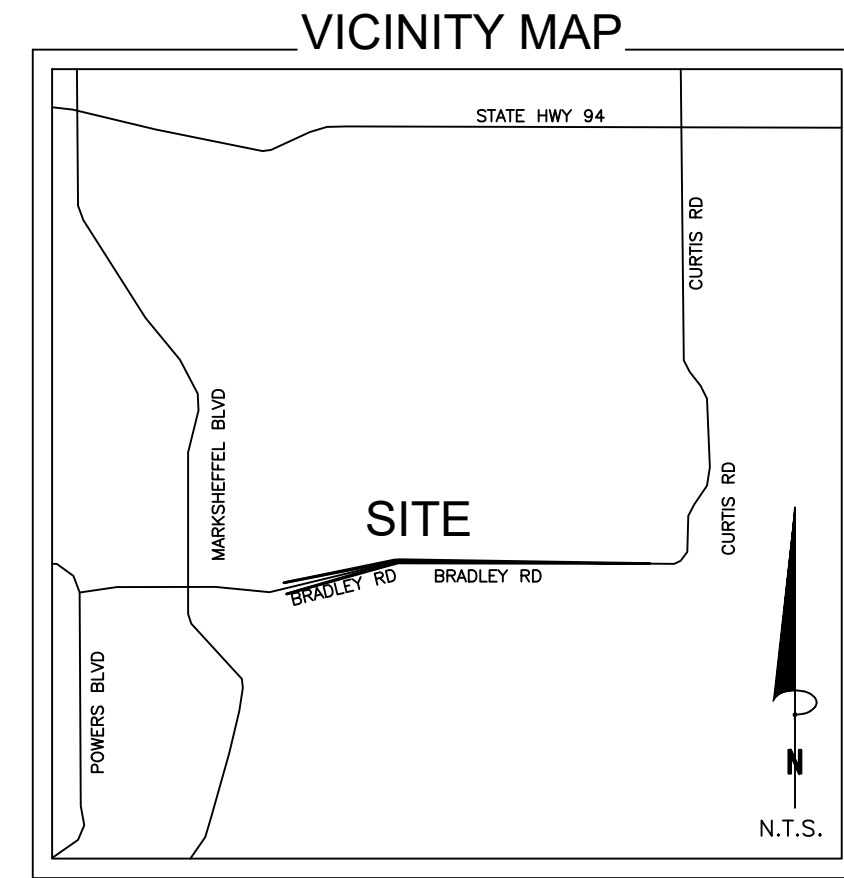
**ATTEST:**

\_\_\_\_\_  
City Clerk  
STATE OF COLORADO }  
COUNTY OF EL PASO } SS

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ A.D. by Blessing A. Mobolade, Mayor of the City of Colorado Springs, a home rule city and Colorado Municipal Corporation.

Witness my hand and seal \_\_\_\_\_

My Commission expires \_\_\_\_\_ Notary Public



**NOTES:**

1. 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.
2. 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.
3. The linear units used in this drawing are U.S. Survey Feet.
4. The improvements shown hereon are as of the date of field work, June 13, 2022.
5. Total perimeter of portion to be annexed: 63,533.56'  
Perimeter of the area contiguous to the City of Colorado Springs Limits: 17,265.73' (27.18%)  
1/4th of the total perimeter: 15,883.39'
6. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C0769G, 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-fourth (1/4) 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: \_\_\_\_\_ STEVE SCHLEIKER, CLERK & RECORDER

FEE: \_\_\_\_\_ BY: \_\_\_\_\_ Deputy

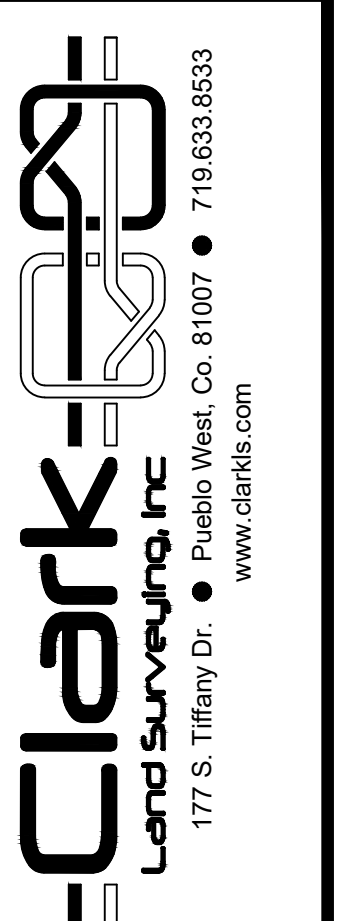
**CITY APPROVAL:**

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "KARMAN LINE ADDITION NO. 5"

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 \_\_\_\_\_



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 ADDITION NO. 5**  
A PORTION OF THE NE1/4 SEC. 11, N1/2 12, T15S, R65W, N1/2 SEC. 7, N1/2 8, N1/2 9, T15S, R64W, 6TH P.M., COUNTY OF EL PASO, COLORADO

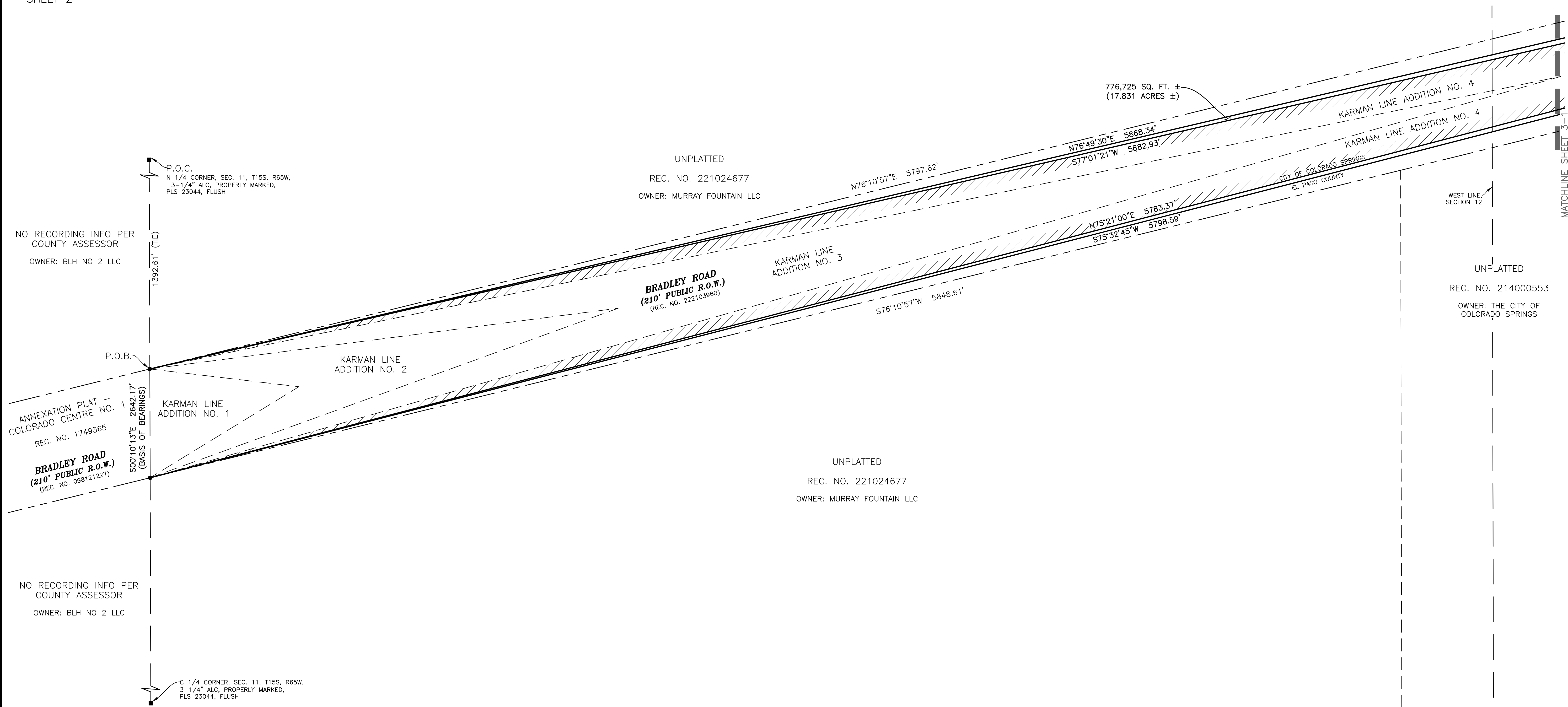
Date: 5/22/2023  
Sheet 1 of 4

Project No. 220058  
Drawn By: EJC  
Checked By: SLM

# ANNEXATION PLAT KARMAN LINE ADDITION NO. 5

A PORTION OF THE NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND  
THE N1/2 OF SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R64W OF THE SIXTH P.M.,  
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 2



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

1392.61' (TIE)

P.O.B.

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

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

S00°10'13"E 2642.17'  
(BASIS OF BEARINGS)

KARMAN LINE  
ADDITION NO. 1

KARMAN LINE  
ADDITION NO. 2

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

UNPLATTED  
REC. NO. 221024677  
OWNER: MURRAY FOUNTAIN LLC

BRADLEY ROAD  
(210' PUBLIC R.O.W.)  
(REC. NO. 222103960)

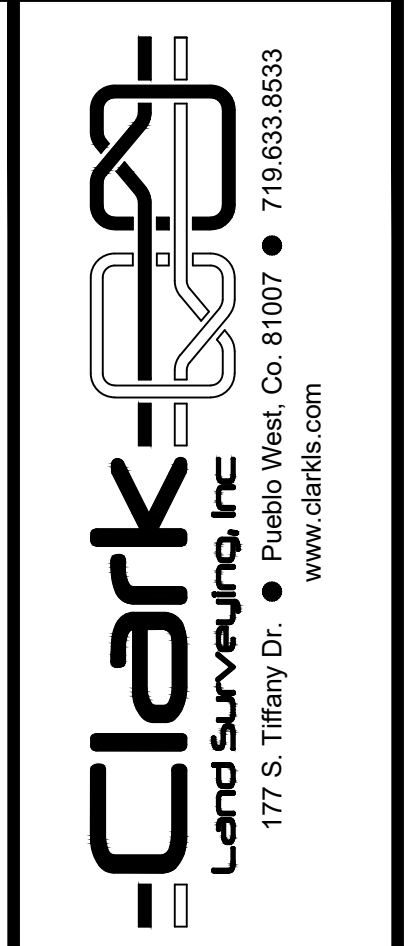
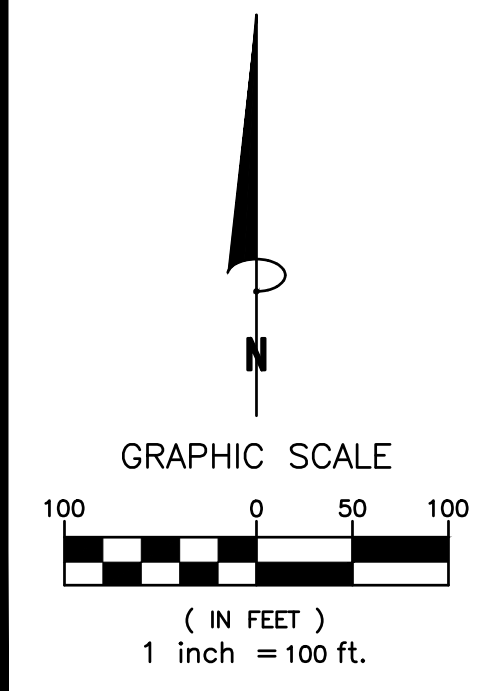
UNPLATTED  
REC. NO. 221024677  
OWNER: MURRAY FOUNTAIN LLC

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

### 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
- (B.F.E) BASE FLOOD ELEVATION

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	4931.09'	1133.16'	13°09'59"	S13°10'30"E
C2	4931.09'	1218.77'	14°09'40"	S00°17'35"E
C3	4931.09'	1187.47'	13°47'51"	S14°39'00"E
C4	4931.09'	1165.50'	13°32'32"	S00°33'53"W



No.	Revisions	Description	By	Date

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N1/2 SEC. 7, N1/2 8, N1/2 9, T15S, R64W, 6TH P.M.,  
COUNTY OF EL PASO, COLORADO

Project No. **230709**

Drawn By: EJC  
Checked By: SLM

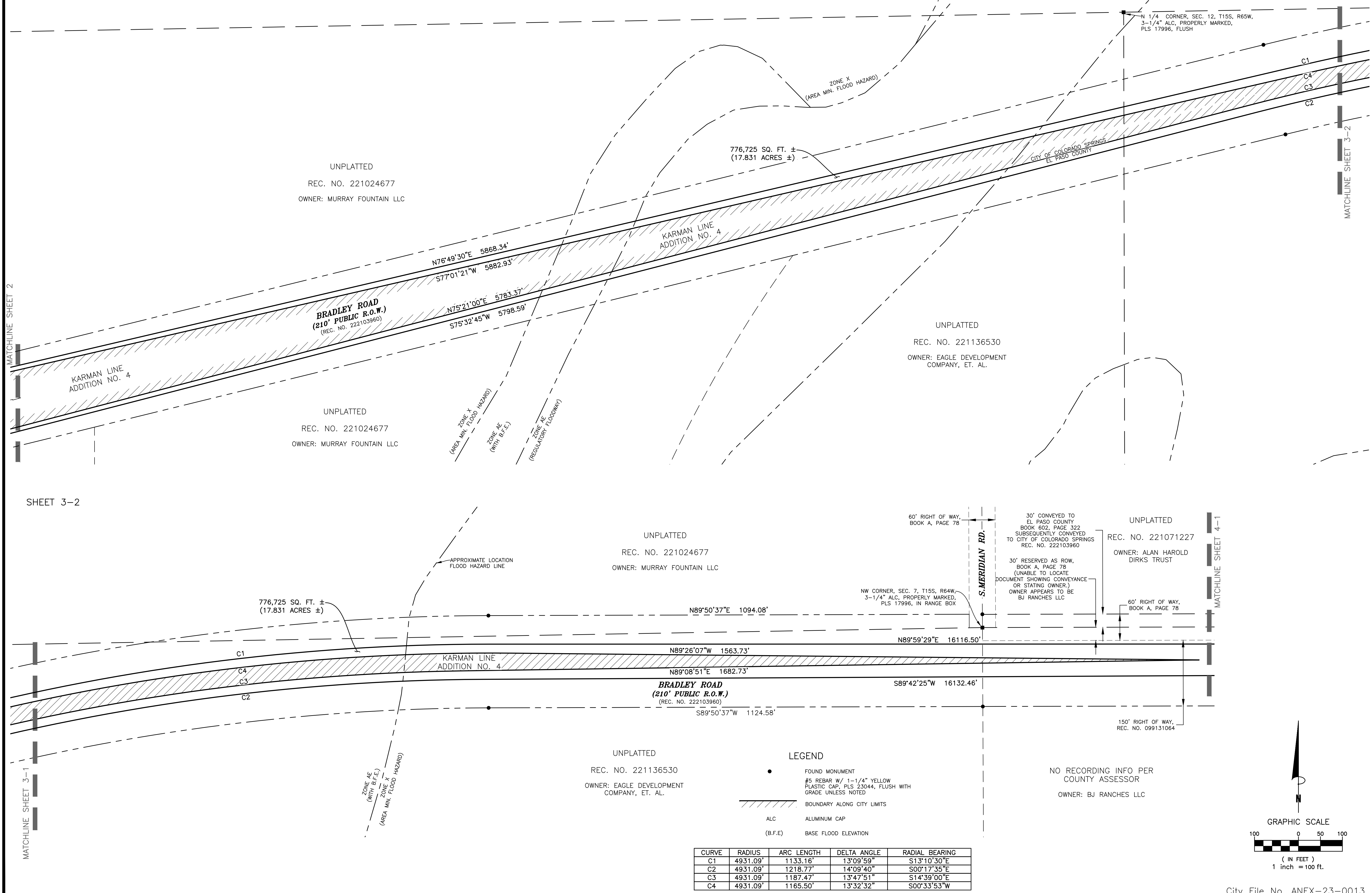
Date: 5/22/2023  
Sheet 2 of 4

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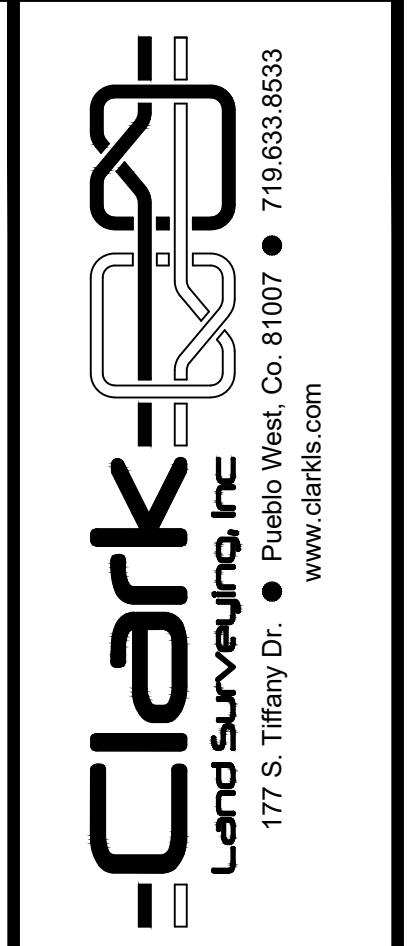
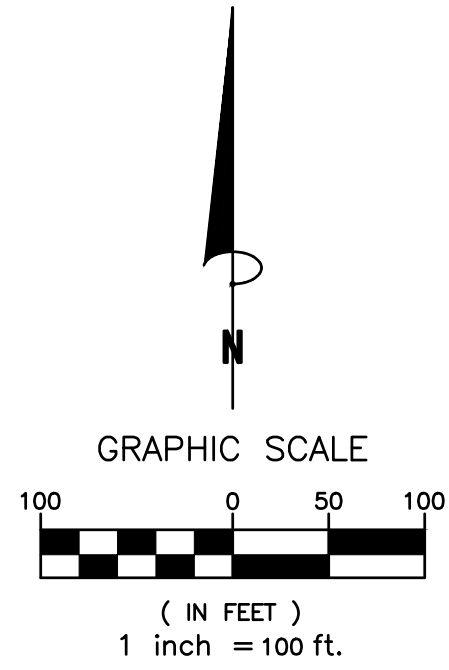
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TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 3-1

SHEET 3-2



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
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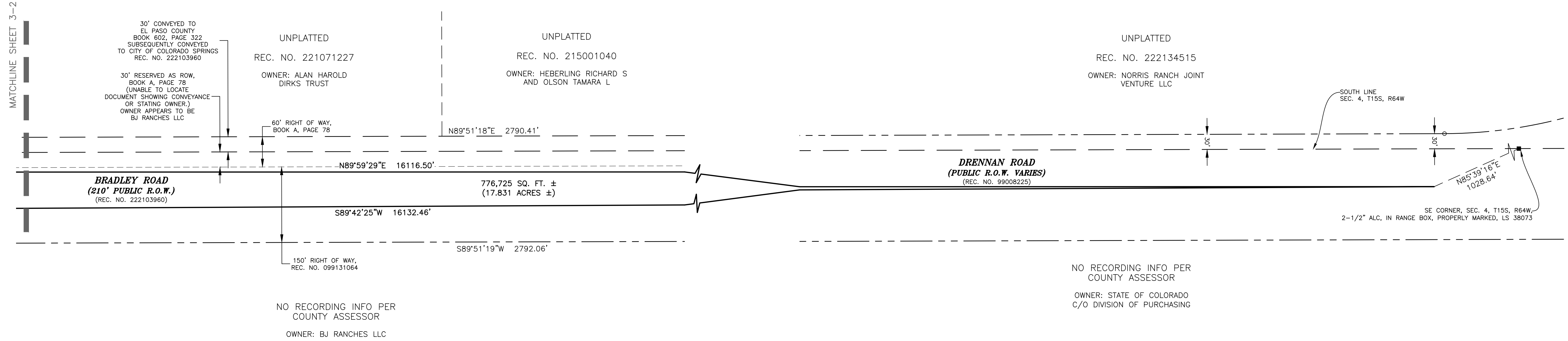
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Project No. **230709**  
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 Checked By: SLM  
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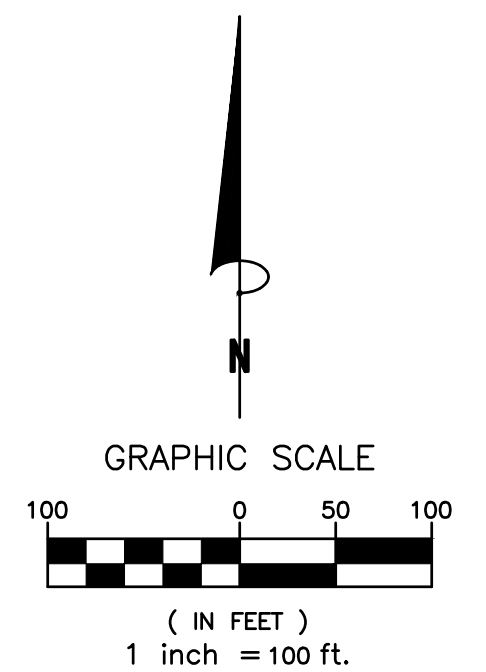
SHEET 4-1



NO RECORDING INFO PER COUNTY ASSESSOR  
OWNER: STATE OF COLORADO  
C/O DIVISION OF PURCHASING

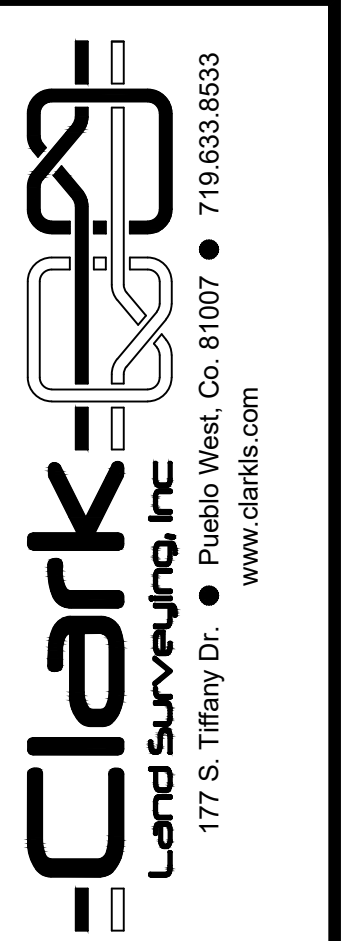
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City File No. ANEX-23-0013



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Project No. **230709**  
Date: 5/22/2023  
Sheet 4 of 4  
Drawn By: EJC  
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