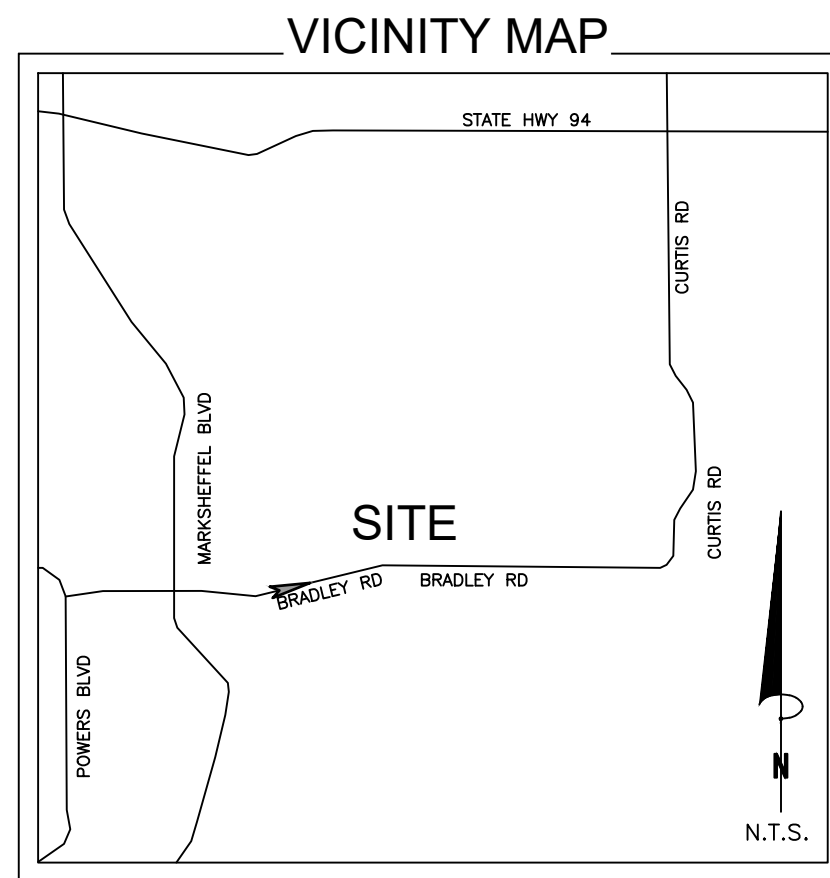


# ANNEXATION PLAT KARMAN LINE ADDITION NO. 2

A PORTION OF THE NE1/4 OF SECTION 11,  
TOWNSHIP 15 SOUTH, RANGE 65 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, being the petitioner of the following described tract of land to wit:

A portion of the Northeast 1/4 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section; 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 2842.17 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, N82°36'33"E, a distance of 938.09 feet; thence S70°05'12"W, a distance of 988.78 feet, to the southeast corner of said Bradley Road Right-of-Way, also being a point on said Center line; thence leaving said Center line, N58°32'13"E, a distance of 346.39 feet; thence N83°12'03"W, a distance of 298.20 feet, to the POINT OF BEGINNING.

Containing 68,575 Sq. Ft. or 1.574 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. Mabolade,  
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. Mabolade, 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: 2571.46'  
Perimeter of the area contiguous to the City of Colorado Springs Limits: 644.59' (25.07%)  
1/4th of the total perimeter: 642.86' (25%)
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. 2"

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 \_\_\_\_\_

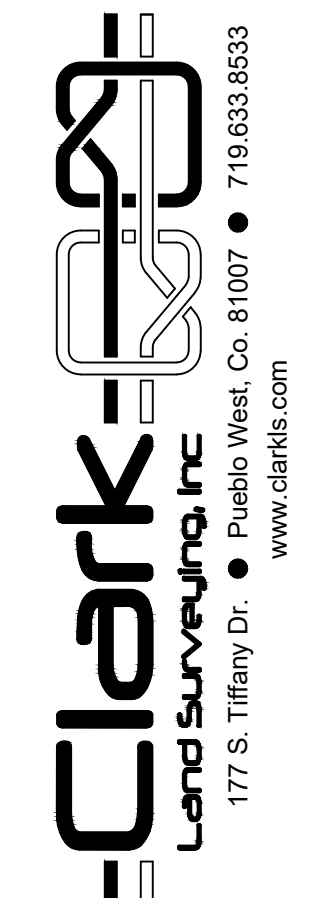
**ANNEXATION PLAT, KARMAN LINE ADDITION NO. 2**

A PORTION OF THE NE1/4 OF SECTION 11,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, COLORADO

Project No. **220058** Date: 5/22/2023 Sheet 1 of 2  
Drawn By: EJC Checked By: SLM

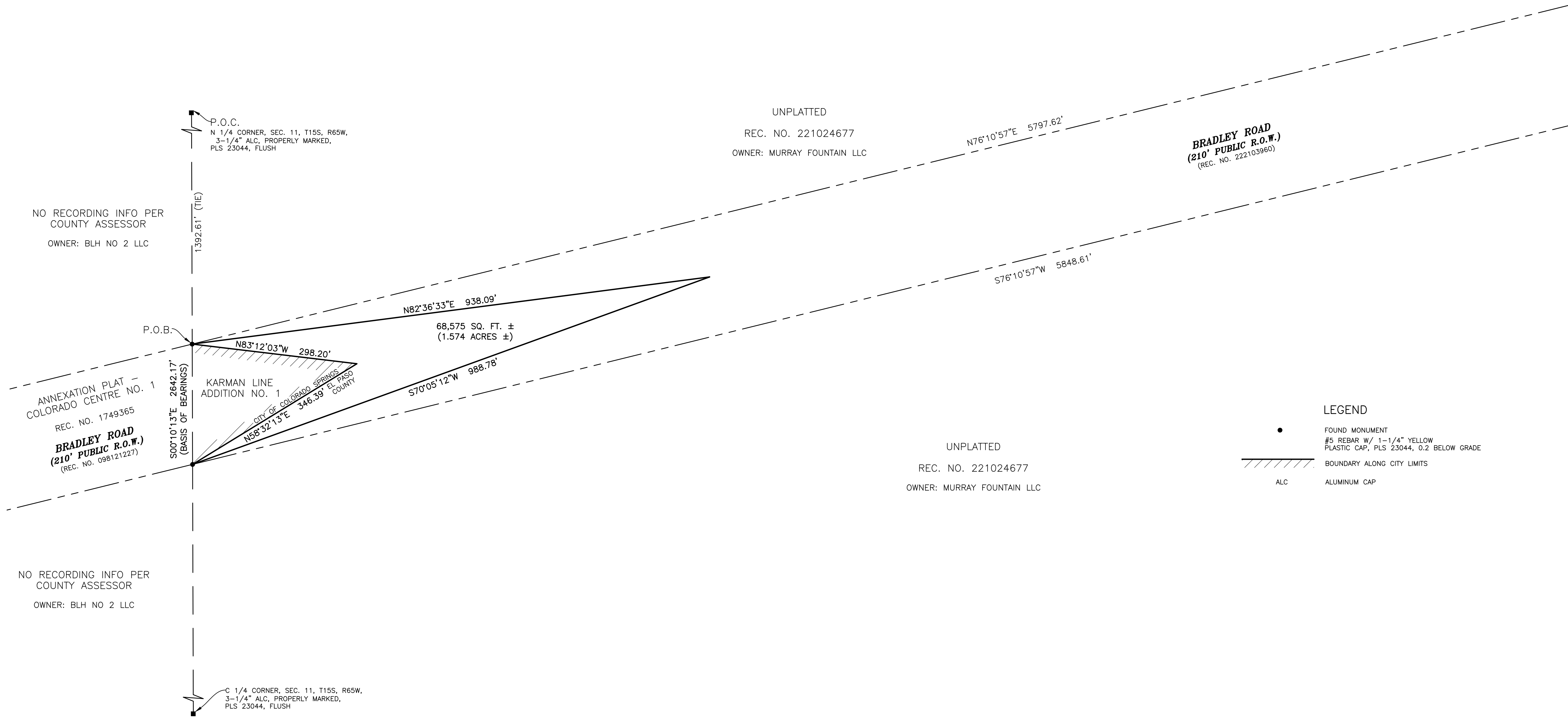
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Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



# ANNEXATION PLAT KARMAN LINE ADDITION NO. 2

A PORTION OF THE NE1/4 OF SECTION 11,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.,  
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



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

ANNEXATION PLAT -  
COLORADO CENTRE NO. 1  
REC. NO. 1749365  
**BRADLEY ROAD**  
(210' PUBLIC R.O.W.)  
(REC. NO. 098121227)

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

UNPLATTED  
REC. NO. 221024677  
OWNER: MURRAY FOUNTAIN LLC

UNPLATTED  
REC. NO. 221024677  
OWNER: MURRAY FOUNTAIN LLC

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

### LEGEND

- FOUND MONUMENT
- #5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP, PLS 23044, 0.2' BELOW GRADE
- ▬ BOUNDARY ALONG CITY LIMITS
- ALC ALUMINUM CAP

| 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 herein.

**ANNEXATION PLAT, KARMAN LINE ADDITION NO. 2**  
A PORTION OF THE NE1/4 OF SECTION 11,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, COLORADO

Project No. **230709**      Drawn By: EJC      Checked By: SLM      Date: 5/22/2023      Sheet 2 of 2

