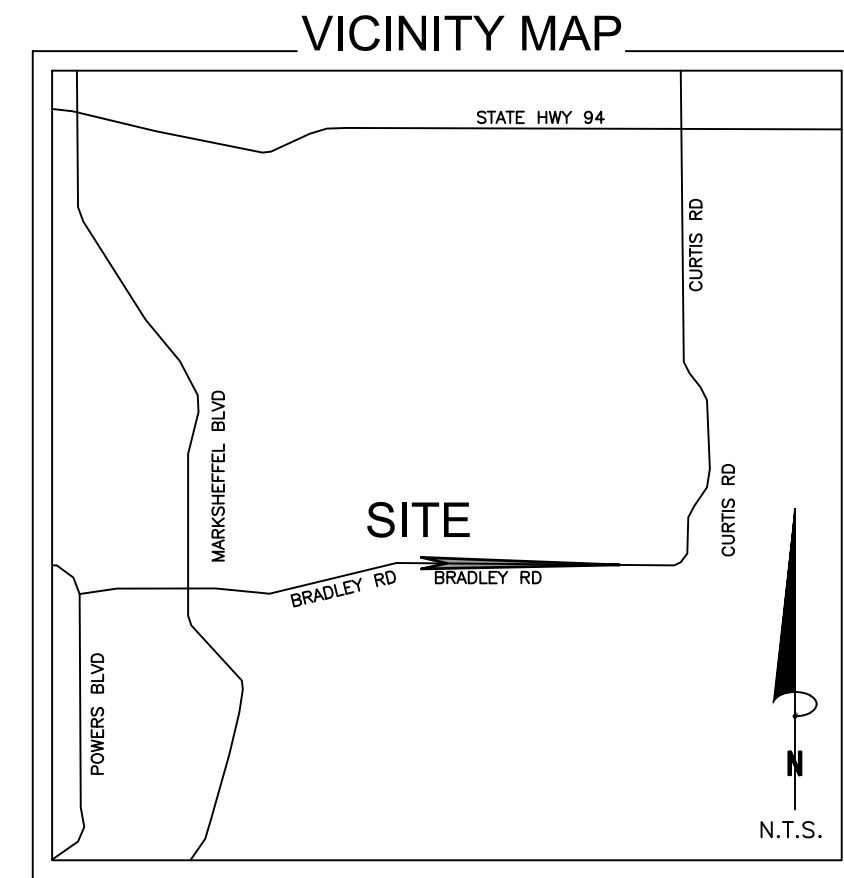


ANNEXATION PLAT KARMAN LINE NO. 6

A PORTION OF THE NORTH 1/2 OF SECTIONS 5 AND 6, AND THE SOUTH 1/2 OF SECTIONS 7, 8 AND 9, 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, Colorado, being the petitioner of the following described tract of land to wit:

A portion of the North 1/2 of Section 5 and 6, and the South 1/2 of Sections 7, 8 and 9, Township 15 South, Range 64 West of the Sixth Principal Meridian, County of El Paso, Colorado, being more particularly described as follows:

COMMENCING 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 south line of Section 4, Township 15 South, Range 64 West of the Sixth Principal Meridian, monumented at the Southwest Corner of said Section 4 by a number 6 rebar with a 3-1/4" aluminum cap, properly marked, stamped "LS 17496", flush with grade and monumented at the Southeast corner of said Section 4 by a 2-1/2" aluminum cap in range box, properly marked "LS 38073, measured to bear N89°50'09"E, a distance of 5245.32 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, also being the POINT OF BEGINNING; thence departing said northeast corner, S89°32'43"E, a distance of 10,632.78 feet; thence S89°19'22"W, a distance of 10630.65 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 departing said point of intersection, N86°54'10"E, a distance of 2500.00 feet; thence N88°16'58"W, a distance of 2500.00 feet, to the POINT OF BEGINNING.

Containing 853,989 Sq. Ft. or 19.605 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 south line of Section 4, Township 15 South, Range 64 West of the Sixth Principal Meridian, monumented at the Southwest Corner of said Section 4 by a number 6 rebar with a 3-1/4" aluminum cap, properly marked "LS 17496", flush with grade and monumented at the Southeast corner of said Section 4 by a 2-1/2" aluminum cap in range box, properly marked "LS 38073", measured to bear N89°50'09"E, a distance of 5245.32 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: 21,263.43'
Perimeter along City of Colorado Springs Limits: 5,000.00'
1/6th perimeter percentage: 24%
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C0790G & 08041C0795G, 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

FEE: _____ BY: _____ Deputy

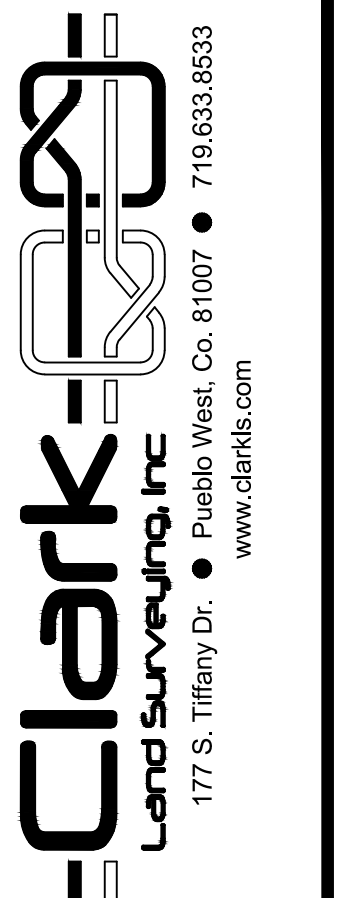
CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "KARMAN LINE NO. 6."

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	Revisions	
		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. 6
A PORTION OF SECTIONS 4, 5, 6, 7, 8 AND 9, TOWNSHIP 15 SOUTH RANGE 64 WEST OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

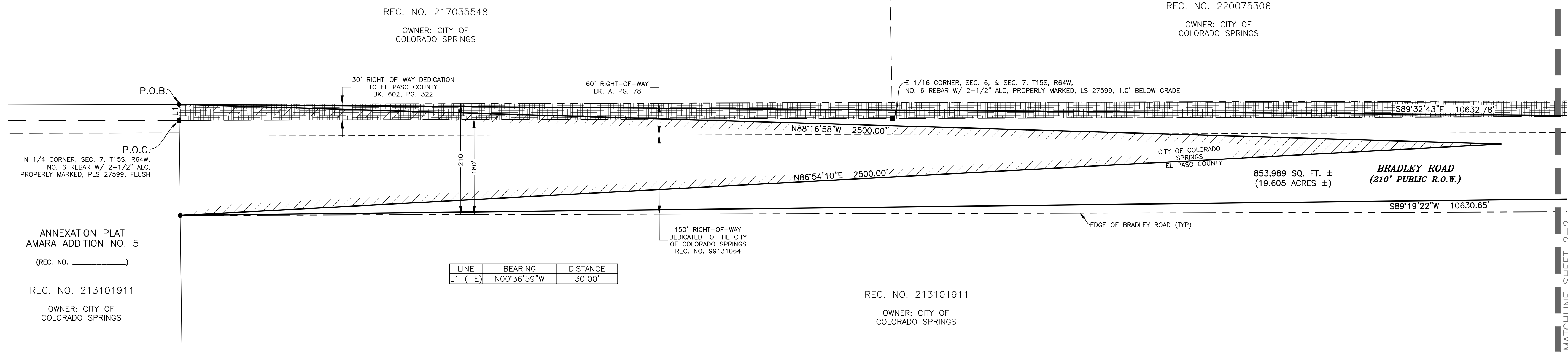
Date: 3/27/2023
Sheet 1 of 3

Project No. 230709
Checked By: SLM

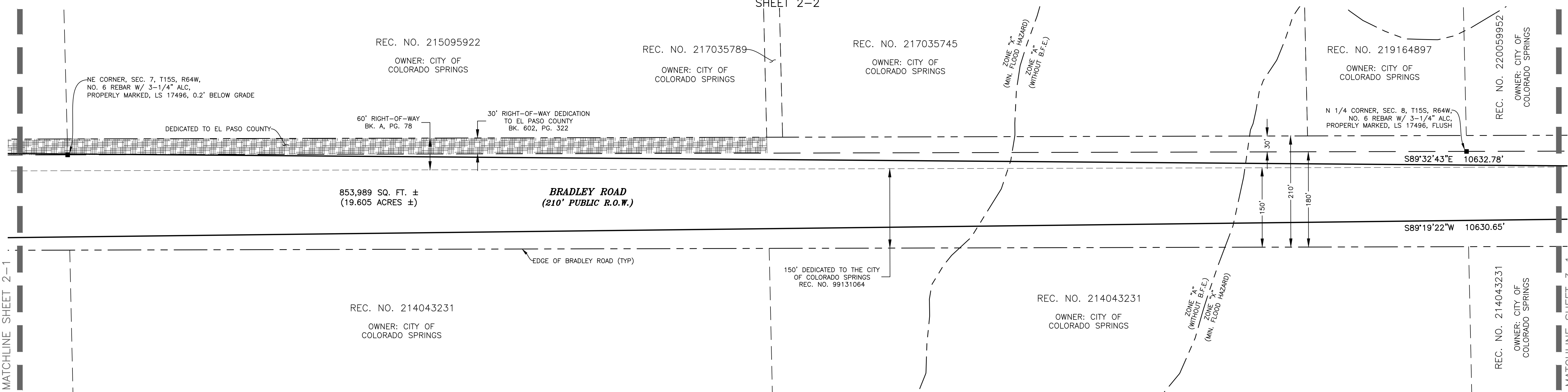
ANNEXATION PLAT KARMAN LINE NO. 6

A PORTION OF THE NORTH 1/2 OF SECTIONS 5 AND 6, AND THE SOUTH 1/2 OF SECTIONS 7, 8 AND 9, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 2-1

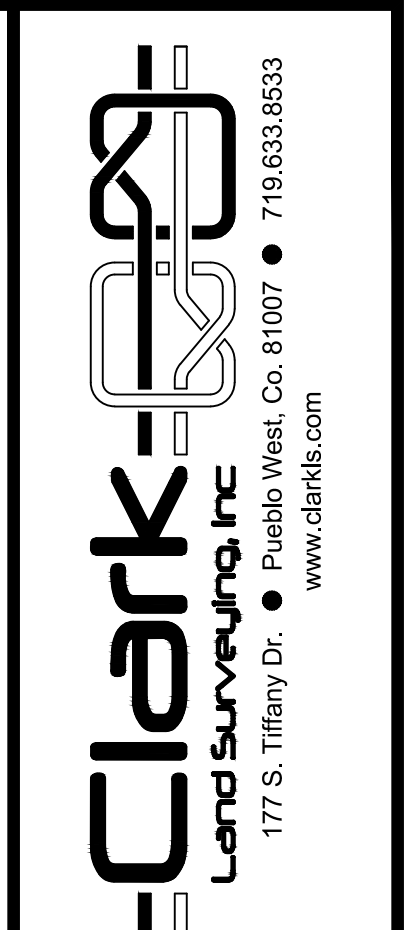
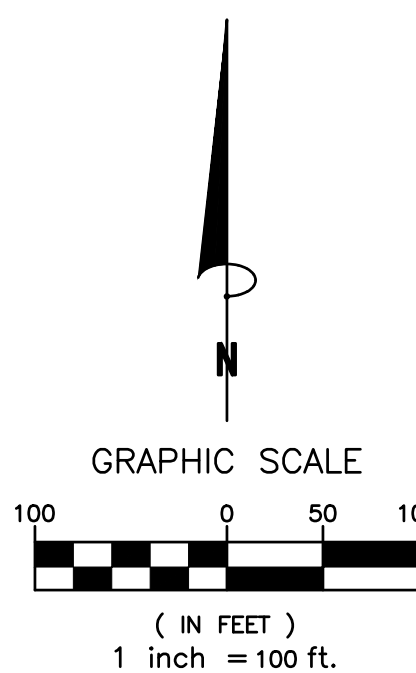


SHEET 2-2



LEGEND

- FOUND 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



No.	Revisions	Description	By	Date

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ANNEXATION PLAT, KARMAN LINE NO. 6
A PORTION OF SECTIONS 4, 5, 6, 7, 8 AND 9, TOWNSHIP 15 SOUTH RANGE 64 WEST OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

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

ANNEXATION PLAT KARMAN LINE NO. 6

A PORTION OF THE NORTH 1/2 OF SECTIONS 5 AND 6, AND THE SOUTH 1/2 OF SECTIONS 7, 8 AND 9, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 3-1

NO RECORDING INFO PER
ASSESSOR
OWNER: NORRIS PROPERTIES,
LLC

REC. NO. 220059952
OWNER: CITY OF
COLORADO SPRINGS

REC. NO. 220059952
OWNER: CITY OF
COLORADO SPRINGS

REC. NO. 217000009
OWNER: CITY OF
COLORADO SPRINGS

60' RIGHT-OF-WAY
BK. A, PG. 78

SW CORNER, SEC. 4, T15S, R64W,
NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, LS 17496, FLUSH

N89°50'09"E 5245.32' (M)
(BASIS OF BEARINGS)

S89°32'43"E 10632.78'

853,989 SQ. FT. ±
(19.605 ACRES ±)

S89°19'22"W 10630.65'

BRADLEY ROAD
(210' PUBLIC R.O.W.)

150' DEDICATED TO THE CITY
OF COLORADO SPRINGS
REC. NO. 99131064

EDGE OF BRADLEY ROAD (TYP)

REC. NO. 214043231
OWNER: CITY OF
COLORADO SPRINGS

REC. NO. 213101911
OWNER: CITY OF
COLORADO SPRINGS

REC. NO. 214043231
OWNER: CITY OF
COLORADO SPRINGS

SHEET 3-2

NO RECORDING INFO PER
ASSESSOR
OWNER: NORRIS PROPERTIES,
LLC

60' RIGHT-OF-WAY
BK. A, PG. 78

SE CORNER, SEC. 4, T15S, R64W,
2-1/2" ALC, IN RANGE BOX, PROPERLY MARKED, LS 38073

N89°50'09"E 5245.32' (M)
(BASIS OF BEARINGS)

S89°32'43"E 10632.78'

S89°19'22"W 10630.65'

BRADLEY ROAD
(210' PUBLIC R.O.W.)

EDGE OF BRADLEY ROAD (TYP)

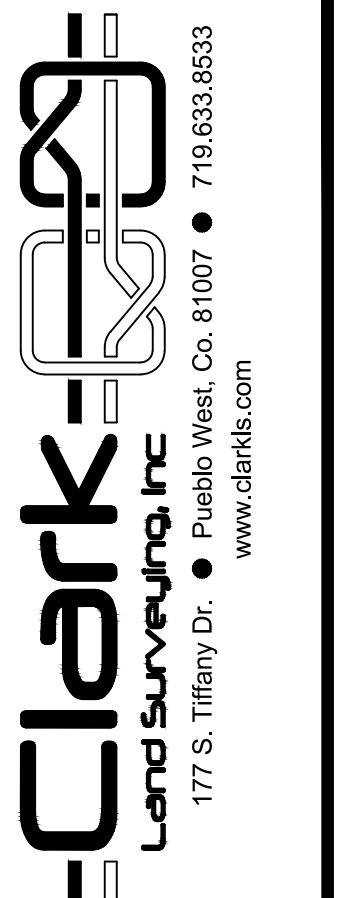
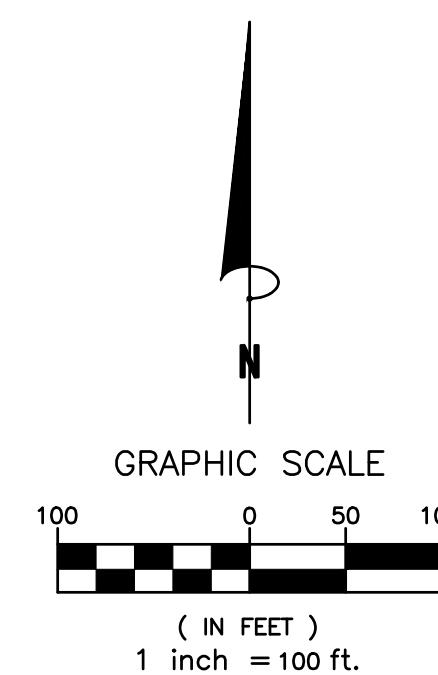
210' RIGHT-OF-WAY

REC. NO. 214043231
OWNER: CITY OF
COLORADO SPRINGS

NO RECORDING INFO
PER ASSESSOR
OWNER: STATE OF COLORADO

LEGEND

- FOUND MONUMENT
- #5 REBAR W/ 1-1/4" GREEN PLASTIC CAP, PLS 38245, FLUSH
- (C) CALCULATED
- (R) RECORDED
- ▬ BOUNDARY ALONG CITY LIMITS
- ▬ 30' NORTH AND PARALLEL WITH THE SECTION LINE DEDICATED TO EL PASO COUNTY BOOK 692, PAGE 322



No.	Description	By	Date

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ANNEXATION PLAT, KARMAN LINE NO. 6
A PORTION OF SECTIONS 4, 5, 6, 7, 8 AND 9,
TOWNSHIP 15 SOUTH RANGE 64 WEST OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO

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