

# ANNEXATION PLAT KARMAN LINE ADDITION NO. 6

A PORTION OF THE SE1/4 OF SEC. 1, NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND  
SEC. 3, SEC. 4, SEC. 5, N1/2 SEC. 6, N1/2 SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R64W AND  
THE E1/2 OF SEC. 32, SEC. 33 AND SW1/4 SEC. 34, T14S, 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 Norris Joint Ventures, LLC, a Colorado limited liability company 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 and the North 1/2 of Section 12, Township 15 South, Range 65 West and Section 3, Section 4, Section 5, the North 1/2 of Section 6, 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 and the East 1/2 of Section 32, Section 33 and the Southwest 1/4 of Section 34, Township 14 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 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 along the north line of said Bradley Road Right-of-Way along the following three (3) courses:

1. N76°10'57"E, a distance of 5797.62 feet;
2. 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;
3. 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 the north line of the right-of-way reserved under Book A, Page 78, said line also being 30 feet north of and parallel with the South line of said Section 6, N89°51'09"E, a distance of 2696.46 feet; thence continuing along said north line, said line also being 30 feet north of and parallel with the South line of the Southwest 1/4 of said Section 5, N89°51'30"E, a distance of 2643.89 feet; thence continuing along said north line, said line also being 30 feet north of and parallel with the South line of the Southeast 1/4 of said Section 5, N89°51'16"E, a distance of 1378.50 feet, to the southeast corner of the parcel described in Warranty Deed recorded as Reception Number 217000009, on January 3, 2017; thence along the east line of said parcel, N01°14'08"W, a distance of 2598.21 feet, to a point on the East-West Center line of said Section 5; thence along said Center line, N89°49'10"E, a distance of 1267.44 feet, to the West 1/4 Corner of said Section 4; thence leaving said West 1/4 Corner along the East-West Center line of said Section 4, N89°31'07"E, a distance of 1127.65 feet; thence along the following four (4) courses:

1. N01°10'22"W, a distance of 890.06 feet;
2. S89°31'07"W, a distance of 1114.58 feet;
3. S89°49'10"W, a distance of 1333.11 feet;
4. S01°10'22"E, a distance of 890.13 feet, to a point on the East-West Center line of said Section 5;

thence along said Center line, S89°49'10"W, a distance of 4.65 feet, to the Center-East 1/16th Corner of said Section 5; thence along the East 1/16th line of said Section 5, N01°14'08"W, a distance of 2651.22 feet, to the East 1/16th Corner shared between said Section 5 and said Section 32; thence along the South line of said Section 32, N89°13'19"W, a distance of 1328.25 feet, to the South 1/4 Corner of said Section 32; thence along the North-South Center line of said Section 32, N01°43'12"W, a distance of 2615.20 feet, to the Center 1/4 Corner of said Section 32; thence continuing along said Center line, N01°41'21"W, a distance of 2638.43 feet, to the North 1/4 Corner of said Section 32; thence along the North line of said Section 32, S89°38'17"E, a distance of 2597.62 feet, to the Northwest Corner of said Section 33; thence along the North line of said Section 33, N89°31'16"E, a distance of 1299.28 feet, to the West 1/16 shared between Section 28, Township 14 South, Range 64 West and said Section 33; thence along the West 1/16th line, S02°35'00"E, a distance of 1318.96 feet, to the North-West 1/16th Corner of said Section 33; thence along the North 1/16th line, N89°30'42"E, a distance of 1305.00 feet; to the North-Center 1/16th Corner of said Section 33; thence along the North-South Center line of said Section 33, N02°50'16"W, a distance of 1318.97 feet, to the North 1/4 Corner of said Section 33; thence along the North line of said Section 33, N89°32'00"E, a distance of 2598.45 feet, to the Northeast Corner of said Section 33; thence along the East line of said Section 33, S03°02'26"E, a distance of 2623.99 feet, to the East 1/4 Corner of said Section 33; thence along the East-West Center line of said Section 34, N89°23'24"E, a distance of 1486.72 feet, to a point on the east line of the Right-of-Way easement described in Application 96/176 recorded as Reception Number 98152755; thence along said east line the following five (5) courses:

1. S02°47'42"E, a distance of 2416.75 feet;
2. along the arc of a curve to the right, having a radius of 2080.00 feet, a radial bearing of S87°12'25"W, a delta angle of 41°28'18", a distance of 1505.54 feet;
3. S38°40'43"W, a distance of 690.00 feet;
4. along the arc of a curve to the left, having a radius of 1920.00 feet, a radial bearing of S51°19'16"E, a delta angle of 39°40'44", a distance of 1329.65 feet;
5. S00°59'58"E, a distance of 2543.98 feet, to the southeast corner of Parcel 17 as described in said Application;

thence along the south line of said Parcel 17 and continuing along the south line of Bradley Road as depicted on the exhibit for the Warranty Deed recorded as Reception Number 99008225, said line being 180.00 feet south of and parallel to the South line of said Section 4, S89°50'09"W, a distance of 5355.99 feet; thence continuing along said south line, S89°51'16"W, a distance of 2643.69 feet; thence continuing along said south line, S89°51'30"W, a distance of 2643.89 feet; thence continuing along said south line, S89°51'09"W, a distance of 2694.46 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 Bradley Road Right-of-Way, 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:

1. S89°51'35"W, a distance of 1124.51 feet;
2. 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;
3. S76°10'57"W, a distance of 5848.61 feet, to the southwest corner of said Bradley Road Right-of-Way, also being a point on the North-South Center line of said Section 11;

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 81,728.991 Sq. Ft. or 1,976.239 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.

Yemi Mobolade,  
Mayor

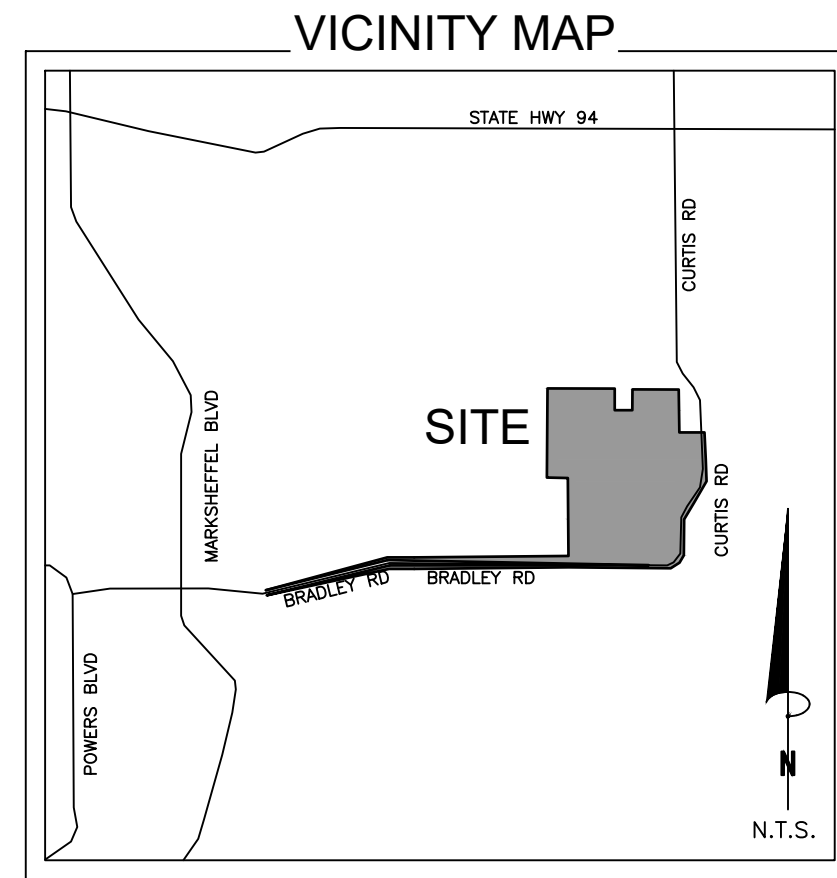
**ATTEST:**

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

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ A.D. by Yemi 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 \_\_\_\_\_



**IN WITNESS WHEREOF:**

The aforementioned, Norris Joint Ventures, LLC, a Colorado limited liability company, has executed this instrument this \_\_\_ day of \_\_\_\_\_, 2023 A.D., by \_\_\_\_\_, as \_\_\_\_\_ of Norris Joint Ventures, LLC, a Colorado limited liability company.

**NOTARIAL:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as: \_\_\_\_\_ of Norris Joint Ventures, LLC, a Colorado limited liability company.

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

Address \_\_\_\_\_

My Commission expires \_\_\_\_\_

**IN WITNESS WHEREOF:**

The aforementioned, Murray Fountain, LLC, a Colorado limited liability company, has executed this instrument this \_\_\_ day of \_\_\_\_\_, 2023 A.D., by \_\_\_\_\_, as \_\_\_\_\_ of Murray Fountain, LLC, a Colorado limited liability company.

LLC, a Colorado limited liability company.

**NOTARIAL:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2023, 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 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 \_\_\_\_\_

**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: 129,680.60' Perimeter along City of Colorado Springs Limits: 46,267.82' 1/4th perimeter percentage: 36%
6. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C0769G and 08041C0795G, with effective dates of December 7, 2018, indicates this parcel of land is located in Zone A (Without Base Flood Elevation), Zone AE (With Base Flood Elevation), Regulatory Floodway and Zone X (Area of minimal flood hazard).
7. 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.

**LEGEND**

- FOUND MONUMENT
  - 1 #5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP, PLS 23044, FLUSH WITH GRADE UNLESS NOTED
  - 2 #5 REBAR W/ 1-1/4" GREEN PLASTIC CAP, PLS 38245, FLUSH WITH GRADE UNLESS NOTED
- SET MONUMENT
  - #5 REBAR W/ 1-1/4" GREEN PLASTIC CAP, PLS 38245, FLUSH
- ALC ALUMINUM CAP
- (B.F.E) BASE FLOOD ELEVATION
- [Hatched] 30' NORTH AND PARALLEL WITH THE SECTION LINE DEDICATED TO EL PASO COUNTY BOOK 602, PAGE 322
- [Dashed] SEE NOTE 7
- [Diagonal Lines] BOUNDARY ALONG CITY LIMITS PER KARMAN LINE ADDITION NO. 6

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	2080.00'	1505.54'	41°28'18"	S87°12'25"W
C2	1920.00'	1329.65'	39°40'44"	S51°19'16"E
C3	5105.00'	1217.22'	13°39'41"	S00°09'22"E
C4	4895.00'	1167.15'	13°39'41"	S00°09'23"E
C5	4931.09'	1218.77'	14°09'40"	S00°17'35"E
C6	4931.09'	1133.16'	13°09'59"	S13°10'30"E

**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:**

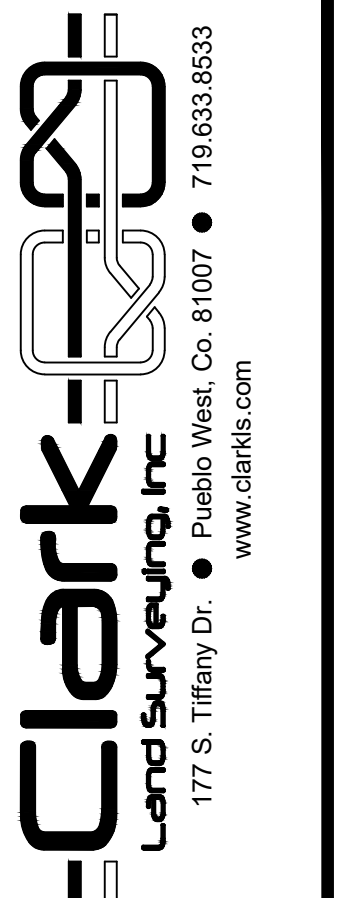
STATE OF COLORADO }  
COUNTY OF EL PASO } SS

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



No.	Revisions	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. 6**  
A PORTION OF SEC. 1, 11, 12, T15S, R65W, & SEC. 3, 4, 5, 6, 7, 8, 9, T15S, R64W & SEC. 32, 33, 34, T14S, R54W, 6TH P.M., EL PASO COUNTY, COLORADO

Project No. **230709** Date: 5/22/2023 Sheet 1 of 3  
Drawn By: EJC Checked By: SLM

# ANNEXATION PLAT KARMAN LINE ADDITION NO. 6

A PORTION OF THE SE1/4 OF SEC. 1, NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND  
SEC. 3, SEC. 4, SEC. 5, N1/2 SEC. 6, N1/2 SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R64W AND  
THE E1/2 OF SEC. 32, SEC. 33 AND SW1/4 SEC. 34, T14S, R64W OF THE SIXTH P.M.,  
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 2-1

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

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

UNPLATTED  
REC. NO. 221024677  
OWNER: MURRAY FOUNTAIN LLC

81,728,991 SQ. FT. ±  
(1,976.239 ACRES ±)

**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

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

SHEET 2-2

UNPLATTED  
REC. NO. 221024677  
OWNER: MURRAY FOUNTAIN LLC

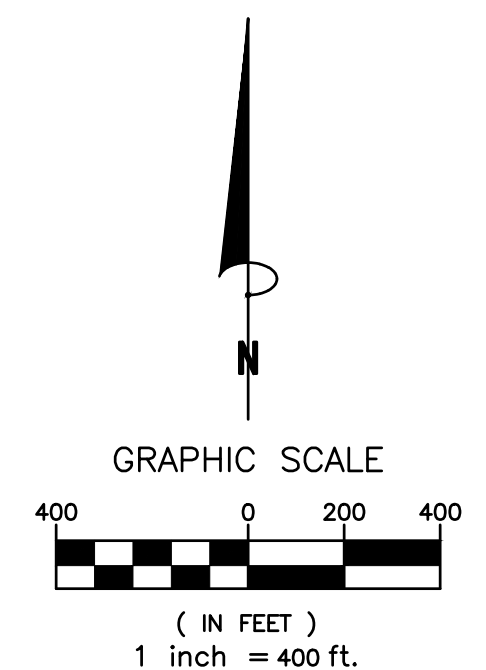
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(1,976.239 ACRES ±)

**BRADLEY ROAD  
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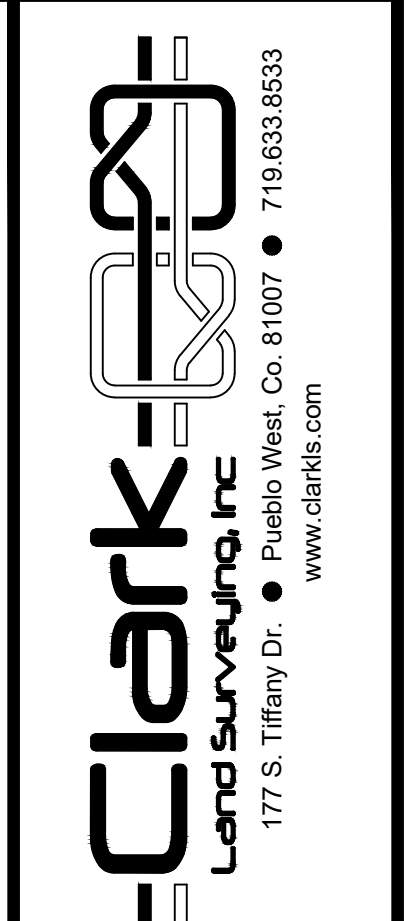
UNPLATTED  
REC. NO. 221136530  
OWNER: EAGLE DEVELOPMENT  
COMPANY, ET. AL.

UNPLATTED  
REC. NO. 221024677  
OWNER: MURRAY FOUNTAIN LLC

ZONE X  
(AREA MIN. FLOOD HAZARD)  
ZONE AE  
(WITH B.F.E.)  
ZONE A2  
(REGULATORY FLOODWAY)



City File No. ANEX-23-0014



No.	Description	By	Date

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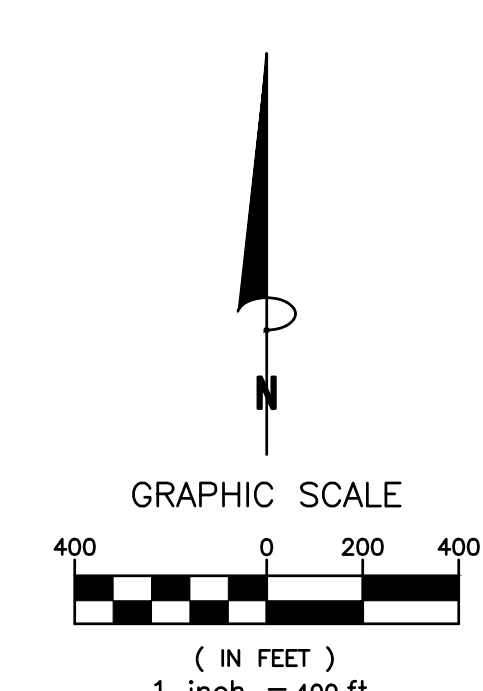
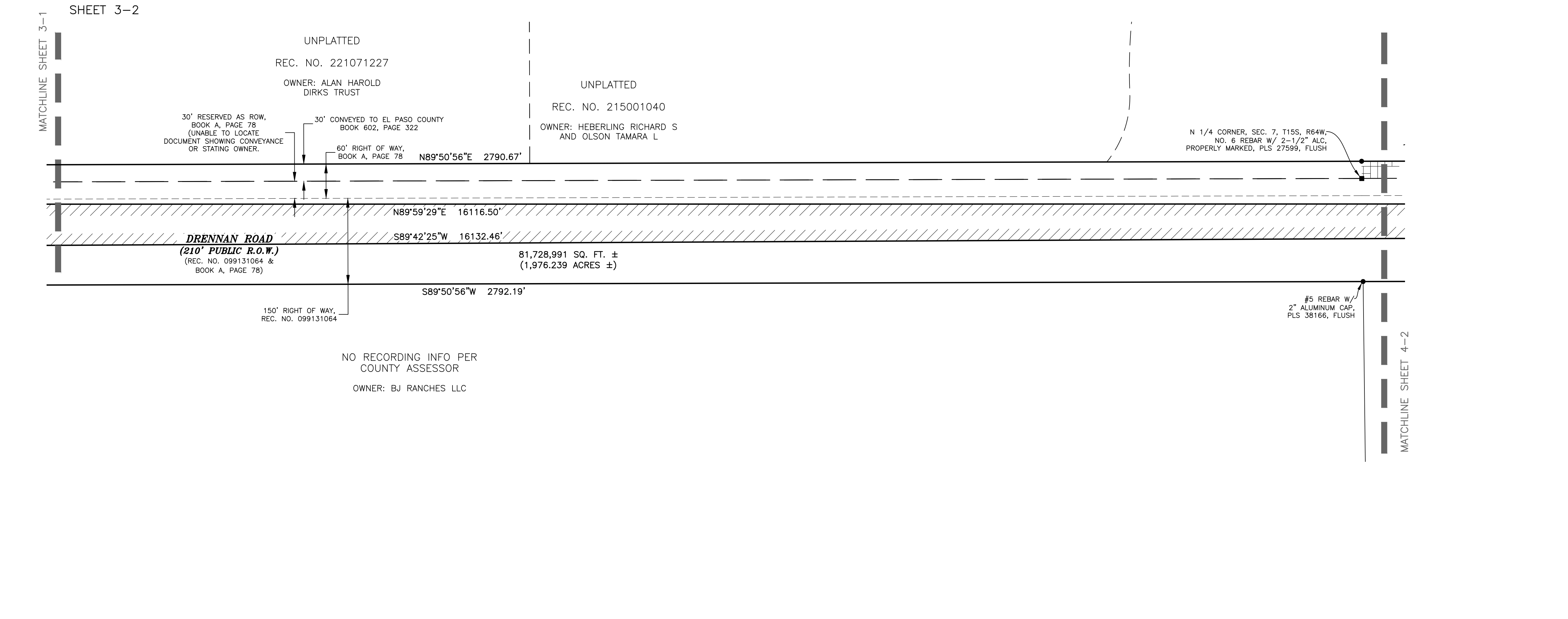
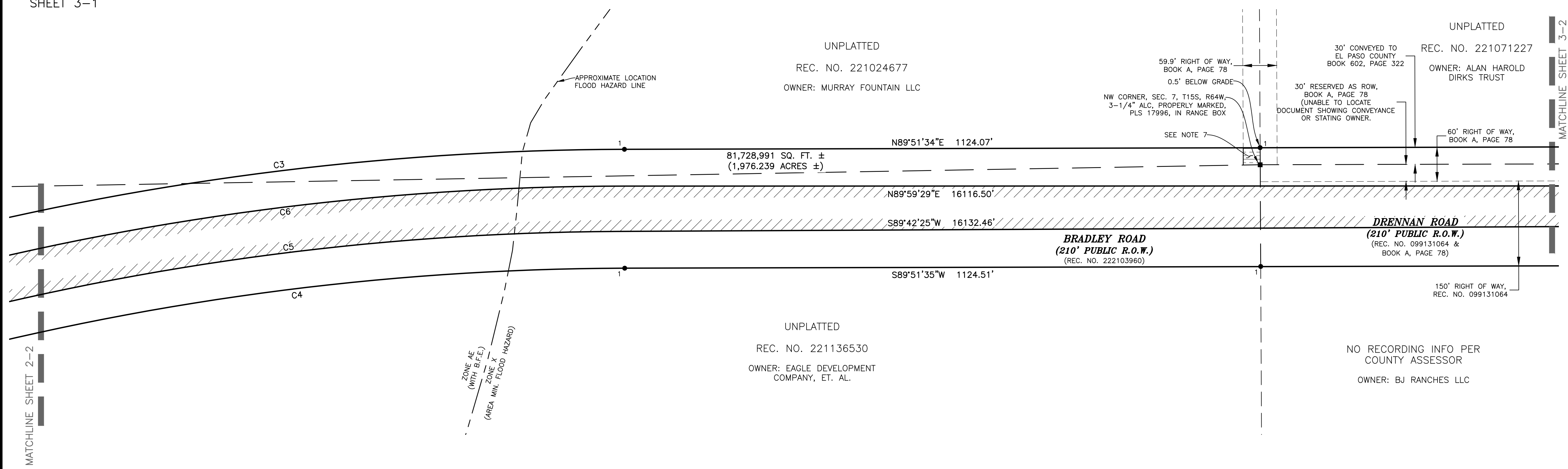
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EL PASO COUNTY, COLORADO

Project No. **230709**      Drawn By: EJC      Checked By: SLM      Date: 5/22/2023      Sheet 2 of 3

# ANNEXATION PLAT KARMAN LINE ADDITION NO. 6

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

SHEET 3-1



No.	Revisions	Description	By	Date

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Project No. **230709**  
Date: 5/22/2023  
Sheet 3 of 3

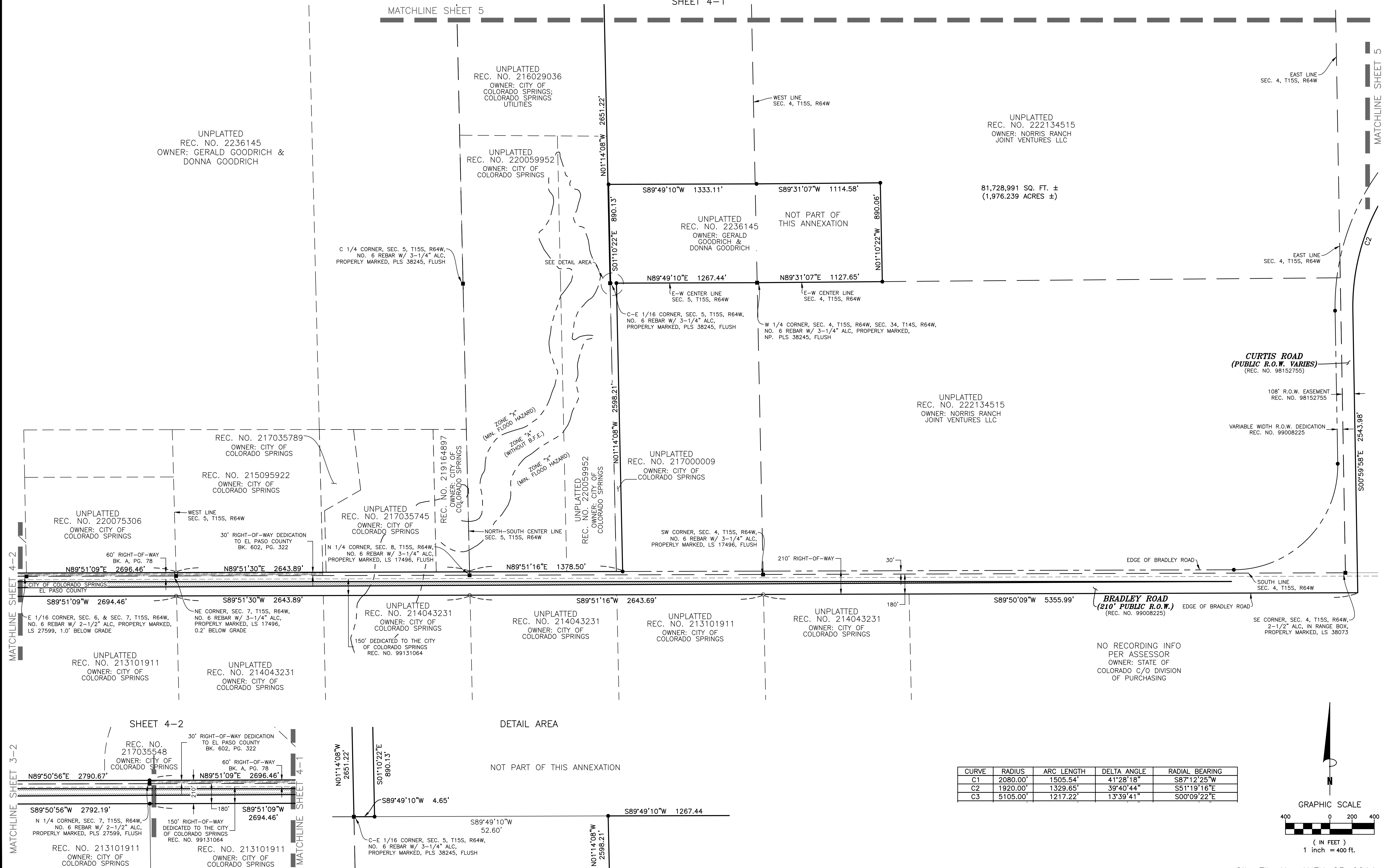
Drawn By: EJC  
Checked By: SLM

**Clark**  
Land Surveying, Inc.  
177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533  
www.clarksls.com

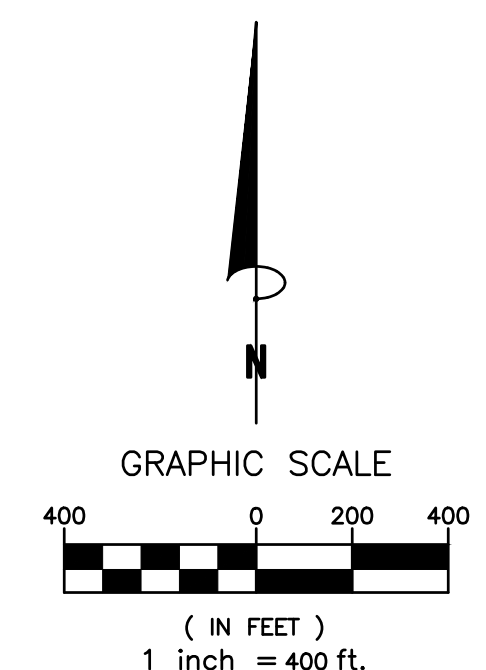
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TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 4-1



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
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EL PASO COUNTY, COLORADO

Date: 5/22/2023  
Sheet 2 of 3  
Drawn By: EJC  
Checked By: SLM

Project No. **230709**

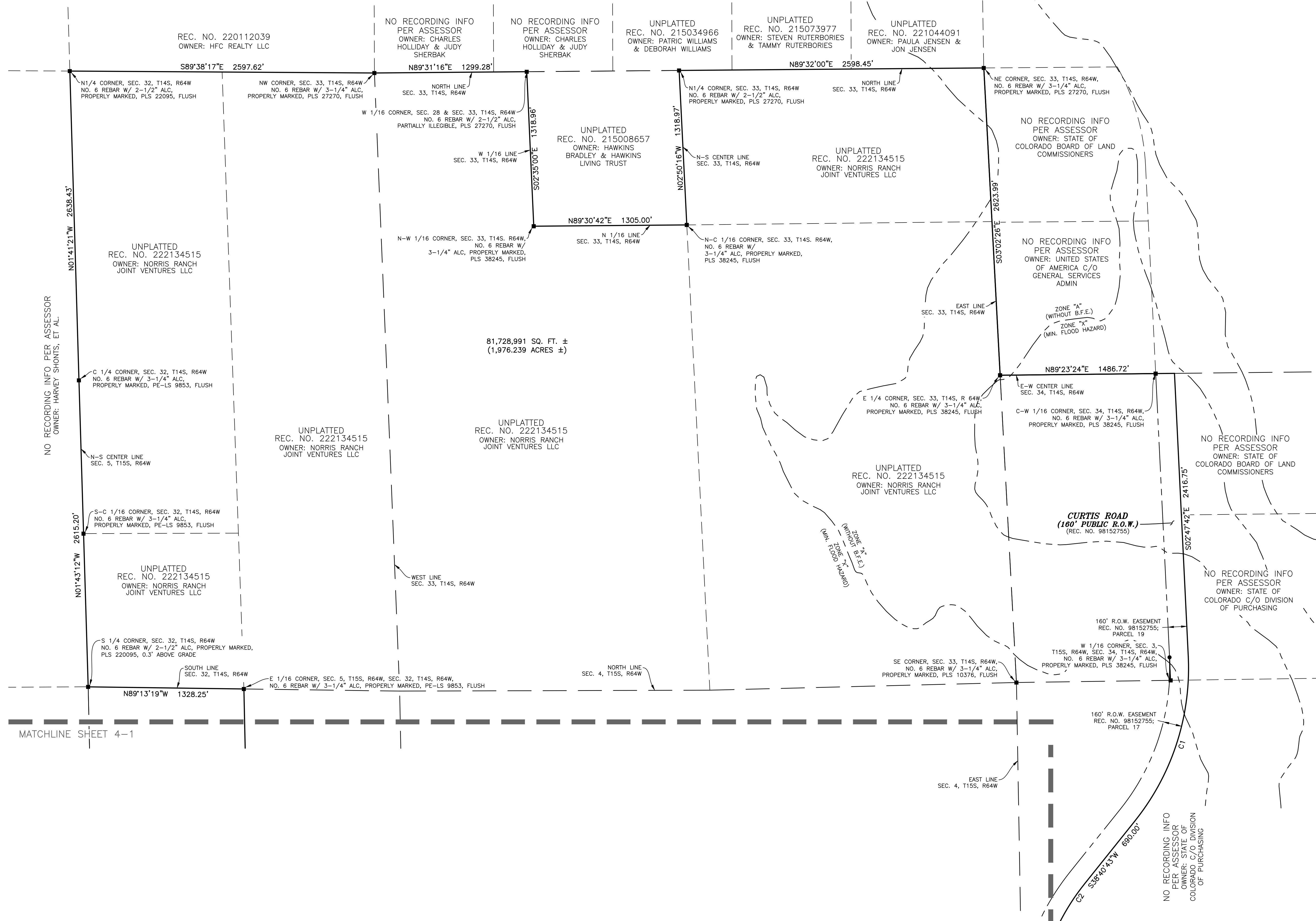
**Clark**  
Land Surveying, Inc.  
177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533  
www.clarksls.com



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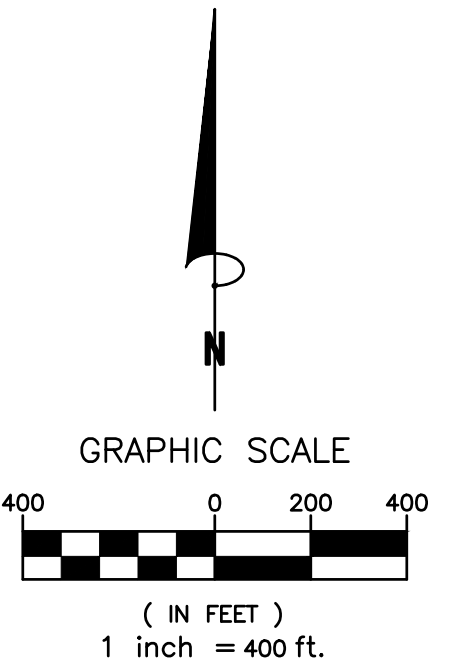
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THE E1/2 OF SEC. 32, SEC. 33 AND SW1/4 SEC. 34, T14S, R64W OF THE SIXTH P.M.,  
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 5



81,728,991 SQ. FT. ±  
(1,976.239 ACRES ±)

**CURTIS ROAD**  
(100' PUBLIC R.O.W.)  
(REC. NO. 98152755)



No.	Description	By	Date

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A PORTION OF SEC. 1, 11, 12, T15S, R65W, & SEC. 3, 4, 5, 6,  
7, 8, 9, T15S, R64W & SEC. 32, 33, 34, T14S, R64W, 6TH P.M.,  
EL PASO COUNTY, COLORADO

Project No. **230709**      Drawn By: EJC      Date: 5/22/2023  
Checked By: SLM      Sheet 3 of 3

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