

ANNEXATION PLAT KARMAN LINE NO. 7

A PORTION OF SECTIONS 4, 5, 6, 7, 8 AND 9, TOWNSHIP 15 SOUTH, RANGE 64 WEST AND SECTIONS 32, 33, AND 34, TOWNSHIP 14 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, the County of El Paso, an organized County, Colorado, and Norris Properties, LLC, a Colorado limited liability company, being the petitioner of the following described tract of land to wit:

A portion of the East 1/2 of Section 32, Section 33 and the Southwest 1/4 of Section 34, Township 14 South, Range 64 West and the West 1/2 of Section 3, Section 4 and 5, the Southeast 1/4 of Section 6 and the North 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 "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, and the north line of the 30 feet dedicated to El Paso County in the Right of Way Deed recorded in Book 602, Page 322, also being the POINT OF BEGINNING; 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, 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 3543.98 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°51'18"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 point of intersection between said south line and the east line of said Amara Addition No. 5; thence departing said point of intersection, N89°19'22"E, a distance of 10630.65 feet; thence N89°32'43"W, a distance of 10632.78 feet, to the POINT OF BEGINNING.

Containing 79,902,013 Sq. Ft. or 1,834,298 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 _____

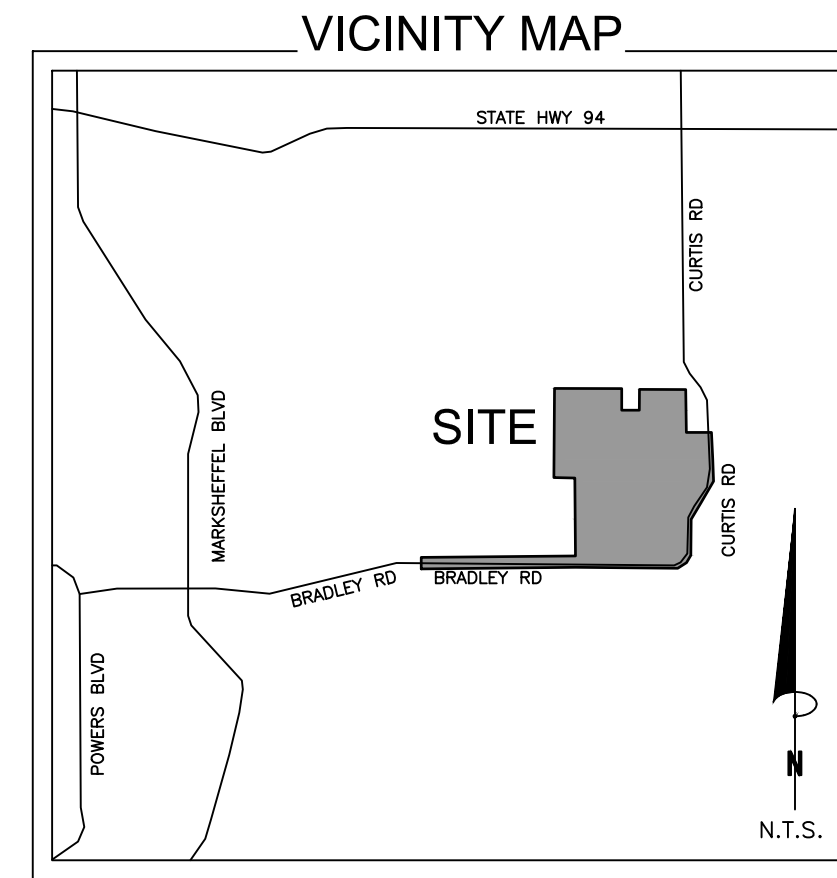
CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "KARMAN LINE NO. 7."

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 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.
2. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
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, April 4, 2022.
5. Total perimeter of portion to be annexed: 62,550.74'
Perimeter along City of Colorado Springs Limits: 21,263.43'
1/6th perimeter percentage: 34%
6. 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).

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 _____

IN WITNESS WHEREOF:

The aforementioned, Norris Properties, LLC, a Colorado limited liability company, has executed this instrument this ___ day of _____, 2023 A.D., by _____, as _____ of Norris Properties, a 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 Properties, LLC, a Colorado limited liability company.

Witness my hand and seal _____

Address _____

My Commission expires _____

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:

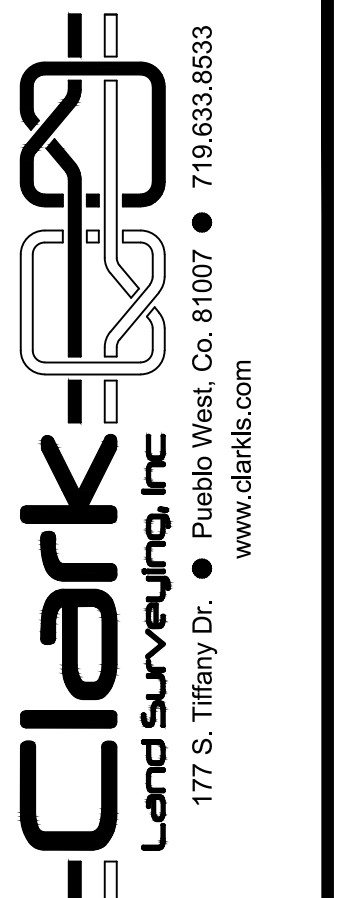
STATE OF COLORADO }
COUNTY OF EL PASO } SS

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



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 NO. 7
A PORTION OF SEC. 4, 5, 6, 7, 8 AND 9, T15S, R64W, AND SEC. 32, 33 AND 34, T14S, R64W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

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

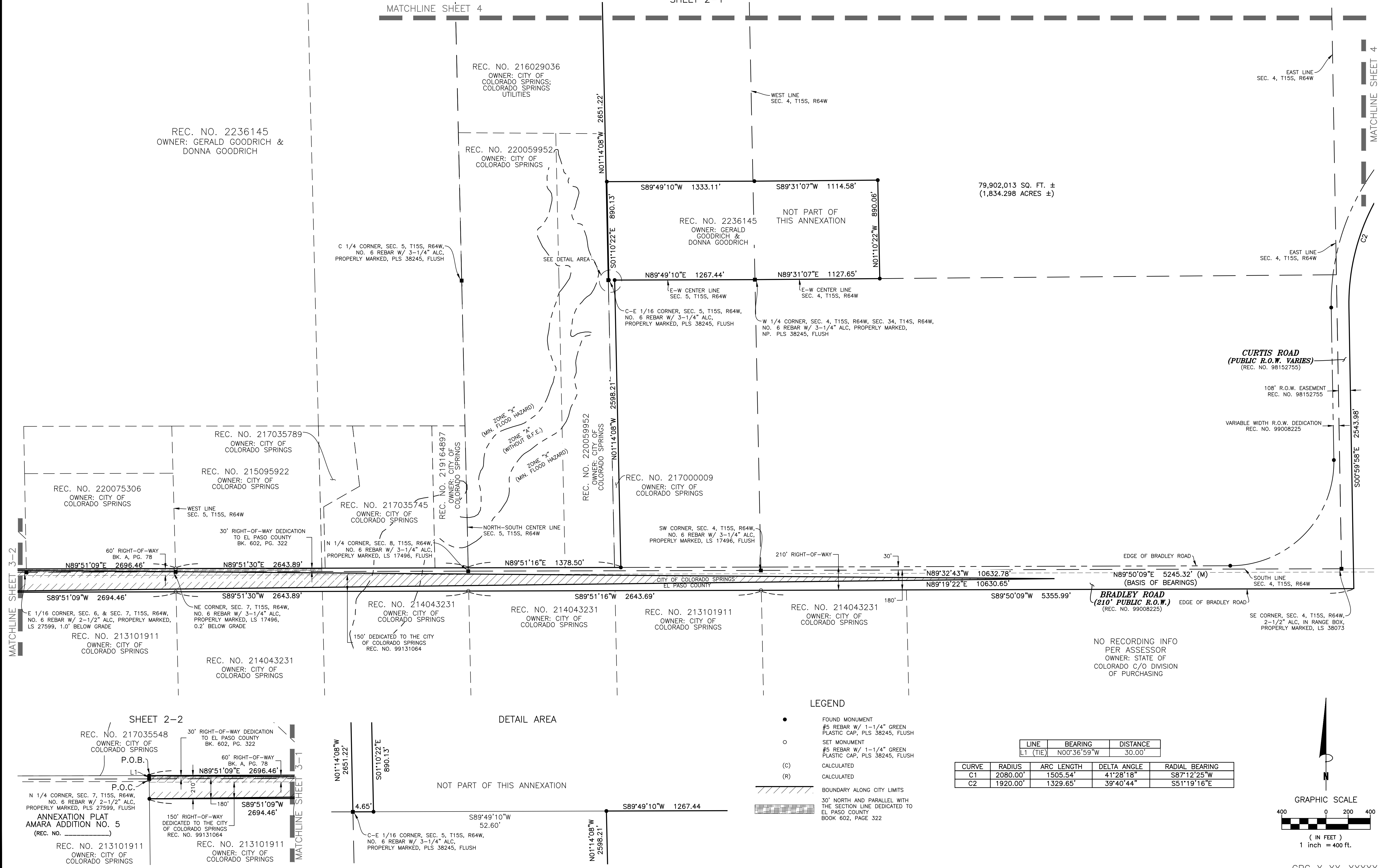
ANNEXATION PLAT KARMAN LINE NO. 7

A PORTION OF SECTIONS 4, 5, 6, 7, 8 AND 9, TOWNSHIP 15 SOUTH, RANGE 64 WEST AND SECTIONS 32, 33, AND 34, TOWNSHIP 14 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

MATCHLINE SHEET 4

MATCHLINE SHEET 4



79,902,013 SQ. FT. ±
(1,834.298 ACRES ±)

CURTIS ROAD
(PUBLIC R.O.W. VARIES)
(REC. NO. 98152755)

108' R.O.W. EASEMENT
REC. NO. 98152755

VARIABLE WIDTH R.O.W. DEDICATION
REC. NO. 99008225

BRADLEY ROAD
(210' PUBLIC R.O.W.)
(REC. NO. 99008225)

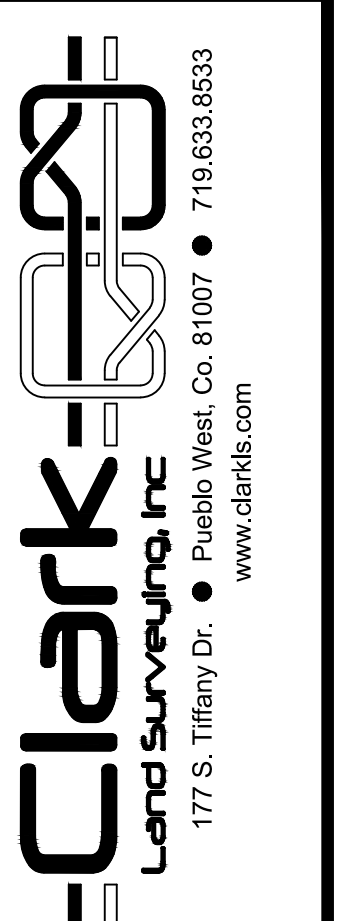
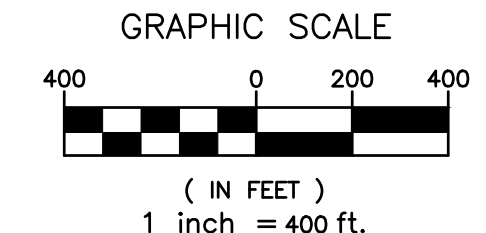
NO RECORDING INFO
PER ASSESSOR
OWNER: STATE OF
COLORADO C/O DIVISION
OF PURCHASING

LEGEND

- FOUND MONUMENT
#5 REBAR W/ 1-1/4" GREEN PLASTIC CAP, PLS 38245, FLUSH
- SET MONUMENT
#5 REBAR W/ 1-1/4" GREEN PLASTIC CAP, PLS 38245, FLUSH
- (C) CALCULATED
- (R) CALCULATED
- ▬ BOUNDARY ALONG CITY LIMITS
30' NORTH AND PARALLEL WITH THE SECTION LINE DEDICATED TO EL PASO COUNTY BOOK 602, PAGE 322

LINE	BEARING	DISTANCE
L1 (TIE)	N00°36'59"W	30.00'

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



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 NO. 7
A PORTION OF SEC. 4, 5, 6, 7, 8 AND 9, T15S, R64W, AND SEC. 32, 33 AND 34, T14S, R64W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

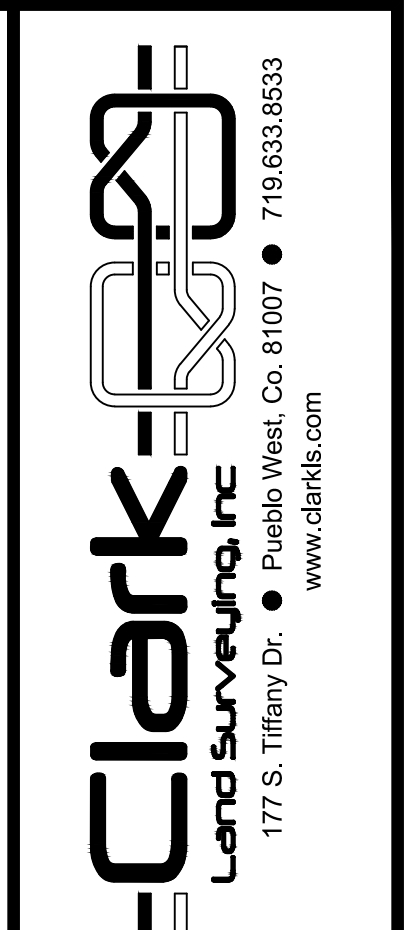
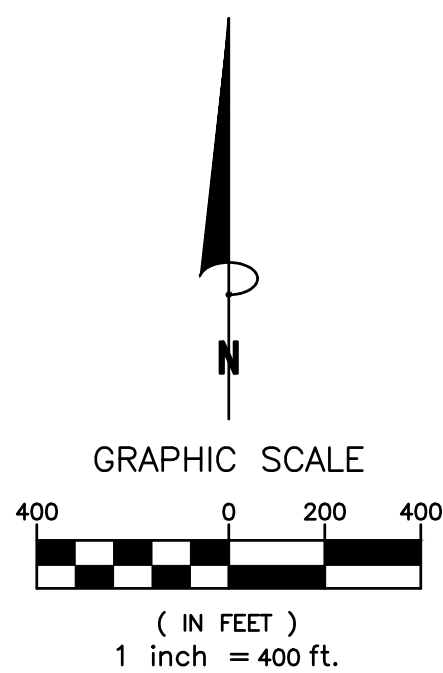
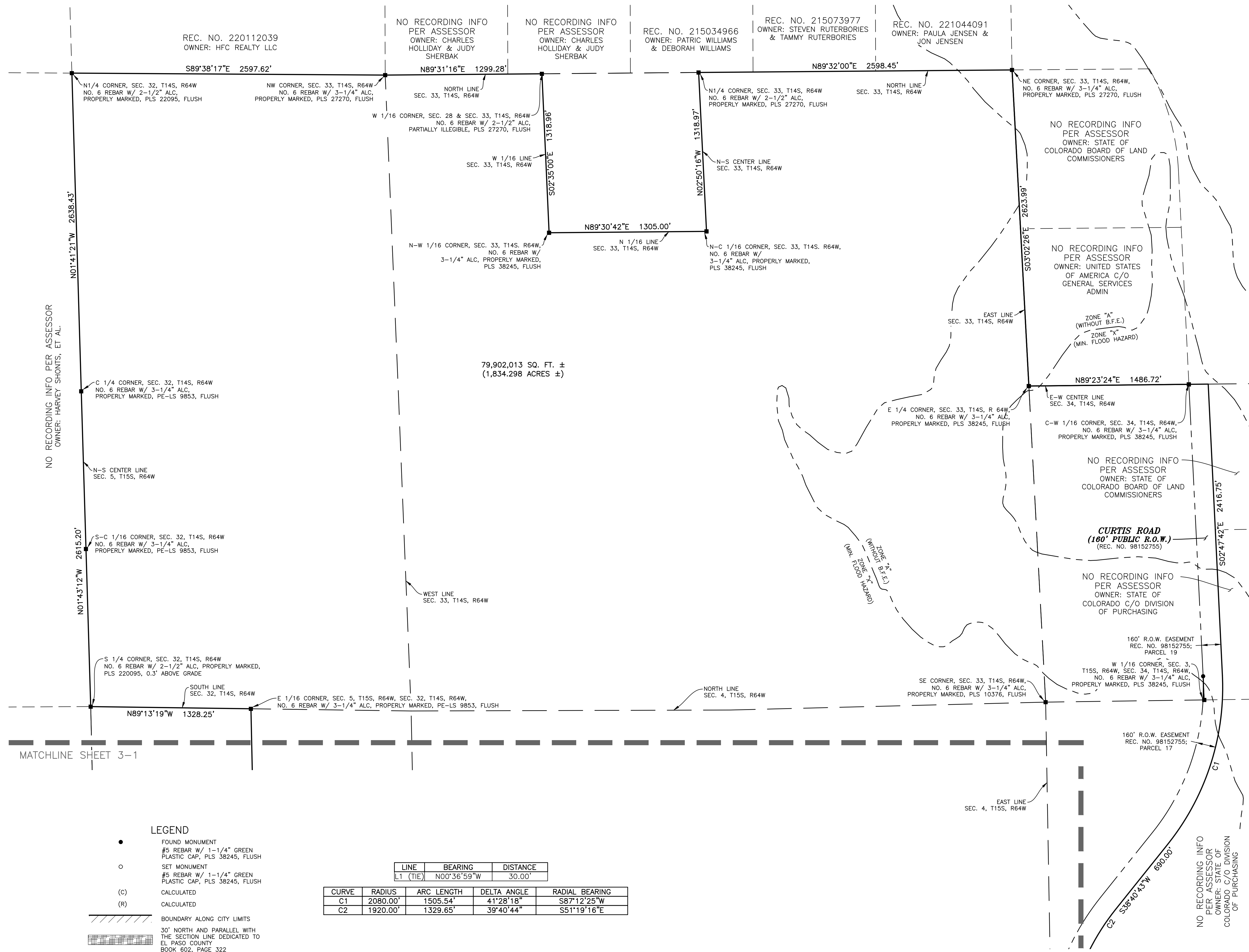
Project No. **230709**
Drawn By: DMC
Checked By: SLM
Date: 3/27/2023
Sheet 2 of 3

CPC X XX-XXXX

ANNEXATION PLAT KARMAN LINE NO. 7

A PORTION OF SECTIONS 4, 5, 6, 7, 8 AND 9, TOWNSHIP 15 SOUTH, RANGE 64 WEST AND SECTIONS 32, 33, AND 34, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 4



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 NO. 7
A PORTION OF SEC. 4, 5, 6, 7, 8 AND 9, T15S, R64W, AND SEC. 32, 33 AND 34, T14S, R64W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

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