Colorado Springs, CO

Planning and Development 30 S. Nevada Ave., Suite 701 Colorado Springs, CO 80903



Final Report - Corrections Required Application No. ANEX-23-0014

Description : A request by Norris Ranch Joint Venture, LLC, for annexation of 19.605 acres into the City of Colorado Springs. The annexation is a part of the overall Karman Line Land Use Plan, which is being submitted concurrently. The Land Use Plan proposes a maximum of 6,500 dwelling units, approximately 45 acres of light industrial, 105 acres of commercial/retail, 100 acres of mixed-use development, and 570 acres of park/open space. Address : 14050 BRADLEY RD Colorado Springs CO 80901 Record Type : Annexation Document Filename : Annexation Plat Rev

Comment Author Contact Information:

| Reviewer Name Reviewer Email | | Reviewer Phone No.: |
|------------------------------|-------------------------------------|---------------------|
| Tamara Baxter | Tamara.Baxter@coloradosprings.gov | - |
| Caroline Miller | Caroline.Miller@coloradosprings.gov | 719-385-6089 |
| Cory Sharp | Cory.Sharp@coloradosprings.gov | - |
| Chris Padilla | Chris.Padilla@coloradosprings.gov | 719-550-1906 |
| Dan Sexton | Daniel.Sexton@coloradosprings.gov | - |
| Caleb Savage | cjsavage@csu.org | - |

<u>General Comments</u>

| Comment ID | Reviewer : Department | Review Comments |
|---------------|-----------------------------|--|
| 36 | Chris Padilla : COS Airport | No comments Outside Airport Overlay. |
| 4 | Caroline Miller : Planning | PLDO has no comments on this item, comments have been made on Land Use Plan. |

Corrections in the following table need to be applied before a permit can be issued

| Comment ID | Page Reference | Reviewer : Department | Review Comments |
|---------------|----------------|-----------------------|--|
| 39 | 1 | | The Owner must provide to Colorado Springs Utilities (Springs Utilities) an inventory of well permits and water rights associated with the Property with documentation from the Colorado Division of Water Resources (or other source) identifying all the Owner's water rights associated with the property to be annexed (Property). If the Owner does not have any water rights, then the Owner must provide a letter stating such. |

| Comment ID | Page Reference | Reviewer : Department | Review Comments | |
|---------------|----------------|--------------------------------------|---|--|
| 40 | 1 | Caleb Savage : Col Springs Utilities | If the Property is currently connected to or receiving electric and/or natural gas service(s) from an electric or natural gas service provider other than Springs Utilities (i.e. Mountain View Electric Association, Black Hills, or City of Fountain, etc.), then the Owner must identify and provide an inventory of all existing electric and/or natural gas services provided by the current service provider(s). If there are no such existing connections or electric and/or natural gas service(s), then the Owner must provide a letter stating such. | |
| 41 | 1 | Caleb Savage : Col Springs Utilities | f the Property is not currently within the boundaries of the Southeastern Colorado Water Conservancy District SECWCD), then Owner must complete the questionnaire provided by City Planning from the Bureau of Reclamation (Bureau) and SECWCD. Springs Utilities will not be able to provide water service to the Property until the Property is included within the boundaries of the SECWCD. | |
| 42 | 1 | Caleb Savage : Col Springs Utilities | If the Property is within an existing water and/or sanitation district (Existing District), then Springs Utilities will not provide water or wastewater services (Services) to the Property unless the Property is annexed into the Ci and excluded from the Existing District(s) or the Existing District(s) consents to Springs Utilities providing such Services to the satisfaction of Springs Utilities. If the property is within an Existing District(s), then once the property is annexed into the City and excluded from the Existing District(s), or the Existing District(s) consents to Springs Utilities providing such services, then the Property owner (among other requirements) is required t a. Design, install, and obtain easements for the water and wastewater facilities necessary for Springs Utilities to serve the Property; b. Disconnect from the Existing District's water and wastewater systems and then connect directly to Springs Utilities' water and wastewater systems; and c. Derovide payment of all applicable fees and charges, including Water and Wastewater Development Charges | |
| 43 | 1 | Caleb Savage : Col Springs Utilities | Owner must confirm that the Informational Items listed below have been reviewed. Informational Items: (Updated based on revised annexation plats and elimination of Karman Line Addition No. 7 annexation plat) 1.00 February 14, 2023, Colorado Springs City Council approved a water service extension ordinance #23-02 – see attached – which directly impacts the extension of water service outside city limits, including for proposed annexations. Under the ordinance, the water service boundary can only be extended to include the proposed annexation(s) if the annexation(s) meet an exclusion(s), specified in the ordinance. oBased on the proposed land uses provided in the revised Land Use Plan (MAPN-23-0002), dated 6/27/2023, the projected water demand for this property is 1,722 AFY. oDDe minimis: Projected demand < 39 AFY DIJ.722 AFY > 39 AFY ODSince the property does not appear to have a de minimis impact on the City's water supply and does not qualify as an enclave (as defined by State law), owner must substantiate that one of the other exceptions applies, such as, the City's available water supply must be sufficient to meet at least 128% of existing usage and the projected demand for water services within the proposed extension(s) of services, and not less than 25% of the perimeter of the area is contiguous with the City (as defined by State law), where: DD(Existing Usage x 128%) + Projected Demand = < Reliably Met Demand DProperty's contiguity with City limits >= 25% | |

| Comment ID | Page Reference | Reviewer : Department | Review Comments |
|---------------|----------------|--------------------------------------|--|
| | | | o□128% Water Supply Exception Calculation □□(71,200 AFY x 128%) + 1,722 AFY = 92,858 AFY □□92,858 AFY < 95,000 AFY □□At the time of this analysis, property appears to meet exception o□25% Contiguity Exception Analysis □□35.7% > 25% □□Annexation plat appears to demonstrate land meets 25% contiguity with City limits subject to annexation of Karman Line Addition Nos. 1-5 Reliably Met Demand and Existing Usage are updated periodically, and, therefore, are subject to change. Owner acknowledges that the assumptions, calculations and analyses performed and shown above are based on the information available as of the date of this review and may require recalculation and re-analysis subject to any update(s) to policy, Existing Usage and/or the Reliably Met Demand prior to any presentation(s) to Utilities Board, City Planning Commission and/or City Council. |
| 44 | 1 | Caleb Savage : Col Springs Utilities | Information Items (cont): 2Unless otherwise authorized by Springs Utilities, any existing wells within the Property must be plugged and abandoned at Owner's expense. The Owner shall provide Springs Utilities with documentation confirming that the existing wells have been plugged and abandoned in compliance with all applicable regulations, including regulations from the Colorado Division of Water Resources. 3Springs Utilities' potable water, non-potable water, wastewater, electric, streetlight, and natural gas services (Utility Services) are available to eligible customers (Customer) upon connection to Springs Utilities' facilities or utility systems on a "first-come, first-served" basis, provided that (among other things) the City and Springs Utilities' determine that the Customer meets all applicable requirements of the City's Code of Ordinances and Springs Utilities' Tariffs, Utilities Rules and Regulations ("URRs"), and Line Extension and Service Standards ("Standards") for each application for Utility Service. In addition, the availability of Utility Services is contingent upon the terms detailed in an executed Annexation Agreement between the City and the Customer; and the dedication or conveyance of real and personal property, public rights-of-way, private rights-of-way, or easements that Springs Utilities that currently exist or that may exist at the time of the proposed extension or connection. In certain instances, Springs Utilities' services and system capacities are limited. Accordingly, no specific allocations or amounts of Springs Utilities' facilities or supplies are reserved to serve the subject property and no commitments are made as to the availability of utility service at future times. Further, Springs Utilities reserves the right to refuse new connections to its natural gas service system if Springs Utilities is legally constrained from doing so. |
| 78 | 1 | Caleb Savage : Col Springs Utilities | Information Items (cont): 4.□Connections to Springs Utilities' systems are contingent upon the Customer meeting all the requirements of the Utilities' Tariffs and City of Colorado Springs ordinances that are in effect for each requested Utility Service at the time the application for service is made by the Customer and formally accepted by the Utilities. Connection requirements may include provisions for necessary line extensions and/or other system improvements, and payment of all applicable system development charges, recovery agreement fees and other fees applicable to the requested service. 5.□Springs Utilities reserves the right to charge any development resulting from annexation a fee in an amount equivalent to the extraordinary cost of serving the development if such development does not occur adjacent to existing developed areas of the City of Colorado Springs. 6.□To receive water service from Springs Utilities, the Property must be included in the Southeastern Colorado |

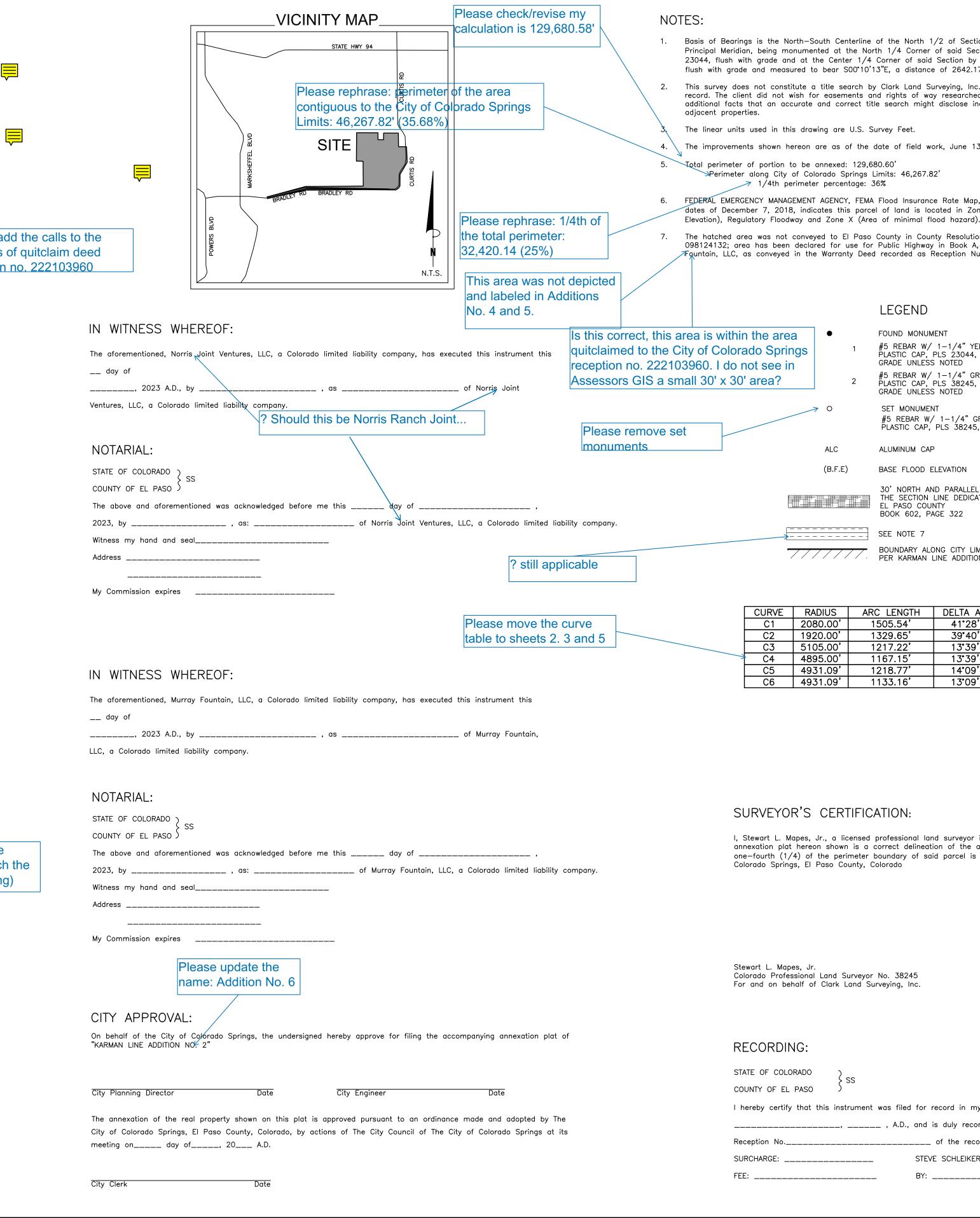
| Comment ID | Page Reference | Reviewer : Department | Review Comments |
|---------------|----------------|-----------------------|--|
| | | | Water Conservatory District (SECWCD). After completing the questionnaire from the Bureau of Reclamation (Bureau), the SECWCD will determine whether the property to be annexed is within the SECWCD. If the property is not within the SECWCD, then consent from the Bureau is required for the Property to be included into the SECWCD (see item 1 under "Project Specific Informational Items" above). The Bureau may require the Owner to provide the following confirmations for the subject annexation project: oIIEndangered Species Act - a letter or email from the Fish and Wildlife Department stating there are no Endangered Species within the Annexation Boundary. oIIClean Water Act - a letter or email from the United States Army Corp of Engineers stating that there are no wetlands within the Annexation Boundary. oIINational Historic Preservation Act - a report that addresses the existence of any Native American Indian relics or buildings of historic significance (the report is to be completed by an Archaeologist that is approved Bureau of Reclamation). Once the Archaeologist is chosen, he/she must contact the Bureau for final instructions. Southeastern Colorado Water Conservancy District contact information: Attn: Margie Medina 31717 United Avenue Pueblo, CO 81001 (719) 766-4256 Margie@SECWCD.com (719) 948-2400 |
| - | 1 | Cory Sharp : Planning | |
| - | 1 | Cory Sharp : Planning | |
| - | 1 | Cory Sharp : Planning | |
| - | 1 | Cory Sharp : Planning | |
| 32 | 1 | Dan Sexton : Planning | The Owner is responsible for providing staff with a copy of the Letter of Inclusion from the Southeastern Water Conservatory District once received. This letter will need to be submitted to staff prior to scheduling for City Council hearing on this annexation. |
| 33 | 1 | Dan Sexton : Planning | The first draft Annexation Agreement will be supplied by staff to the owner after the 2nd review of the Land Use applications. This will establish further details for contributions beyond those identified in this letter. |
| 46 | 1 | Cory Sharp : Planning | Please update the Mayor's name: Blessing A. Mobolade, Mayor |
| 47 | 1 | Cory Sharp : Planning | Please update the name: Addition No. 6 |
| 48 | 1 | Cory Sharp : Planning | ? Should this be Norris Ranch Joint |
| 49 | 1 | Cory Sharp : Planning | Please check/revise my calculation is 129,680.58' |
| 50 | 1 | Cory Sharp : Planning | Please rephrase: perimeter of the area contiguous to the City of Colorado Springs Limits: 46,267.82' (35.68%) |
| 51 | 1 | Cory Sharp : Planning | Please rephrase: 1/4th of the total perimeter: 32,420.14 (25%) |
| 52 | 1 | Cory Sharp : Planning | Please remove set monuments |
| 53 | 1 | Cory Sharp : Planning | Please add the calls to the terminus of quitclaim deed reception no. 222103960 |
| 54 | 1 | Cory Sharp : Planning | Please move the curve table to sheets 2. 3 and 5 |

| Comment ID | Page Reference | Reviewer : Department | Review Comments |
|---------------|----------------|--------------------------|---|
| 55 | 1 | Cory Sharp : Planning | Should these 4 courses be called along a certain line? |
| 56 | 1 | Cory Sharp : Planning | Please check the last 6 calls within the description I do not see that they match the drawings (I could be missing something) |
| 57 | 1 | Cory Sharp : Planning | Sheet 1 of 5 |
| 62 | 1 | Cory Sharp : Planning | This area was not depicted and labeled in Additions No. 4 and 5. |
| 63 | 1 | Cory Sharp : Planning | Is this correct, this area is within the area quitclaimed to the City of Colorado Springs reception no. 222103960. I do not see in Assessors GIS a small 30' x 30' area? |
| 64 | 1 | Cory Sharp : Planning | ? still applicable |
| 79 | 1 | Tamara Baxter : Planning | SS-O comments are provided with City file MAPN-23-0002. |
| 58 | 2 | Cory Sharp : Planning | Sheet 2 of 5 |
| 65 | 2 | Cory Sharp : Planning | Please add the curve table |
| 66 | 2 | Cory Sharp : Planning | Please depict and label Additions 1, 2 and 3 |
| - | 3 | Cory Sharp : Planning | |
| - | 3 | Cory Sharp : Planning | |
| 59 | 3 | Cory Sharp : Planning | Sheet 3 of 5 |
| 67 | 3 | Cory Sharp : Planning | ? still applicable |
| 68 | 3 | Cory Sharp : Planning | Please check/revise the location of the termination of Bradley Road recorded under reception no. 222103960 which terminates at the east line of the northwest quarter of section 7, which appears to be approximately 2640' further east. Please revise accordingly |
| 69 | 3 | Cory Sharp : Planning | Please check/revise should this be a 60.00' right-of-way |
| 70 | 3 | Cory Sharp : Planning | Is this Drennan Road? Please add appropriate label |
| 71 | 3 | Cory Sharp : Planning | Bradley Road reception no. 222103960? |
| 72 | 3 | Cory Sharp : Planning | Is this location the termination of quitclaim deed reception no. 222103960? |
| 73 | 3 | Cory Sharp : Planning | Please add the calls to the terminus of the quitclaim deed within the legal description |
| - | 4 | Cory Sharp : Planning | |
| 60 | 4 | Cory Sharp : Planning | Sheet 4 of 5 |
| 74 | 4 | Cory Sharp : Planning | There appears to be dirt access to the Goodrich property in this approximate location, does there need to be a defined acccess easement? |
| 80 | 4 | Dan Sexton : Planning | For all segments of roadway to be annexed , please provide legal descriptions for the roadway segments so they can be conveyed from El Paso County to COS prior to annexation. |
| 61 | 5 | Cory Sharp : Planning | Sheet 5 of 5 |
| 75 | 5 | Cory Sharp : Planning | Please add the distance 2651.22' from the adjacent sheet along this line |
| 76 | 5 | Cory Sharp : Planning | Please depict the continuation of Curtis Road north of this area |
| 77 | 5 | Cory Sharp : Planning | Please depict and label the roadway going to the east |

| | | PORTION O 3, SEC. 4, THE E1/ TO THE |
|---|---|--|
| BE IT KNOWN BY THESE PRESENTS: | | |
| The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, and Norris Joint Venture limited liability company and Murray Fountain, LLC, a Colorado limited liability Company being the petitioner of the follo of land to wit: | | t |
| 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, To 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 No 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 1/4 of Section 34, Township 14 South, Range 64 West of the Sixth Principal Meridian, County of El Paso, Colorado, b described as follows: | lorth 1/2 of Section and the Southwest | ly |
| COMMENCING at the North 1/4 Corner of said Section 11; thence along the North-South Center line of said Section, Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Si being monumented at the North 1/4 Corner of said Section by a $3-1/4$ " aluminum cap, properly marked, stamped PL grade and at the Center 1/4 Corner of said Section by a $3-1/4$ " aluminum cap, properly marked, stamped PLS 2304 and measured to bear S00°10'13"E, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in th Paso County, Clerk and Recorder, Colorado, also being the POINT OF BEGINNING; thence along the north line of said E Right-of-Way along the following three (3) courses: | Sixth Principal Meridian LS 23044, flush with 44, flush with grade r of Bradley Road ne records of the El | n, |
| N76°10'57"E, a distance of 5797.62 feet; 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 N89°51'34"E, a distance of 1124.07 feet, to a point from which the Northwest Corner of said Section 7 bears 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 27 point on the North-South Center line of said Section 6; thence along the north line of the right-of-way reserved und 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 2 continuing along said north line, said line also being 30 feet north of and parallel with the South of and parallel with the South line, said line also being 30 feet north of and parallel with the South line, said line also being 30 feet north of and parallel with the South line, said line also being 30 feet north of and parallel with the South line of the Southwe 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 said Section 5, N89'51'16"E, a distance of 1378.50 feet, to the parcel described in Warranty Deed recorded as Reception Number 217000009, on January 3, 2017; thence along 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 of 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 following four (4) East-West Center line of said Section 4, N89'31'07"E, a distance of 1127.65 feet; thence along the following four (4) | der Book A, Page 78 2696.46 feet; thence est 1/4 of said feet north of and southeast corner of the east line of said along said Center line orner along the | terminus reception |
| | Should these 4 alled along a c | |
| 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 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 5 and said Section 32; thence along the North-South Center line of said Section 32, N89'13'19"W, a distance of Center 1/4 Corner of said Section 32; thence along the North Ine of said Section 32, N89'13'19"W, a distance of 2638.43 1/4 Corner of said Section 32; thence along the North line of said Section 33, N89'31'16"E, a distance of 1299.28 feet, shared between Section 28, Township 14 South, Range 64 West and said Section 33; thence along the West 1/16th/ distance of 1318.96 feet, to the North-West 1/16th Corner of said Section 33; thence along the North 1/16th line, distance of 1305.00 feet, to the North-West 1/16th Corner of said Section 33; thence along the North -South Center Section 33, N89'32'0'E, a distance of 2638.45 feet, to the North 1/4 Corner of said Section 33; thence along the Center 1/16th Corner of said Section 33; thence along the North-South Center Section 33, N89'32'0'E, a distance of 2638.45 feet, to the North 1/4 Corner of said Section 33; thence along the Section 33, N89'32'26"E, a distance of 1486.72 feet, to a point on the east line of the Right-of-Way easem Application 96/176 recorded as Reception Number 98152755; thence along said east line the following five (5) course 1. S02'47'42"E, 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 distance of 1329.65 feet; 5. S00'59'58"E, a distance of 254.398 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 th Warranty Deed recorded as Reception Number 99008225, said line being 180.00 feet south of and parallel to the Sou Section 4, S89'50'0'9W, a distance of 555.99 feet; thence continuing | between said Section the South 1/4 2615.20 feet, to the feet, to the North feet, to the Northwes to the West 1/16 line, S02'35'00"E, a N89'30'42"E, a ter line of said East line of said East line of said East-West Center line nent described in es: Ita angle of 39°40'44", ; he exhibit for the uth line of said e of 2643.69 feet; line, S89'51'09"W, a gust 16, 1999 as | e st 3", |
| Bradley Road Right-of-Way, also being a point on the west line of said Section 7; thence along the south line of sa 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 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 said bearing of S00°09'23"E | aid Right—of—Way E, a central angle of | |
| North-South Center line of said Section 11; _thenee_leaving_said-Center-line_clong_the_fellowing_six_(6)_courses; | | |
| N75°21'00"E, a distance of 5783.37 feet; 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 N89°08'51"E, a distance of 1682.73 feet; N89°26'07"W, a distance of 1563.73 feet; 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 S77°01'21"W, a distance of 5882.93 feet, to the POINT OF BEGINNING. | | |
| Containing 81,728,991/Sql. Et. al 1,926.239 adrest rabrelor lest. | | |
| descript | tion I do not se | 6 calls within the e that they matcl hissing something |
| 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 Mobolode, | | |
| ATTEST: Please update the Mayor's name: Blessing A. Mobolade, Mayor | | |
| City Clerk | | |
| STATE OF COLORADO } SS | | |
| COUNTY OF EL PASO | | |
| The forgoing instrument was acknowledged before me this day if 20 A.D. by Yemi Mobolade Ma | ayor of the City of | |
| The forgoing instrument was acknowledged before me this day if, 20 A.D. by Yemi Mobolade, Ma Colorado Springs, a home rule city and Colorado Municipal Corporation. Witness my band and seal | ayor of the City of | |
| The forgoing instrument was acknowledged before me this day if, 20 A.D. by Yemi Mobolade, Ma Colorado Springs, a home rule city and Colorado Municipal Corporation. Witness my hand and seal My Commission expires | ayor of the City of | |

ANNEXATION PLAT **KARMAN LINE ADDITION NO. 6**

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



| e North—South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth y monumented at the North 1/4 Corner of said Section by a 3—1/4" aluminum cap, properly marked, stamped PLS e and at the Center 1/4 Corner of said Section by a 3—1/4" aluminum cap, properly marked, stamped PLS 23044, neasured to bear S00*10'13"E, a distance of 2642.17 feet. | |
|--|------|
| onstitute a title search by Clark Land Surveying, Inc. to determine ownership, easements or rights of way of not wish for easements and rights of way researched or shown. This survey does not take into consideration accurate and correct title search might disclose including, but not limited to, descriptions contained in deeds for this drawing are U.S. Survey Feet. | |
| n hereon are as of the date of field work, June 13, 2022. on to be annexed: 129,680.60' City of Colorado Springs Limits: 46,267.82' h perimeter percentage: 36% | Date |
| ANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C0769G and 08041C0795G, with effective 2018, indicates this parcel of land is located in Zone A (Without Base Flood Elevation), Zone AE (With Base Flood | By |

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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 |
|------------------------------------|----------|---|
| e area Springs see in ea? | • 1 2 | FOUND MONUMENT #5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP, PLS 23044, FLUSH WITH GRADE UNLESS NOTED #5 REBAR W/ 1-1/4" GREEN PLASTIC CAP, PLS 38245, FLUSH WITH GRADE UNLESS NOTED |
| > 0 | | SET MONUMENT #5 REBAR W/ 1–1/4" GREEN PLASTIC CAP, PLS 38245, FLUSH |
| | ALC | ALUMINUM CAP |
| | (B.F.E) | BASE FLOOD ELEVATION |
| | | 30' NORTH AND PARALLEL WITH THE SECTION LINE DEDICATED TO EL PASO COUNTY BOOK 602, PAGE 322 |
| | | SEE NOTE 7 |
| 77, | /////. | BOUNDARY ALONG CITY LIMITS PER KARMAN LINE ADDITION NO. 6 |

| JRVE | 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

| YEYOR'S CERTIFICATION: rt L. Mapes, Jr., a licensed professional land surveyor in the state of Colorado, do hereby state that the on plat hereon shown is a correct delineation of the above described parcel of land and that at least rth (1/4) of the perimeter boundary of said parcel is contiguous with the present boundary of the City of o Springs, El Paso County, Colorado | ADDITION NO. (& SEC. 3, 4, 5, 6, S, R54W, 6TH P.M., |
|---|--|
| L. Mapes, Jr. • Professional Land Surveyor No. 38245 on behalf of Clark Land Surveying, Inc. | ARMAN LINE 12, T15S, R65W, 6 C. 32, 33, 34, T14 COUNTY, COLORADO |
| RDING: | AT, K 1, 11, & SE PASO |
| F COLORADO SS OF EL PASO | N PLA SEC. R64W EL |
| certify that this instrument was filed for record in my office at o'clockM., this day of | OF OF 5S, |
| ,,, A.D., and is duly recorded under | |
| n NoColorado. | EXATI PORTION 8, 9, T1 |
| RGE: STEVE SCHLEIKER, CLERK & RECORDER | ω ^Δ Ω |
| BY: Deputy | NN ∧ ∧ |
| City File No. ANEX-23-0014 | \triangleleft |

