

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**

Report Date: 09/13/2024

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 : Karman Line Addition No 6 - Annexation Plat_8-28-2024

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Caroline Miller	Caroline.Miller@coloradosprings.gov	719-385-6089
Cory Sharp	Cory.Sharp@coloradosprings.gov	-
Chris Padilla	Chris.Padilla@coloradosprings.gov	719-550-1906
Sara Rivera	Sara.Rivera@coloradosprings.gov	-
Gabe Sevigny	Gabe.Sevigny@coloradosprings.gov	-
Scott Mathis	Scott.Mathis@coloradosprings.gov	-

General Comments

Comment ID	Reviewer : Department	Review Comments
36	Chris Padilla : COS Airport	No comments Outside Airport Overlay.
81	Scott Mathis : CSPD	I cannot speak regarding the annexation. I remain available throughout the process for crime prevention related concerns. Ofc. Scott Mathis, Sand Creek Division Crime Prevention Officer, scott.mathis@coloradosprings.gov
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
83	1	Sara Rivera : City Engineering - SWENT	Info Only: Please contact the Lead Reviewer, Sara Rivera (sara.rivera@coloradosprings.gov), with any SWENT-related questions. Please reference the Planning review number in all communications.
84	1	Sara Rivera : City Engineering - SWENT	<p>Info Only: The Stormwater Enterprise (SWENT) has recently updated Criteria regarding required submittals.</p> <p>For all Development Plans (DPs) which previously required a Final Drainage Report (FDR) submittal (generally, all DPs with 1 acre or more of earth disturbance proposed), a Preliminary Drainage Report (PDR) submittal is now acceptable instead of an FDR submittal. This change in Criteria allows for such DPs to be approved without requiring detailed, final drainage design calculations at the planning stage of the project.</p> <p>For DPs with less than 1 acre of earth disturbance proposed, a Final Drainage Letter (FDL) submittal is required.</p> <p>A PDR submittal is now acceptable instead of an FDR submittal in support of a Final Plat (FP). The PDR must be approved before the FP can be recorded.</p> <p>An FDR may still be submitted in support of DP or FP approval if final design information is available at the time of the DP or FP submittal. FDR Addendums are no longer accepted. All required final calculations must be included in the FDR prior to FDR approval.</p> <p>FDR approval is still a prerequisite for Construction Drawing (CD) approval (e.g., GEC Plan, Drainage Plan/Profile, PCM Plan, etc.).</p> <p>Master Development Drainage Plans (MDDPs) are no longer required for DPs with 10 or more acres of earth disturbance proposed.</p> <p>Please see SWENT's website for updated checklists: https://coloradosprings.gov/stormwater-enterprise/page/stormwater-review</p>
85	1	Sara Rivera : City Engineering - SWENT	An approved PDR, Final Drainage Letter, or Drainage Memo is required for a Final Plat to be recorded.
86	1	Sara Rivera : City Engineering - SWENT	A Drainage Memo is required for this project. Please provide the STM review number once submitted to ProjectDox.
87	1	Sara Rivera : City Engineering - SWENT	SWENT will have additional comments once the Drainage Memo has been submitted.

Comment ID	Page Reference	Reviewer : Department	Review Comments
88	1	Sara Rivera : City Engineering - SWENT	Info Only: Drainage, Pond, and Bridge Fees are due for the area being annexed prior to plat recordation. The Fees for the year the annex is recorded must be used. The fees must be listed and broken out in the Drainage Report/Letter. If the correct fees are not shown in the PDR/FDR/FDL, an FDR Amendment will be required to correct the fees. The fees can be found here: https://coloradosprings.gov/stormwater-enterprise/page/drainage-basin-fee-program?mlid=31301
89	1	Sara Rivera : City Engineering - SWENT	Please show and label major drainageways in the vicinity map.
-	1	Cory Sharp : Planning	
-	1	Cory Sharp : Planning	
-	1	Cory Sharp : Planning	
90	1	Cory Sharp : Planning	please add the calls to quitclaim deed reception no. 222103960
91	1	Cory Sharp : Planning	please check/revise the last 6 courses they do not appear to follow the drawing, 1. appears to be N75-32-45E 5798.59'; 6. appears to be S76-49-30E 5868.34' (I could be missing something)
92	1	Cory Sharp : Planning	please update the year in all appropriate locations
93	1	Cory Sharp : Planning	please update the Mayor's name: Blessing A. Mobolade, Mayor
94	1	Cory Sharp : Planning	should this be "Norris Ranch Joint..."
95	1	Cory Sharp : Planning	please move the curve table to the appropriate sheets
96	1	Cory Sharp : Planning	please remove "set monuments" please check and make sure on all Additions that it is removed
97	1	Cory Sharp : Planning	please update "Addition No. 6"
98	1	Cory Sharp : Planning	please update the Annexation contiguity statement language: Total Perimeter of the Area for Annexation: 129,680.60' One-Fourth (1/4th) of the Total Perimeter: 32,420.15' (25.00%) Perimeter of the Area Contiguous to the Existing City Limits: 46,267.82' (35.68%) Double check calculations
99	1	Cory Sharp : Planning	please note that this note is not on Addition No 4 & 5 and depiction labels were only partially shown on Addition No. 4 & 5, if the area is still in question, the note and all the depiction needs to be added to Addition No. 4 & 5
100	1	Cory Sharp : Planning	If the 30' strip of right-of-way and 30' x 30' area are still in question and not part of El Paso County quitclaim to the City of Colorado Springs under reception no. 222103960 for the entire 210' width, it must be resolved prior to any approvals
109	1	Gabe Sevigny : Planning	Annexation Agreement is with Applicant, will need changes to route to agencies asap.
101	3	Cory Sharp : Planning	If the 30' strip of right-of-way and 30' x 30' area are still in question and not part of El Paso County quitclaim to the City of Colorado Springs under reception no. 222103960 for the entire 210' width, it must be resolved prior to any approvals
102	3	Cory Sharp : Planning	please note that this note is not on Addition No 4 & 5 and depiction labels were only partially shown on Addition No. 4 & 5, if the area is still in question, the note and all the depiction needs to be added to Addition No. 4 & 5

Comment ID	Page Reference	Reviewer : Department	Review Comments
103	3	Cory Sharp : Planning	please add the labels for the terminus of quitclaim deed reception no. 222103960 and the right-of-way document to the east
-	4	Cory Sharp : Planning	
104	4	Cory Sharp : Planning	there appears to be dirt access to the Goodrich property in this approximate location, is there a access easement? Please depict and label
105	4	Cory Sharp : Planning	please revise "dedicated" to the language from the document "deeded"? Dedication can only happen by plat
106	5	Cory Sharp : Planning	please depict and label the roadway going to the east

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 11, 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:

- 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 of 1217.22 feet;
- 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 the northwest corner of said Bradley Road; 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:

- N01°10'22"W, a distance of 890.06 feet;
- S89°31'07"W, a distance of 1114.58 feet;
- S89°49'10"W, a distance of 1333.11 feet;
- 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°50'42"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:

- S02°47'42"E, a distance of 2416.75 feet;
- 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;
- S38°40'43"W, a distance of 690.00 feet;
- 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;
- 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 9908225, 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:

- S89°51'35"W, a distance of 1124.51 feet;
- 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;
- 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:

- 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 of 1187.47 feet;
- 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 of 1165.50 feet;
- 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

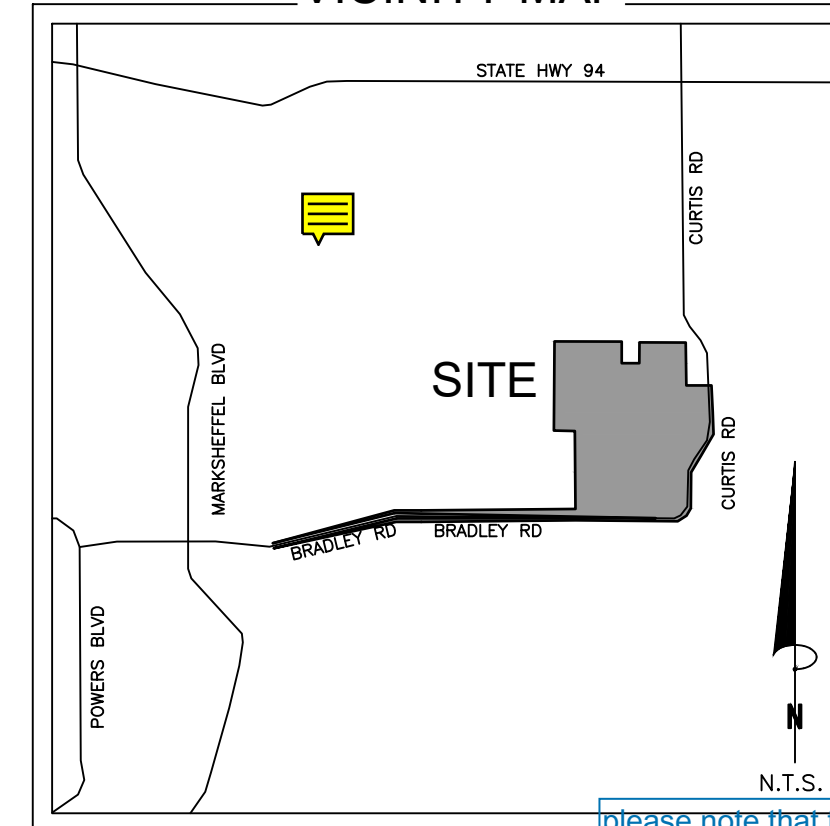
The foregoing instrument was acknowledged before me this ___ day of _____, 20___ A.D. by Yemi Mobolade, Mayor of the City of Colorado Springs, a home rule city and Colorado Municipal Corporation.

Witness my hand and seal _____

My Commission expires _____

Notary Public

VICINITY MAP



please add the calls to quitclaim deed reception no. 222103960

please note that this note is not on Addition No 4 & 5 and depiction labels were only partially shown on Addition No. 4 & 5, if the area is still in question, the note and all the depiction needs to be added to Addition No. 4 & 5

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 _____

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 _____

should this be "Norris Ranch Joint..."

please remove "set monuments" please check and make sure on all Additions that it is removed

If the 30' strip of right-of-way and 30' x 30' area are still in question and not part of El Paso County quitclaim to the City of Colorado Springs under reception no. 222103960 for the entire 210' width, it must be resolved prior to any approvals

NOTES:

- 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.
- 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, June 13, 2022.
- 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%
- 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).

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

- #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

SET MONUMENT

- #5 REBAR W/ 1-1/4" GREEN PLASTIC CAP, PLS 38245, FLUSH

ALC

(B.F.E) BASE FLOOD ELEVATION

SEE NOTE 7

30' NORTH AND PARALLEL WITH THE SECTION LINE DEDICATED TO EL PASO COUNTY BOOK 602, PAGE 322

SEE NOTE 7

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

please move the curve table to the appropriate sheets

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.

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. 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 _____

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

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

Date: 5/22/2023

Sheet 1 of 5

Drawn By: EJC

Checked By: SLM

Project No. 230709

No.	Description	By	Date

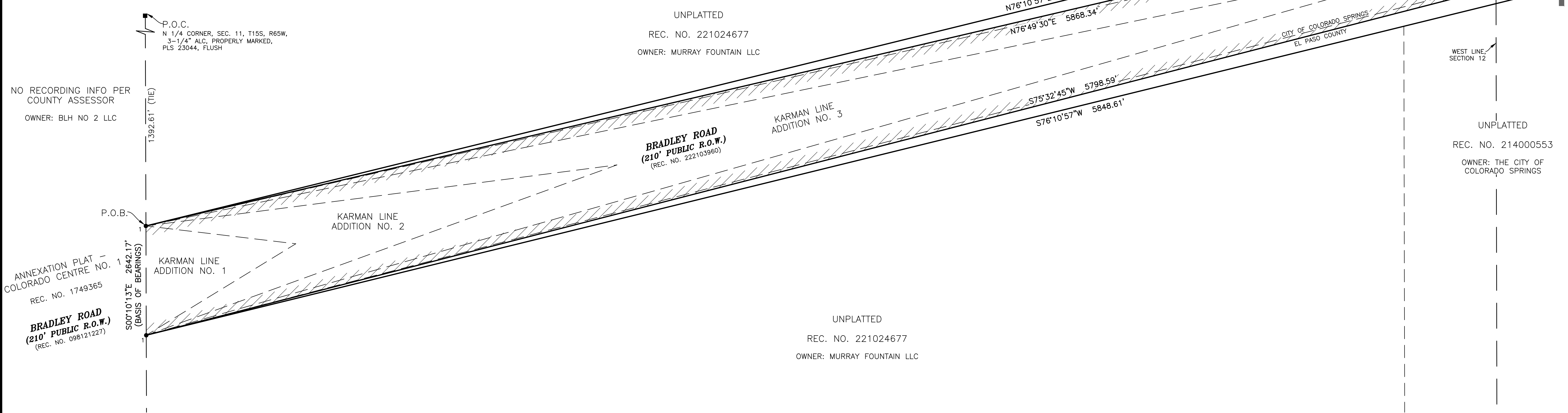
Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than three years from the date of the certification shown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

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

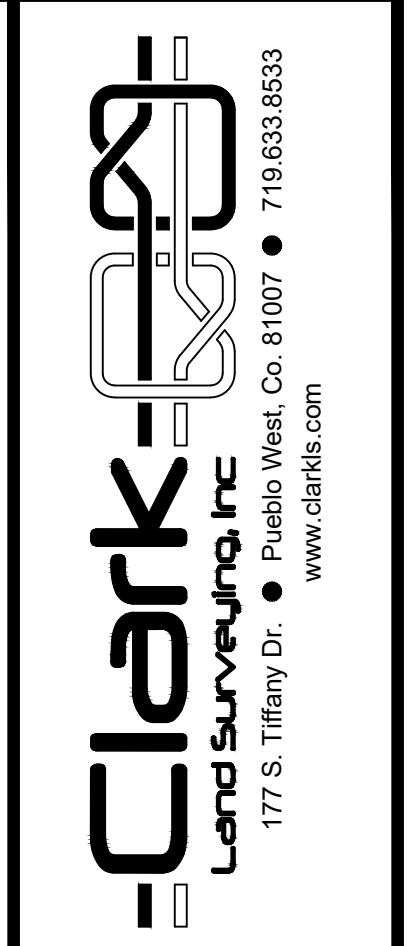
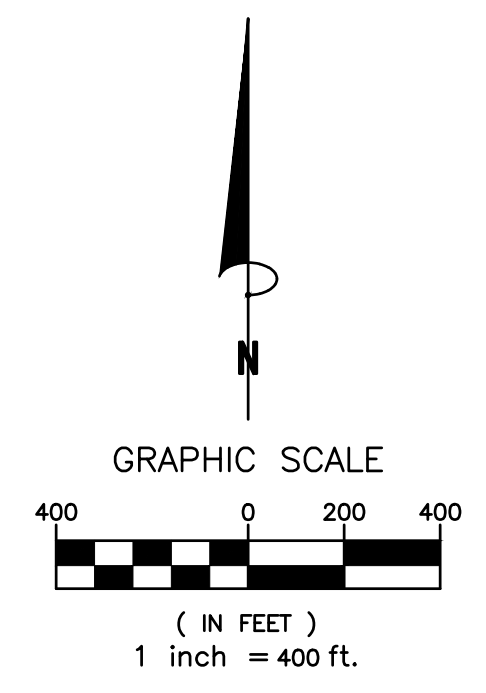
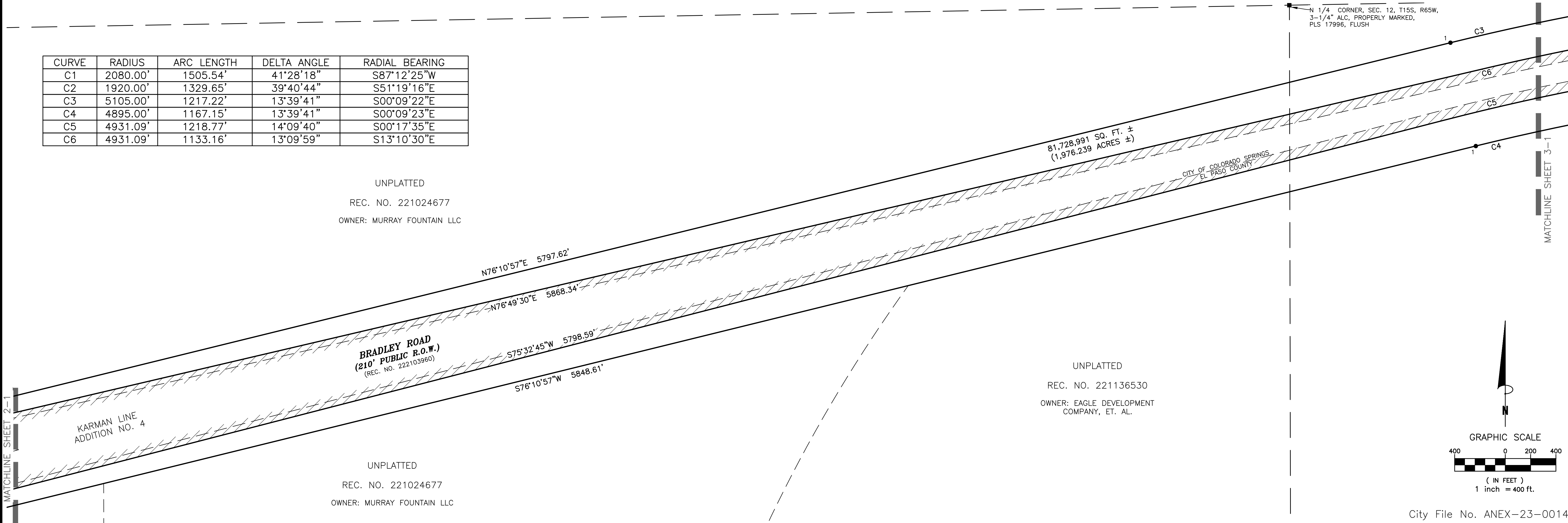
SHEET 2-1

MATCHLINE SHEET 2-2



SHEET 2-2

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



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 herein.

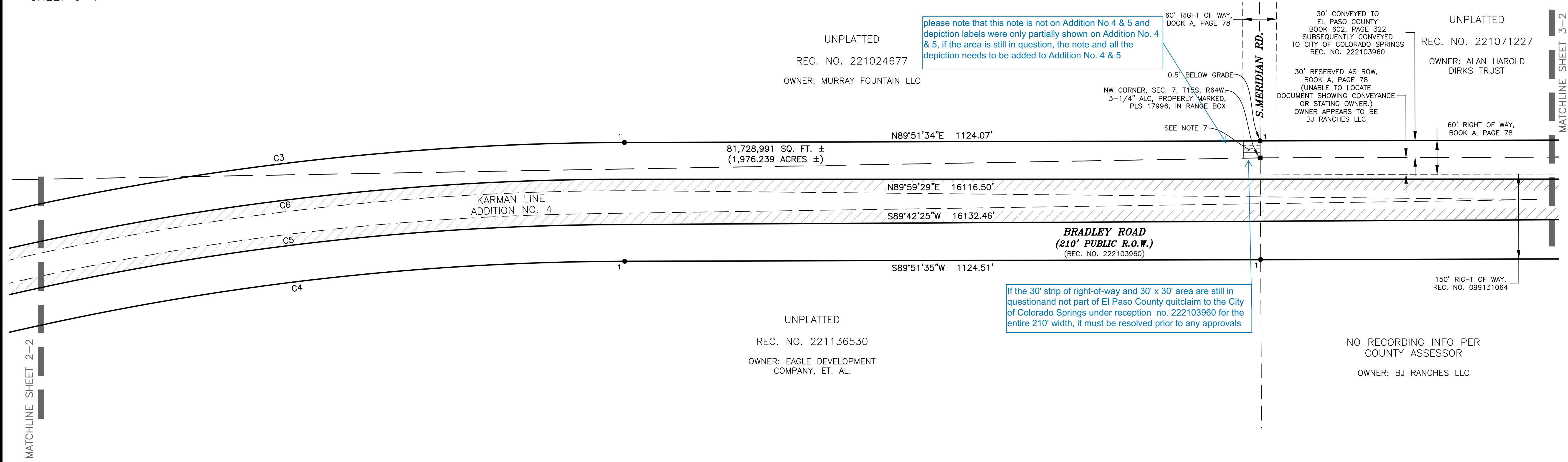
ANNEXATION PLAT, KARMAN LINE ADDITION NO. 6
A PORTION OF SEC. 1, 11, 12, T15S, R65W, & SEC. 3, 4, 5, 6,
7, 8, 9, T15S, R64W & SEC. 32, 33, 34, T14S, R54W, 6TH P.M.,
EL PASO COUNTY, COLORADO

Project No. **230709**
Date: 5/22/2023
Sheet 2 of 5
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

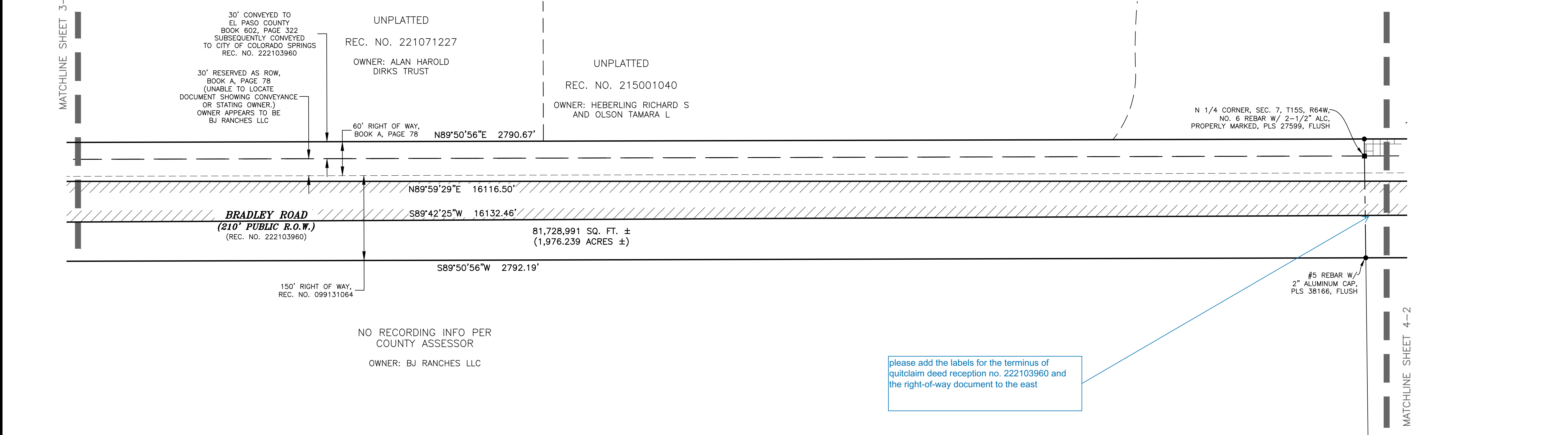
SHEET 3-1



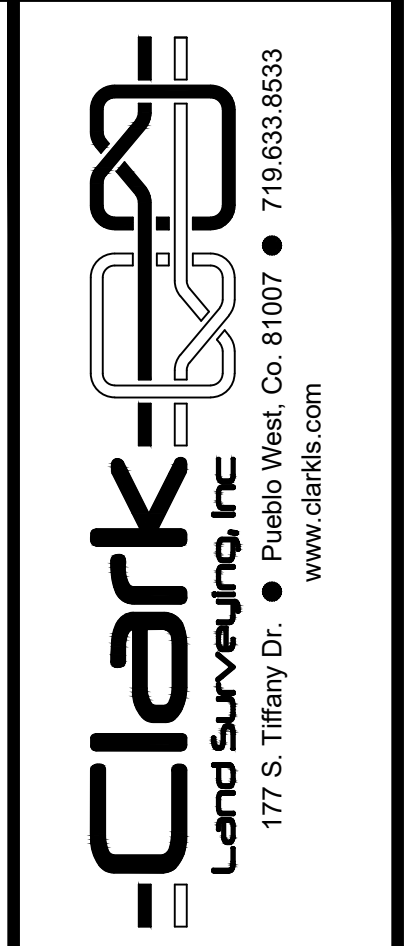
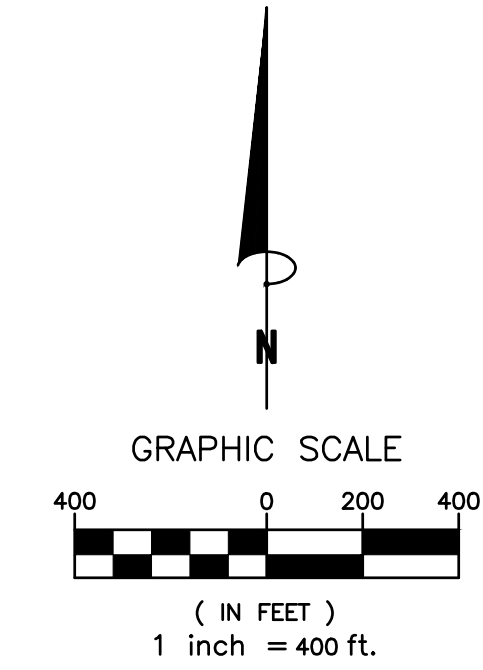
please note that this note is not on Addition No. 4 & 5 and depiction labels were only partially shown on Addition No. 4 & 5, if the area is still in question, the note and all the depiction needs to be added to Addition No. 4 & 5

If the 30' strip of right-of-way and 30' x 30' area are still in question and not part of El Paso County quitclaim to the City of Colorado Springs under reception no. 222103960 for the entire 210' width, it must be resolved prior to any approvals

SHEET 3-2



please add the labels for the terminus of quitclaim deed reception no. 222103960 and the right-of-way document to the east



No.	Revisions	Description	By	Date

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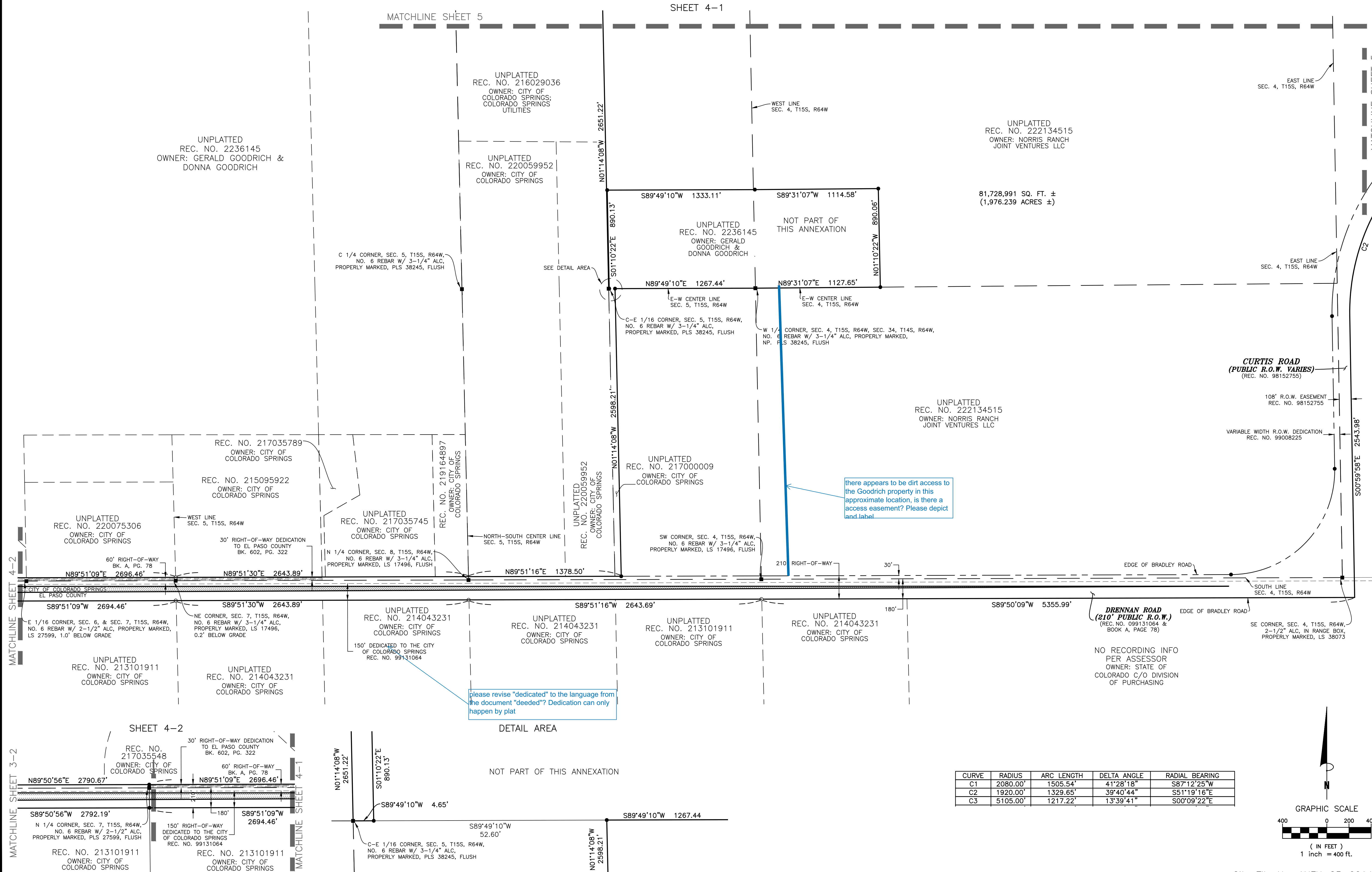
ANNEXATION PLAT, KARMAN LINE ADDITION NO. 6
A PORTION OF SEC. 1, 11, 12, T15S, R65W, & SEC. 3, 4, 5, 6,
7, 8, 9, T15S, R64W & SEC. 32, 33, 34, T14S, R64W, 6TH P.M.,
EL PASO COUNTY, COLORADO

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

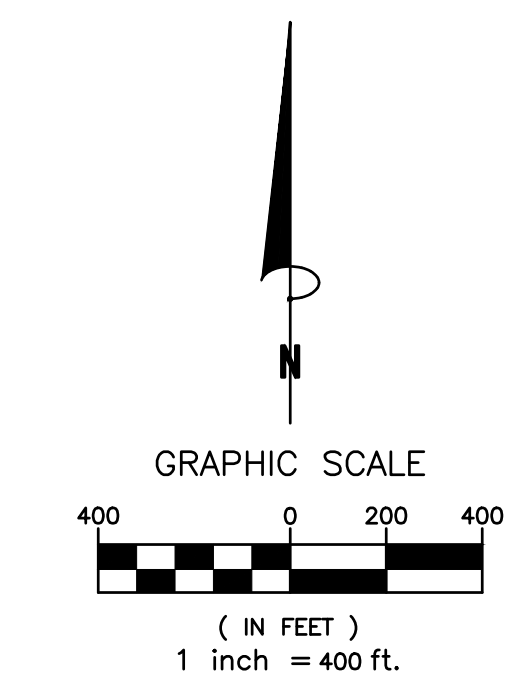
ANNEXATION PLAT KARMAN LINE ADDITION NO. 6

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 4-1



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



No.	Description	By	Date

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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, R64W, 6TH P.M.,
EL PASO COUNTY, COLORADO

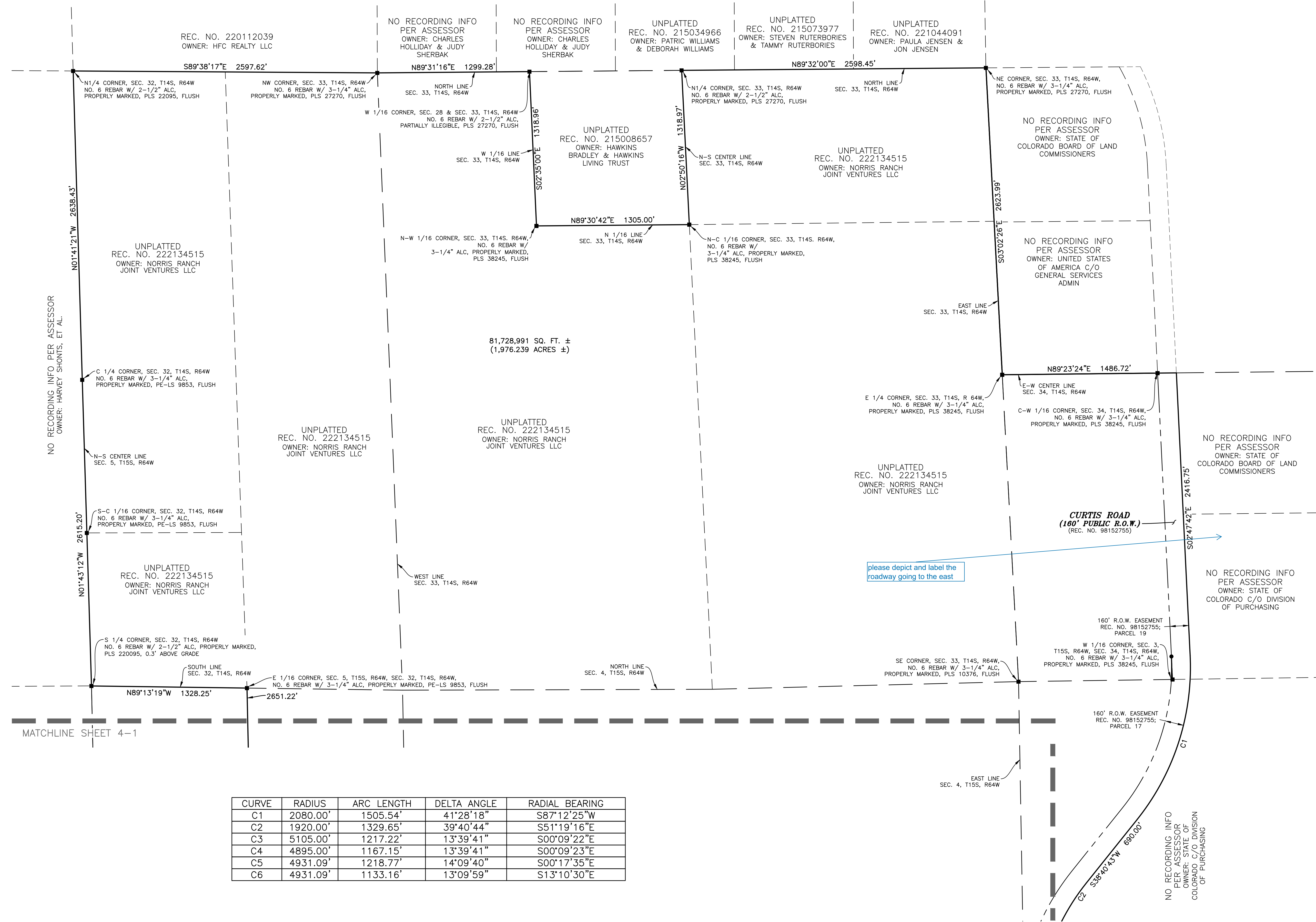
Project No. **230709**
Date: 5/22/2023
Sheet 4 of 5
Drawn By: EJC
Checked By: SLM

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

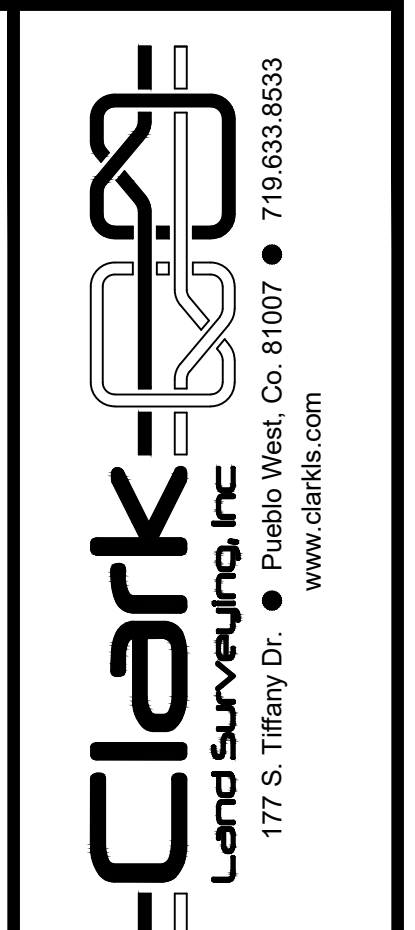
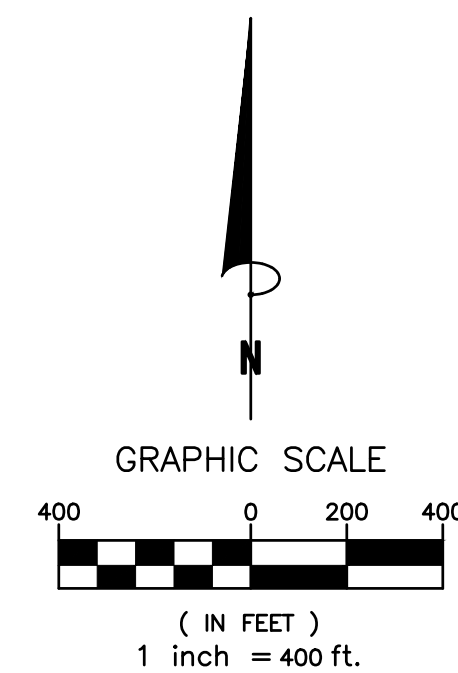
ANNEXATION PLAT KARMAN LINE ADDITION NO. 6

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 5



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



No.	Revisions	Description	By	Date

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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 5 of 5
 Drawn By: EJC Checked By: SLM