ANNEXATION PLAT
AMARA ADDITION NO. 9
BEING A PORTION OF SECTION 25 AND SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT TEE CROSS RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

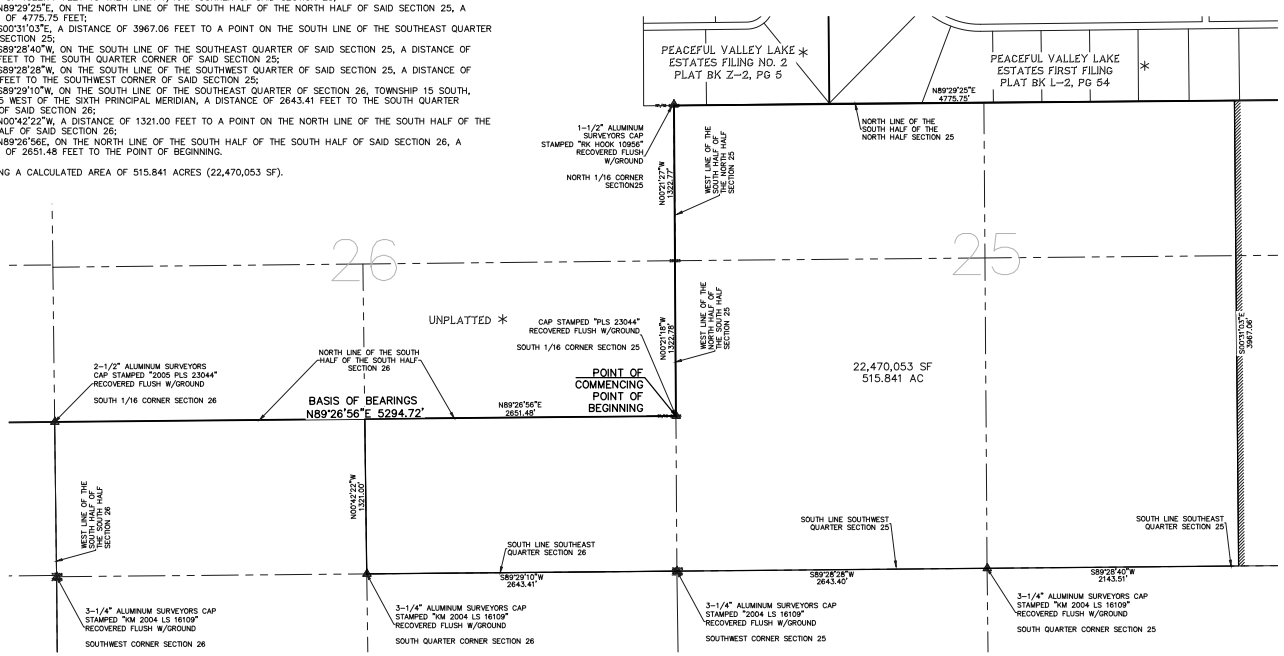
A PARCEL OF LAND BEING A PORTION OF SECTION 25 AND SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

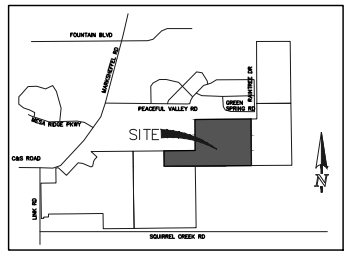
BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 23044" FLUSH WITH GROUND IS ASSUMED TO BEAR N89°26'56"E, A DISTANCE OF 5294.72 FEET.

COMMENCING AT THE SOUTH ONE-SIXTEENTH CORNER OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°21'18"W, ON THE EAST LINE OF THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION 25, A DISTANCE OF 1322.78 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 25;
THENCE N00°21'27"W, ON THE WEST LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 25, A DISTANCE OF 1322.77 FEET TO THE NORTH 1/16TH CORNER OF SAID SECTION 25;
THENCE N89°29'25"E, ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 25, A DISTANCE OF 4775.75 FEET;
THENCE S00°31'03"E, A DISTANCE OF 3967.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;
THENCE S89°28'40"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2143.51 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 25;
THENCE S89°28'28"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 2643.40 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25;
THENCE S89°29'10"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A DISTANCE OF 2643.41 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 26;
THENCE N00°42'22"W, A DISTANCE OF 1321.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 26;
THENCE N89°26'56E, ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 26, A DISTANCE OF 2651.48 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 515.841 ACRES (22,470,053 SF).





VICINITY MAP
NOT TO SCALE

DATE OF PREPARATION: OCTOBER 5, 2021

TOTAL PERIMETER: 22791.16 FEET

1/6TH PERIMETER: 3798.53 FEET

PERIMETER CONTIGUOUS TO CITY LIMITS: 3967.06 FEET

SURVEYOR'S STATEMENT:

I, DOUGLAS P. REINELT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP 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 TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR — DATE
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS
AND SURVEYORS, LLC

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.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "AMARA ADDITION NO. 9".

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

OWNER:
TEE CROSS RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY
HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20___ A.D.

BY: _____

TITLE: _____

STATE OF COLORADO)
) ss
COUNTY OF_____)

NOTARY:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20___, A.D. BY _____, AS _____ OF TEE CROSS RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ _____

NOTARY PUBLIC

SCALE: 1" = 500'
U.S. SURVEY FEET

CLERK AND RECORDER:

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____O'CLOCK__M. THIS_____DAY OF_____, 20___, A.D., AND IS DULY RECORDED AT RECEPTION NO._____OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

LEGEND
* PEACEFUL VALLEY LAKE ESTATES FILING NO. 2 PLAT BK Z-2, PG 5
//// CITY LIMITS
(R) RADIAL BEARING
▲ RECOVERED MONUMENT, AS NOTED

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

CITY FILE NO. CPC A 21-00205

ANNEXATION PLAT
AMARA ADDITION NO. 9
JOB. NO. 2550.03
OCTOBER 5, 2021
SHEET 1 OF 1

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

ANNEXATION PLAT
Amara Addition No. 9

N:\2550\03\DRAWINGS\SURVEY\ANNEXATION PLAT\2550ANNEX Sht.dwg, 6/14/2022 2:16:54 PM, 1:1