

ANNEXATION PLAT AMARA ADDITION NO. 13

A PORTION OF SECTION 7, TOWNSHIP 15 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL
PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT BJ 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 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF GOVERNMENT LOTS 1 AND 2, IN SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYORS CAP IN RANGE BOX STAMPED "EL PASO COUNTY DOT 2000 LS 17496" FLUSH WITH GROUND AND AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PS INC 1994 PLS 12103" FLUSH WITH GROUND IS ASSUMED TO BEARS N00°17'10"W, A DISTANCE OF 2635.08 FEET.

COMMENCING AT THE WEST QUARTER CORNER SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S00°18'31"E, ON THE WEST LINE OF GOVERNMENT LOT 3 IN SAID SECTION 7, A DISTANCE OF 1316.92 FEET TO THE POINT OF BEGINNING;

THENCE N89°54'50"E, ON A PORTION OF THE NORTHERLY BOUNDARY OF GOVERNMENT LOT 4 IN SAID SECTION 7, A DISTANCE OF 2819.05 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7;

THENCE S00°41'50"E, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 1,318.29 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 7;

THENCE S89°54'13"W, ON THE SOUTH LINE OF THE WEST HALF OF SAID SECTION 7, A DISTANCE OF 2,827.99 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 7;

THENCE N00°18'31"W, ON THE WEST LINE OF GOVERNMENT LOT 4 IN SAID SECTION 7, A DISTANCE OF 1,318.74 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 85.462 ACRES (3,722,725 SF).

OWNER:

BJ RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, A.D.

BY: _____
TITLE: _____

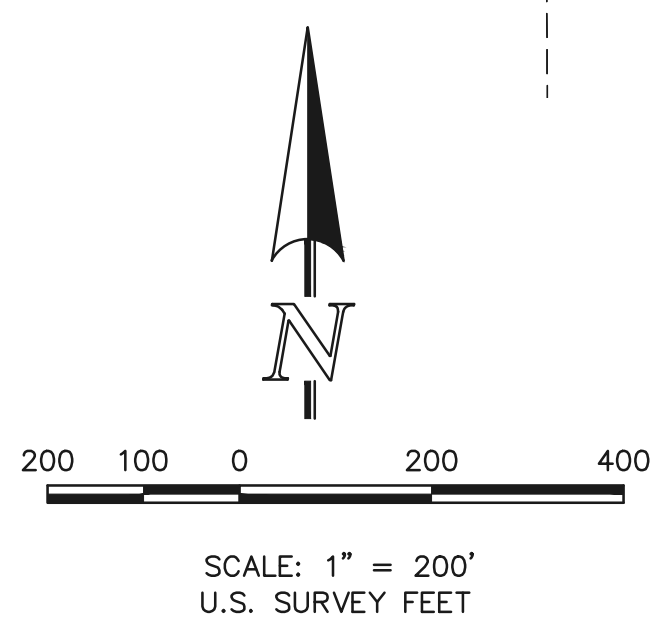
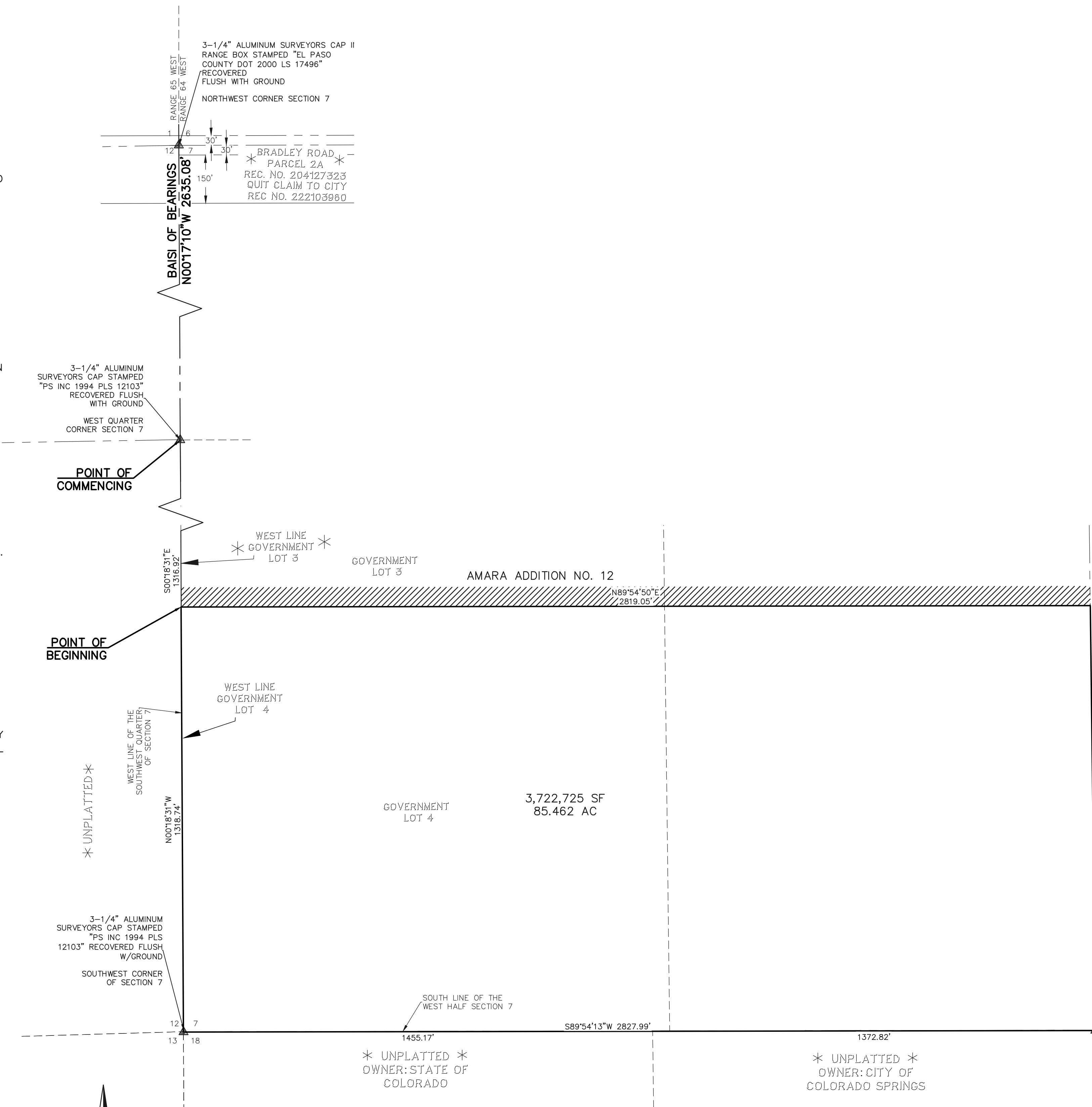
STATE OF COLORADO)
) ss
COUNTY OF _____)

NOTARY:

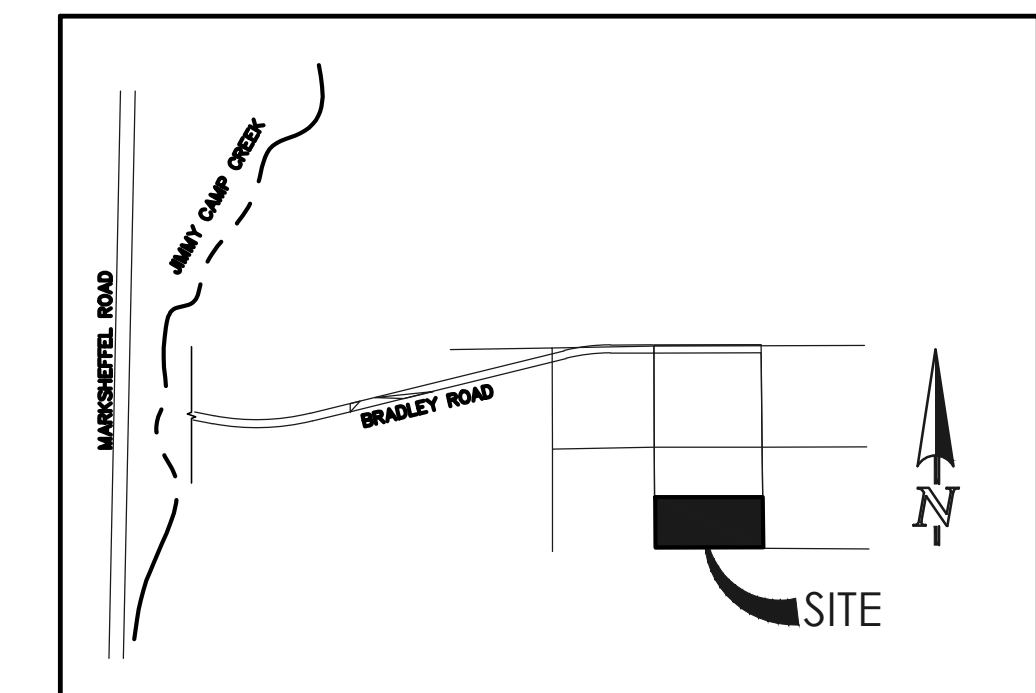
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D. BY _____, AS _____ OF BJ RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC



LEGEND
*
////// CITY LIMITS
▲ RECOVERED MONUMENT, AS NOTED



VICINITY MAP
NOT TO SCALE

DATE OF PREPARATION: JUNE 27, 2023
TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 8284.07 FEET
ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 2071.02 FEET (25.00%)
PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 2819.05 FEET (34.03%)

SURVEYOR'S STATEMENT:
I, ROBERT L. MEADOWS, JR., 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-FOURTH (1/4) OF THE PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

ROBERT L. MEADOWS, JR., PROFESSIONAL LAND SURVEYOR _____ DATE _____
COLORADO P.L.S. NO. 34977
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. 13".

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 _____

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.
STEVE SCHLEIKER, RECORDER
BY: _____
DEPUTY

FEE: _____ ANNEXATION PLAT
SURCHARGE: _____ AMARA ADDITION NO. 13
JOB. NO. 2550.03
JUNE 27, 2023
SHEET 1 OF 1

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

