

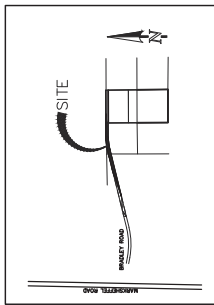
ANNEXATION PLAT AMARA ADDITION NO. 4

BEING A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF SECTIONS 1, 11 AND 12 TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

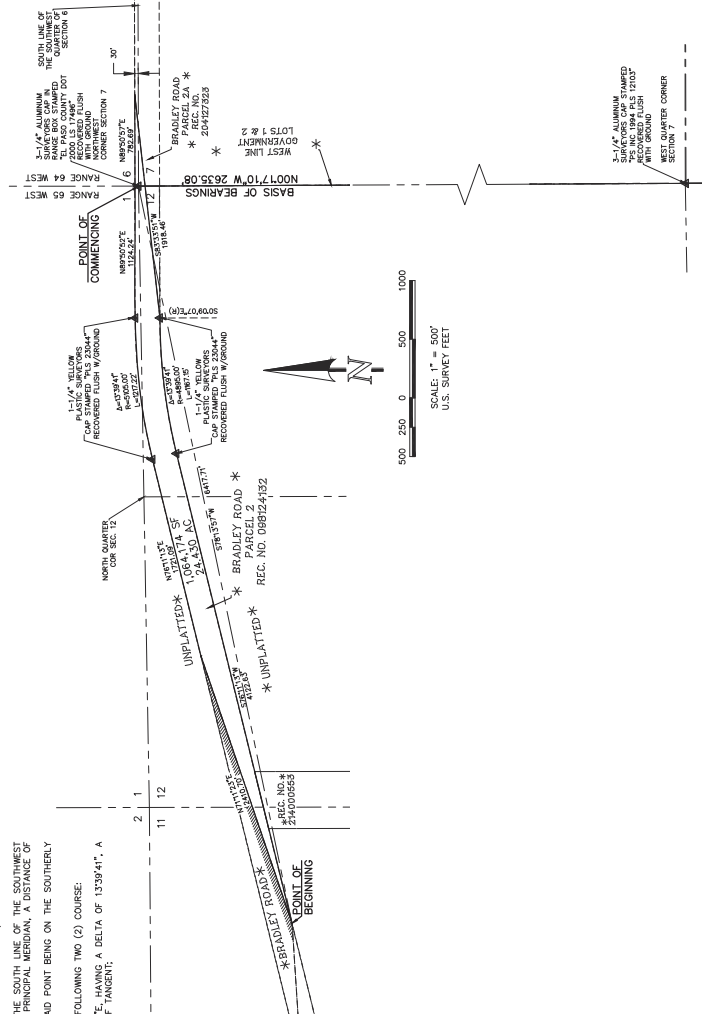
BE IT KNOWN BY THESE PRESENTS:
THAT JOHN W. SUITERS, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND SECTIONS 1, 11 AND 12 TOWNSHIP 16 SOUTH, RANGE 65 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, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALUMINUM SURVEYORS' GAP IN RANGE BOX STAMPED "EL PASO COUNTY LOT 2200 L.S. 17488; FLUSH WITH GROUND AND AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYORS' GAP STAMPED "PS INC 1984 PLS 12103" FLUSH WITH GROUND IS ASSUMED TO BEARS N007°10'W, A DISTANCE OF 2635.08 FEET.
COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE N07°35'51"W, A DISTANCE OF 4477.71 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID PARCEL BEING THE POINT OF BEGINNING;
THENCE N71°12'24"E, A DISTANCE OF 2440.70 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID BRADLEY ROAD;
THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID BRADLEY ROAD AS PLATTED IN PARCEL 2 THE FOLLOWING THREE (3) COURSES:
1. N78°11'13"E, A DISTANCE OF 1721.09 FEET TO A POINT OF CURVE;
2. ON THE ARC OF CURVE TO THE RIGHT HAVING A DELTA OF 13°39'41", A RADIUS OF 5100.00 FEET AND A DISTANCE OF 1721.09 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 6;
3. N89°05'57"E, A DISTANCE OF 1124.24 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 6;
THENCE N89°05'57"E, ON A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A DISTANCE OF 1918.46 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID BRADLEY ROAD;
THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID BRADLEY ROAD THE FOLLOWING TWO (2) COURSES:
1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°00'02"E, HAVING A DELTA OF 13°39'41", A RADIUS OF 4895.00 FEET AND A DISTANCE OF 7167.15 FEET TO A POINT OF TANGENT;
2. S78°11'13"W, A DISTANCE OF 4122.63 FEET TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 24.430 ACRES (1,084,174 SF).



VICINITY MAP
NOT TO SCALE



OWNER:
JOHN W. SUITERS, MAYOR
MAYOR

ATTEST:
CITY CLERK
STATE OF COLORADO
COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____, BY _____, CLERK OF THE CITY AND COUNTY OF EL PASO, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION.
WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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

DATE OF PREPARATION: OCTOBER 5, 2021
TOTAL PERIMETER: 144618.18 FEET
1/4TH PERIMETER: 24107.0 FEET
PERIMETER CONTIGUOUS TO CITY LIMITS: 24107.0 FEET

SURVEYOR'S STATEMENT:
I, DOUGLAS P. REINEL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF RECORD FOR 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. REINEL, PROFESSIONAL LAND SURVEYOR
DATE _____
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 DEFECT IN THIS SURVEY BE CHALLENGED 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. 4".

CITY PLANNING DIRECTOR _____ DATE _____
CITY ENGINEER _____ DATE _____

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED 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 ON _____ DAY OF _____ 20____ A.D., OF THE RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BROERMAN, RECORDER

BY: DEPUTY _____
FEE: _____
SURCHARGE: _____

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

ANNEXATION PLAT
AMARA ADDITION NO. 4
JOB NO. 2550.03
OCTOBER 5, 2021
SHEET 1 OF 1



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Colorado Springs, Colorado 80903
(719) 585-0790
(719) 585-0799 (FAX)

CITY FILE NO. CPC A 21-00200