# LEGAL DESCRIPTION KARMAN LINE ADDITION NO. 6

December 28, 2024

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, and Norris Ranch Joint Ventures, 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 1, 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:

1. N76°10'57"E, a distance of 5797.62 feet;

177 S. Tiffany Dr. #

- 2. 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;
- 3. 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 per Reception Number 222103960; 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:

Pueblo West, CO 81007

719.633.8533

- 1. N01°10'22"W, a distance of 890.06 feet;
- 2. S89°31'07"W, a distance of 1114.58 feet;
- 3. S89°49'10"W, a distance of 1333.11 feet;
- 4. 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°30'42"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:

- 1. S02°47'42"E, a distance of 2416.75 feet;
- 2. 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;
- 3. S38°40'43"W, a distance of 690.00 feet;

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- along the arc of a curve to the left, having a radius of 1920.00 feet, a radial bearing 4. of S51°19'16"E, a delta angle of 39°40'44", a distance of 1329.65 feet;
- 5. 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 99008225, 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-

Pueblo West, CO 81007

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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:

- 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, a central angle of 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 point on the North-South Center line of said Section 11;

thence leaving said Center line along the following six (6) courses:

- 1. N75°32'45"E, a distance of 5798.59 feet;
- 2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 14°09'40", a distance of 1218.77 feet;
- 3. N89°42'25"E, a distance of 16132.46 feet;
- 4. S89°59'29"W, a distance of 16116.50 feet;
- 5. along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of 13°09'59", a distance of 1133.16 feet;
- 6. S76°49'30"W, a distance of 5868.34 feet, to the POINT OF BEGINNING.

Containing 81,728,991 Sq. Ft. or 1,876.239 acres, more or less.

Stewart L. Mapes, Jr. Colorado Professional Land Surveyor No. 38245

230709\_Annex 6 www.clarkls.com Page 3 of 3

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## 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, NW1/4 SEC. 10, 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:

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, 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 7, the North 1/2 of Section 7, 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

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, Ronge 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 beer S00°10°13°E, a distance of 1982.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Raception 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:
- N/U IO 3/E, a aistance of 3/9/.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", a distance of 1124.07 feet, to a point from which the Northwest Corner of said Section 7 bears \$00'16'28"E, a acc of 30.00 feet;

thence along a line 30 feet north of and parallel to the North line of soid Section 7, N89'50'56'E, a distance of 2790.67 feet, to the northwest corner of soid Bradley Road per Reception Number 222103860; thence along the north line of the right-of-way reserved under Book A. Page 78, soid line alosa being 30 feet north of and parallel with the South line of soid Section 6, N89'51'06'E, a distance of 2698.64 feet; thence continuing along soid north line, soid line alos being 30 feet north of and parallel with the South line of the Southwest 1/4 of soid Section 5, N89'51'03'E, a distance of 2643.89 feet; thence continuing along soid north line, soid line alos being 30 feet north of and parallel with the South line of the Southwest 1/4 of soid Section 5, N89'51'03'E, a distance of 2643.89 feet; thence continuing along soid north line, soid line alos being 30 feet north of and parallel with the South line of the Southeast 1/4 of soid Section 5, N89'51'05'E, a distance of 1378.50 feet, to the southeast corner of the parcel described in Warranty Deed recorded as Reception Number 217000009, anaunary 3, 2017; thence along the east line of soid parcel, N0111'06'W, a distance of 2598.21 feet, to a point on the East-West Center line of soid Section 5; thence along the Center line, N89'41'07'E, a distance of 1267.44 feet, to the West 1/4 Corner of soid Section 4; thence leaving soid West 1/4 Corner along the East-West Center line of soid Section 4, N89'31'07'E, a distance of 127.65 feet; thence along the following four (4) courses:

- N0110'22'W, a distance of 890.06 feet; \$89'3107'W, a distance of 1114.58 feet; \$89'49'10'W, a distance of 1333.11 feet; \$01'10'22'E, a distance of 890.13 feet, to a point on the East-West Center line of said Section 5;

4. S01110'22'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 4.85 feet, to the Center-East 1/16th Corner of said Section 5; thence along the East 1/16th line of said Section 5, N0114'08'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 North-South Center line of said Section 32, N89'13'19'W, a distance of 2515.20 feet, to the South 1/4 Corner of said Section 32; thence along the North-South Center line of said Section 32, N189'13'19'W, a distance of 2613.24 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 33, S99'31'TE, a distance of 259'8.25 feet, to the Northwest Corner of said Section 33; thence along the North 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 West 1/16th line, S02'35'00'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, N02'50'16'W, a distance of 1318.97 feet, to the North 1/4 Corner of said Section 33; thence along the East line of said Section 33, S03'02'26'E, a distance of 2633.99 feet, to the North Section 34, N89'32'00'E, a distance of 148.67'26'E, to the North-South Center line of said Section 34, N89'32'00'E, a distance of 148.67'26'E, to the North-South Center line of said Section 34, N89'32'00'E, a distance of 148.67'E to the North-South Center line of said Section 33, thence along the East line of said Section 34, N89'32'00'E, a distance of 148.67'E to the North-South Center line of said Section 33, thence along the East line of said Section 34, N89'32

- S02'47'42"F. a distance of 2416.75 feet:
- . SO2\*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 \$87\*12'25"W, a delta angle of 41'28'18", distance of 1505.54 feet;
  . S38\*04.37W, 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 \$51'19'16"E, a delta angle of 39'40'44", 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 soid Parcel 17 and continuing along the south line of Bradley Road as depicted on the exhibit for the Warranty Deed recorded as Reception Number 99008225, 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, S89'51'06'W, a distance of 289'51'30'W, a distance of 289'51'30'W, a distance of 289'51'30'W, a distance of 2894.46 feet, to the southeast corner of the parcel described in the Notice of Lis Pardens, recorded August 16, 1999 as Reception Number 099131064; thence along said south line, S89'50'6'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) curses:

- 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 15848.61 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:

- N7532'45"E, a distance of 5798.59 feet; along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 14'09'40", a distance of 1218.77 feet; N89'42'25"E, a distance of 16132.46 feet; S89'59'29"W, a distance of 16116.50 feet; along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of 13'09'59", a distance of 1133.16 feet; S76'49'30"W, a distance of 5868.34 feet, to the POINT OF BEGINNING.

Containing 81,728,991 Sq. Ft. or 1,876.239 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 \_\_\_\_\_, 202\_\_\_ A.D.

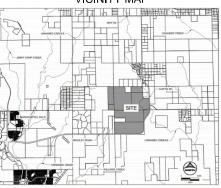
ATTEST

City Clerk STATE OF COLORADO COLINTY OF FL PASO

The forgoing instrument was acknowledged before me this \_\_\_day if \_\_\_\_\_\_\_\_, 20\_\_ A.D. by Blessing A. Mobolade, Mayor of the City of Colorado Springs, a home rule city and Colorado Municipal Corporation

My Commission expires \_\_\_\_\_

### VICINITY MAP



### IN WITNESS WHEREOF:

The aforementioned, Norris Ranch Joint Ventures, LLC, a Colorado limited liability company, has executed this instrument this \_\_ day of \_\_\_\_\_, 202\_\_ A.D., by \_\_\_\_\_, as

City Planning Director

meeting on\_\_\_\_\_ day of\_\_\_\_, 20\_\_\_ A.D.

OTARIAL:
ATE OF COLORADO SS
e above and aforementioned was acknowledged before me this day of,
2, by, as: of Norris Ranch Joint Ventures, LLC, a Colorado limited liabili mpany.
tness my hand and seal
dress

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "KARMAN LINE ADDITION NO. 6"

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

City Engineer

Date

- 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 500°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.
- 3. The linear units used in this drawing are U.S. Survey Feet.
- 4. The improvements shown hereon are as of the date of field work, June 13, 2022.
- 5 Total Perimeter of the Area for Anneyation: 129 680 60'
  - One-Fourth (1/4th) of the Total Perimeter: 32,420.14 (25.00%)
    Perimeter of the Area Contiguous to the Existing City Limits: 46,267.82' (35.68%)
- 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).

### LEGEND

- FOUND MONUMENT #5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP, PLS 23044, FLUSH WITH GRADE UNLESS NOTED

ALUMINUM CAP

(B.F.E) BASE FLOOD FLEVATION

BOUNDARY ALONG CITY LIMITS
PER KARMAN LINE ADDITION NO. (

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

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

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### 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 Pasa 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 \_ \_\_\_, \_\_\_\_ , A.D., and is duly recorded under

of the records of El Paso County, Colorado SURCHARGE: \_\_\_\_\_ STEVE SCHLEIKER, CLERK & RECORDER



Revisions	Date					SRC 10/1/2024	
	B					SRC	
	Description					ADDRESSING CITY COMMENTS.	
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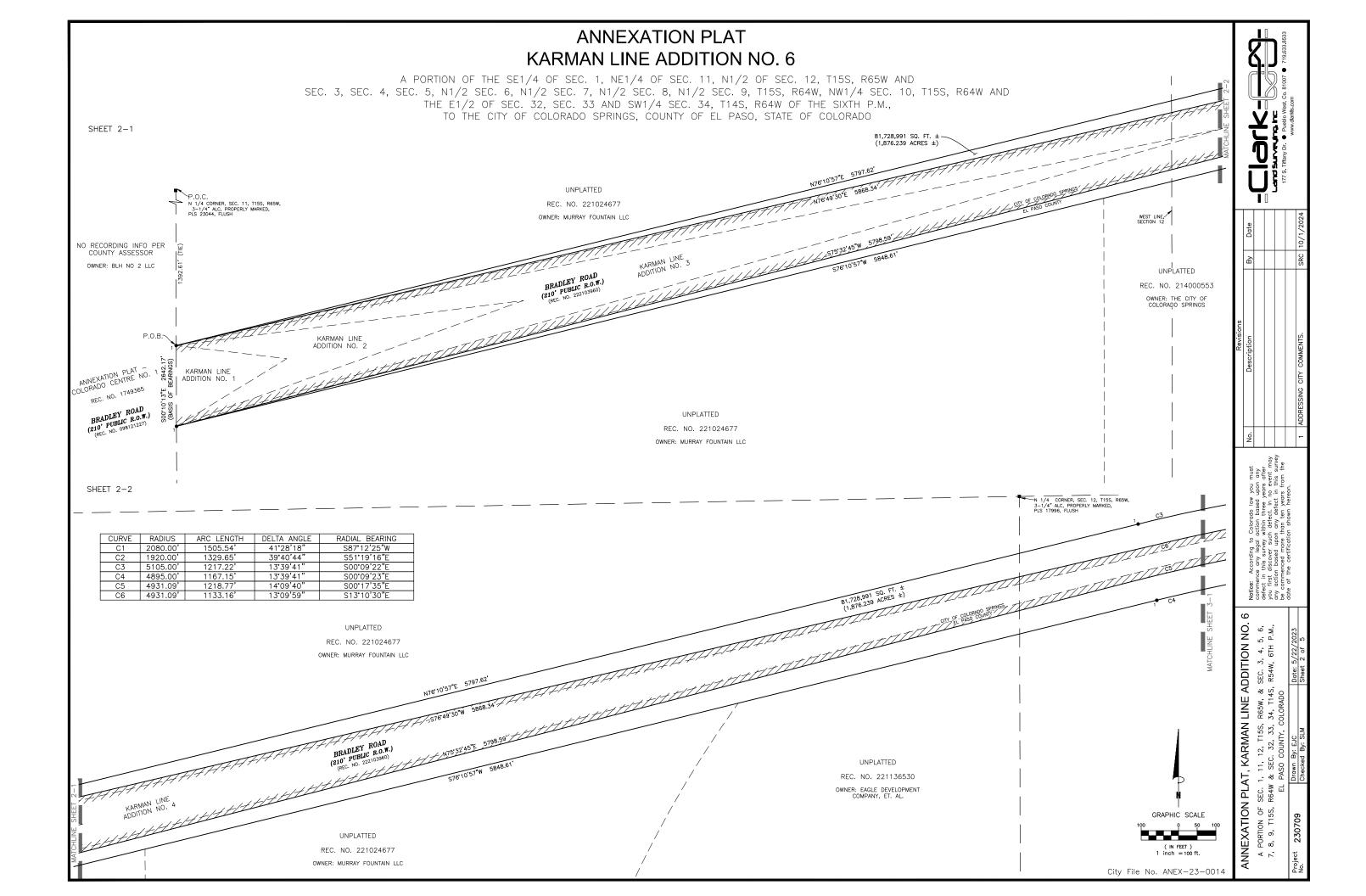
ADDITION NO. 5, 6, P.M., 4, 6TH SEC. 3, R54W, ( s, R65W, & 8 , 34, T14S, COLORADO KARMAN LINE

12, T15S, 2. 32, 33, 3 COUNTY, CC PLAT,

PORTIC 8, 9,

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City File No. ANEX-23-0014



### 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, NW1/4 SEC. 10, 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 UNPLATTED UNPLATTED REC. NO. 221071227 REC. NO. 221024677 OWNER: ALAN HAROLD DIRKS TRUST 0.5' BELOW GRADE OWNER: MURRAY FOUNTAIN LLC N89\*51'34"E 1124.07' (1,876.239 ACRES ±) N89'42'25"E 16132.46'/// BRADLEY ROAD (210' PUBLIC R.O.W.) S89\*51'35"W 1124.51' UNPLATTED REC. NO. 221136530 NO RECORDING INFO PER COUNTY ASSESSOR OWNER: EAGLE DEVELOPMENT COMPANY, ET. AL. OWNER: BJ RANCHES LLC SHEET 3-2 UNPLATTED REC. NO. 221071227 UNPLATTED REC. NO. 215001040 OWNER: HEBERLING RICHARD S AND OLSON TAMARA L \_60' RIGHT OF WAY, BOOK A, PAGE 78 N89'50'56"E 2790.67' KARMAN LINE ADDITION NO. 5 BRADLEY ROAD /\_S89\*42'25"W 16132.46'/// 81,728,991 SQ. FT. ± (1,876.239 ACRES ±) S89'50'56"W 2792.19' 150' RIGHT OF WAY, REC. NO. 099131064 NO RECORDING INFO PER COUNTY ASSESSOR OWNER: BJ RANCHES LLC RADIUS ARC LENGTH DELTA ANGLE RADIAL BEARING 1505.54 41\*28'18" S87°12'25"W C1 2080.00' 1329.65 1217.22 39°40'44' 13°39'41' GRAPHIC SCALE S00'09'22" C3 5105.00 C4 4895.00 1167.15 1.3°.39′41 S00°09'23"E S00°17'35"E 4931.09' 1218.77 14°09'40' S13°10'30"E ( IN FEET ) 1 inch = 100 ft

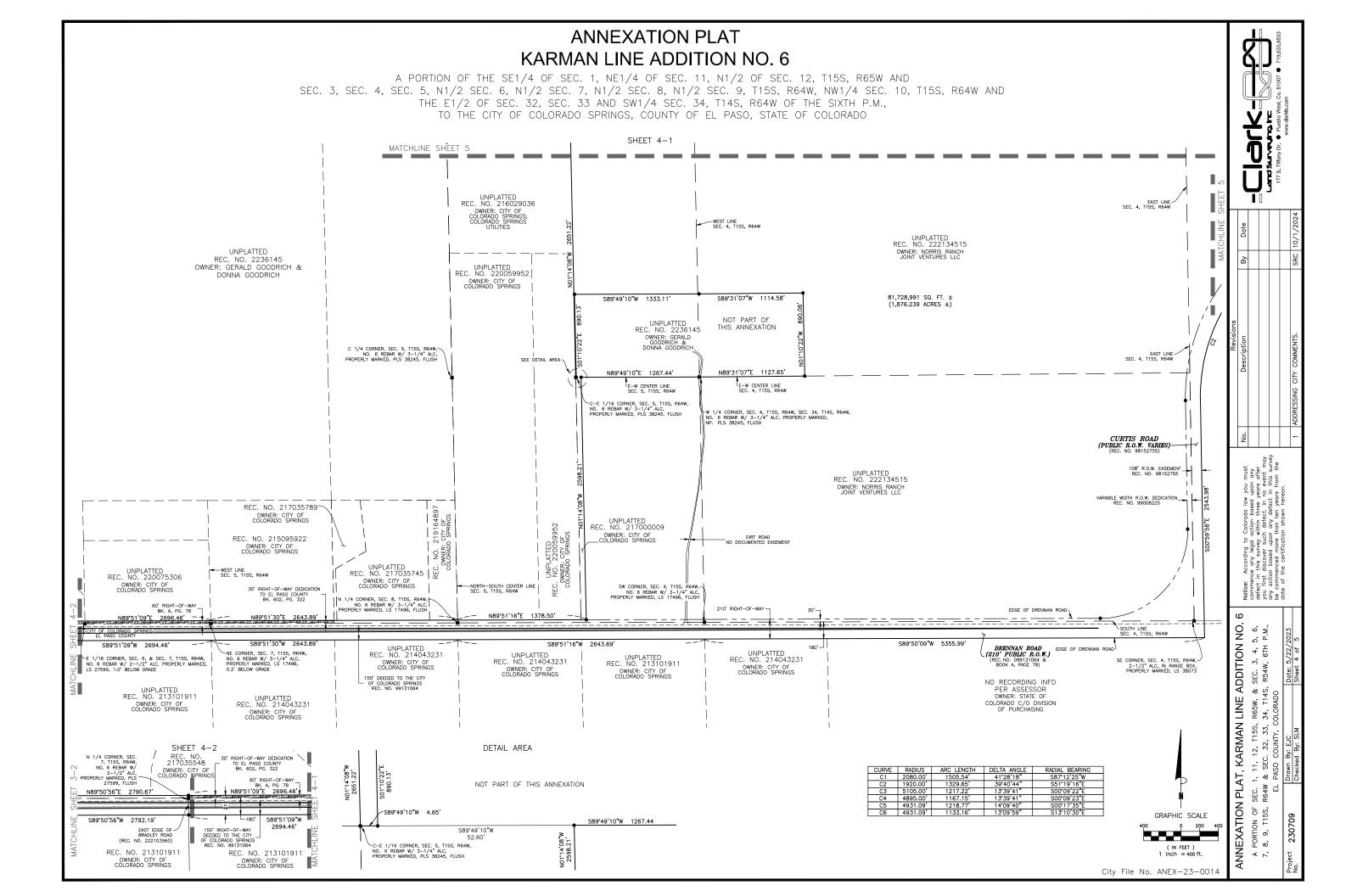
Notice: commer defect i you firs any act be com

> 5, 6, P.M.,

ANNEXATION PLAT, KARMAN LINE ADDITION NO.

City File No. ANEX-23-0014

PORTION OF 8, 9, T15S,



### 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, NW1/4 SEC. 10, 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 UNPLATTED REC. NO. 215073977 OWNER: STEVEN RUTERBORIES & TAMMY RUTERBORIES NO RECORDING INFO PER ASSESSOR NO RECORDING INFO PER ASSESSOR UNPLATTED UNPLATTED REC. NO. 215034966 OWNER: PATRIC WILLIAMS & DEBORAH WILLIAMS REC. NO. 221044091 OWNER: PAULA JENSEN & REC. NO. 220112039 OWNER: CHARLES HOLLIDAY & JUDY SHERBAK OWNER: CHARLES HOLLIDAY & JUDY SHERBAK OWNER: HEC REALTY LLC JON JENSEN N89\*32'00"E 2598.45' S89\*38'17"E 2597.62' N89'31'16"E 1299.28' NW CORNER, SEC. 33, T14S, R64W/ NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PLS 27270, FLUSH N1/4 CORNER, SEC. 32, T14S, R64W NO. 6 REBAR W/ 2-1/2\* ALC, PROPERLY MARKED, PLS 22095, FLUSH NORTH LINE SEC. 33, T14S, R64W N1/4 CORNER, SEC. 33, T14S, R64W NO. 6 REBAR W/ 2-1/2" ALC, PROPERLY MARKED, PLS 27270, FLUSH | W 1/16 CORNER, SEC. 28 & SEC. 33, T14S, R64W-NO. 6 REBAR W/ 2-1/2" ALC, PARTIALLY ILLEGIBLE, PLS 27270, FLUSH NO RECORDING INFO UNPLATTED REC. NO. 215008657 OWNER: HAWKINS BRADLEY & HAWKINS LIVING TRUST PER ASSESSOR OWNER: STATE OF COLORADO BOARD OF LAND UNPLATTED REC. NO. 222134515 OWNER: NORRIS RANCH JOINT VENTURES LLC W 1/16 LINE-SEC. 33, T14S, R64W N89\*30'42"E 1305.00' N-W 1/16 CORNER, SEC. 33, T14S. R64W, NO RECORDING INFO UNPLATTED REC. NO. 222134515 PER ASSESSOR OWNER: UNITED STATES 3-1/4" ALC, PROPERLY MARKED PLS 38245, FLUSH OF AMERICA C/O GENERAL SERVICES ADMIN EAST LINE-SEC. 33, T14S, R64W ASSES ET AL. 81,728,991 SQ. FT. ± (1,876.239 ACRES ±) INFO PER VEY SHONTS, N89\*23'24"E 1486.72' C 1/4 CORNER, SEC. 32, T14S, R64W NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PE-LS 9853, FLUSH E 1/4 CORNER, SEC. 33, T14S, R 64W, NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PLS 38245, FLUSH C-W 1/16 CORNER, SEC. 34, T14S, R64W, NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PLS 38245, FLUSH v you must upon any years after no event may i in this survey ars from the UNPLATTED REC. NO. 222134515 UNPLATTED REC. NO. 222134515 NO RECORDING INFO OWNER: NORRIS RANCH JOINT VENTURES LLC PER ASSESSOR OWNER: STATE OF COLORADO BOARD OF LAND COMMISSIONERS N-S CENTER LINE SEC. 5, T15S, R64W Notice: According to Colorado law y commence any legal action based up defect in this survey within three yed you first discover such defect. In no my action based upon any defect in be commenced more than ten years date of the certification shown hereo UNPLATTED REC. NO. 222134515 ~S-C 1/16 CORNER, SEC. 32, T14S, R64W NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PE-LS 9853, FLUSH CURTIS ROAD (160' PUBLIC R.O.W. (REC. NO. 98152755) NO RECORDING INFO PER ASSESSOR OWNER: STATE OF COLORADO C/O DIVISION UNPLATTED REC. NO. 222134515 BOOK DRIVE (80' PUBLIC R.O.W.) 160' R.O.W. EASEMENT REC. NO. 98152755; PARCEL 19 NO RECORDING INFO ANNEXATION PLAT, KARMAN LINE ADDITION NO. 5, 6, P.M., PER ASSESSOR OWNER: STATE OF W 1/16 CORNER, SEC. 3,~ T15S, R64W, SEC. 34, T14S, R64W, NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PLS 38245, FLUSH 4, t COLORADO C/O DIVISION SE CORNER, SEC. 33, T14S, R64W, NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED, PLS 10376, FLUSH SEC. 3, R54W, 6 NORTH LINE -SEC. 4, T15S, R64W N89'13'19"W 1328.25' -2651.22 5, R65W, & S 5, 34, T14S, I COLORADO 160' R.O.W. EASEMENT REC. NO. 98152755; PARCEL 17 MATCHLINE SHEET 4-1 12, T15S, 2. 32, 33, 3 COUNTY, CC EAST LINE SEC. 4, T15S, R64W ARC LENGTH DELTA ANGLE RADIAL BEARING CURVE RADIUS 2080.00 1505.54 41\*28'18" S87°12'25"W 1920.00' 1329.65 39\*40'44" S51\*19'16"E C3 1217.22 S00'09'22 PORTION OF 8, 9, T15S, C4 4895.00' 1167.15 13°39'41" S00°09'23' S00°17'35 S13°10'30 C5 4931.09 1218.77 14\*09'40' 13'09'59' GRAPHIC SCALE 4931.09 1133.16 ( IN FEET ) 1 inch = 400 ft. City File No. ANEX-23-0014