

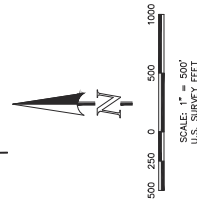
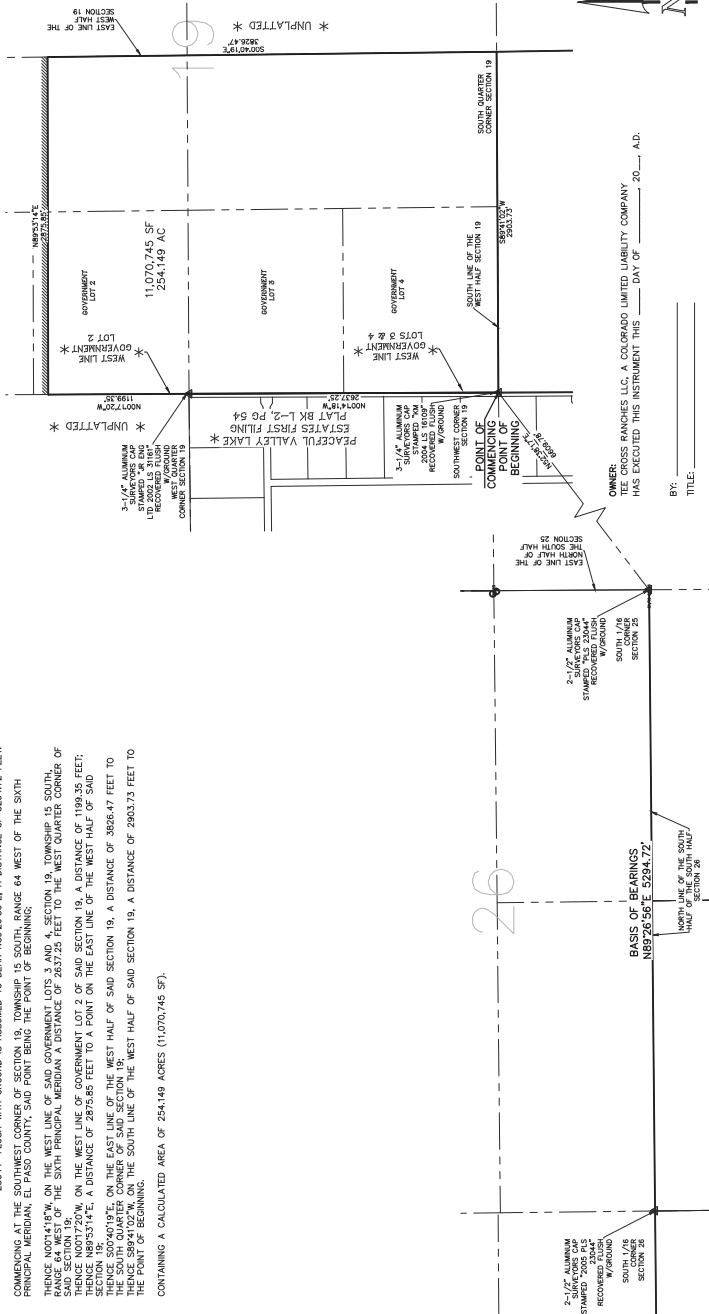
# ANNEXATION PLAT AMARA ADDITION NO. 7B

BEING A PORTION OF WEST HALF SECTION 19, TOWNSHIP 15 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO

**BE IT KNOWN BY THESE PRESENTS:**  
THAT THE CROSS RANGES LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE  
OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

**LEGAL DESCRIPTION:**  
A PART OF LAND BEING THE WEST HALF OF SECTION 19, 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 NORTH LINE OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 15  
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO  
BEING FOUND BY BOTH ENDS TO BE A TRUE ALUMINUM SURVEYORS CAP STAMPED  
AND RECORDED PLAT IN THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO, BEING  
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, EL PASO COUNTY, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE NORTH 41°10'W ON THE WEST LINE OF SAID GOVERNMENT LOTS 3 AND 4, SECTION 19, TOWNSHIP 15 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN A DISTANCE OF 287.25 FEET TO THE WEST QUARTER CORNER OF  
SAID SECTION 19;  
THENCE SOUTH 10°20'W ON THE WEST LINE OF GOVERNMENT LOT 2 OF SAID SECTION 19, A DISTANCE OF 1199.35 FEET;  
THENCE N89°53'14"E, A DISTANCE OF 2975.85 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID  
SECTION 19;  
THENCE S00°40'19"E, ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 3826.47 FEET TO  
THE SOUTH QUARTER CORNER OF SAID SECTION 19;  
THENCE THE SOUTH LINE OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 2963.73 FEET TO  
CONTAINING A CALCULATED AREA OF 254.149 ACRES (11,070.745 SF).

**NOTE:**  
PURSUANT TO C.R.S. SECTION 31-12-104(C)(4), CONTIGUITY SHALL NOT BE AFFECTED BY  
THE EXISTENCE OF PUBLIC LANDS OWNED BY THE STATE, OR AN AGENCY THEREOF,  
OR BY THE EXISTENCE OF A DISCREPANCY BETWEEN THE ANNEXING MUNICIPALITY AND THE  
LAND PROPOSED TO BE ANNEXED.



**VICINITY MAP**  
NOT TO SCALE  
DATE OF PREPARATION: OCTOBER 5, 2022  
REVISION: 24, 2022  
TOTAL PERIMETER: 13462.65 FEET  
1/4TH PERIMETER: 2240.44 FEET  
PERIMETER CONTIGUOUS TO CITY LIMITS: 2826.58 FEET

**SURVEYOR'S STATEMENT:**  
I, DOUGLAS P. RENEIT, 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. RENEIT, 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 BE COMINGED 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. 7B".

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED  
BY THE CITY COUNCIL OF 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, \_\_\_\_\_, CLERK AND RECORDER OF THE COUNTY OF EL PASO,  
DO 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: \_\_\_\_\_  
ANNEXATION PLAT  
AMARA ADDITION NO. 7B  
JOB NO. 2550.03  
OCTOBER 5, 2021  
REV. APRIL 22, 2022  
SHEET 1 OF 1

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

**LEGEND**  
\* CITY LIMITS  
// RURAL BEARING  
▲ RECEIVED INSTRUMENT, AS NOTED

CITY FILE NO. CPC A 21-00203  
610 N. Cascade Avenue, Suite 208  
Colorado Springs, Colorado 80903  
(719) 595-0799 (FAX)