

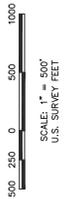
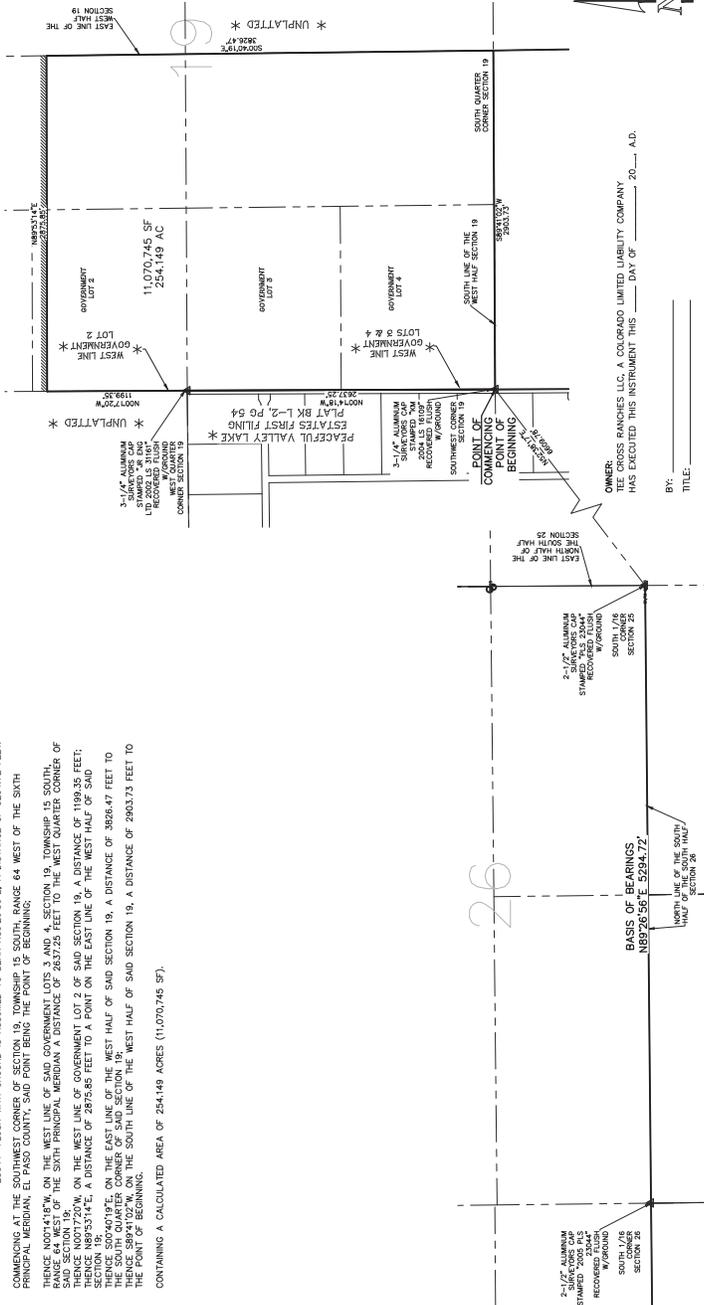
ANNEXATION PLAT AMARA ADDITION NO. 7B

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 NO. 1889-26-56E IN THE PUBLIC RECORDS OF EL PASO COUNTY,
COLORADO, BEING THE POINT OF BEGINNING;
CONTAINING 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.



OWNER: CROSS RANGES LLC, A COLORADO LIMITED LIABILITY COMPANY
HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, A.D.
BY: _____
TITLE: _____
STATE OF COLORADO } SS
COUNTY OF _____ }
NOTARY: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, A.D., BY _____,
OF THE CROSS RANGES LLC, A COLORADO LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

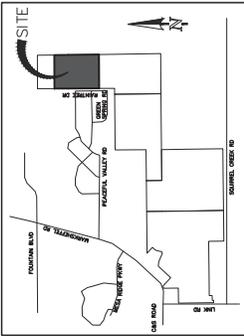
LEGEND
* CITY LIMITS
// RURAL BEARING
▲ RECEIVED INSTRUMENT, AS NOTED

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

CLASSIC CONSULTING

ANNEXATION PLAT
AMARA ADDITION NO. 7B
JOB NO. 2550.03
OCTOBER 5, 2021
REV. APRIL 22, 2022
SHEET 1 OF 1

610 N. Cooper Street, Suite 200
Colorado Springs, Colorado 80903
(719) 595-0790 (FAX)
(719) 595-0790 (PHONE)



VICINITY MAP
NOT TO SCALE
DATE OF PREPARATION: OCTOBER 5, 2022
REVISION: 24, 2022

TOTAL PERIMETER: 13462.65 FEET
1/4TH PERIMETER: 3365.66 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 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

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