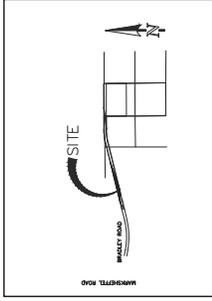


ANNEXATION PLAT AMARA ADDITION NO. 3 BEING A PORTION OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO



BE IT KNOWN BY THESE PRESENTS: That the undersigned, the 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 SECTION 11, TOWNSHIP 15 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, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PS INC" AND AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PS INC" WITH A DISTANCE OF 198.53 FEET.

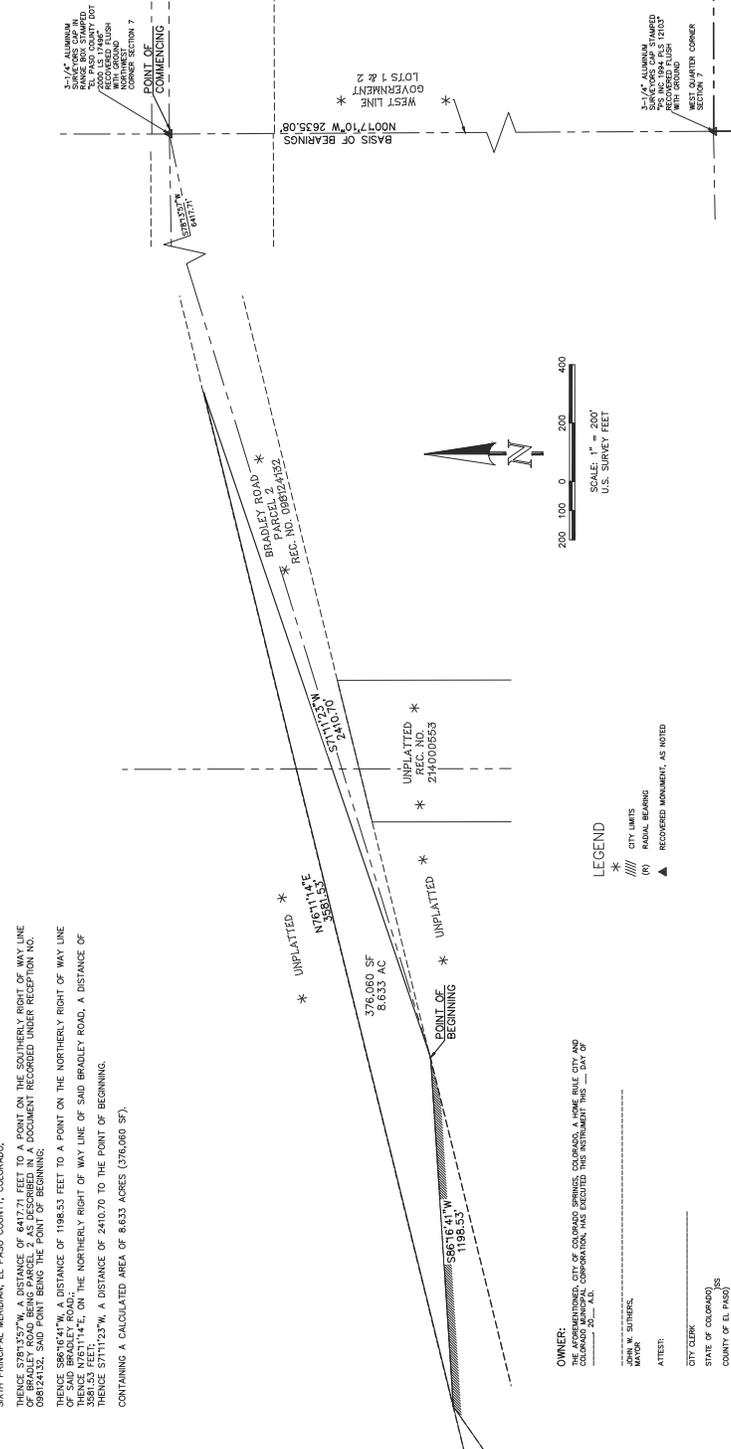
COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S78°15'57"W, A DISTANCE OF 6417.71 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BRADLEY ROAD BEING PARCEL 2, AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 08924132, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S86°16'41"W, A DISTANCE OF 1198.53 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BRADLEY ROAD, BEING PARCEL 2, AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 08924132, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID BRADLEY ROAD, A DISTANCE OF 3581.53 FEET;

THENCE S71°11'23"W, A DISTANCE OF 2416.70 TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 8.633 ACRES (376,060 SF).



LEGEND

* UNPLATTED *

(//) RADIAL BEARING

▲ RECOVERED MONUMENT, AS NOTED

SCALE: 1" = 200'
U.S. SURVEY FEET

DATE OF PREPARATION: OCTOBER 5, 2021
TOTAL PERIMETER: 2186.26 FEET
1/4TH PERIMETER: 1186.56 FEET
PERIMETER CONTIGUOUS TO CITY LIMITS: 1186.53 FEET

SURVEYOR'S STATEMENT:
I, DOUGLAS P. REMELT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF RECORD FOR THIS ANNEXATION PLAT. 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. REMELT, PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NO. 20118
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 YOU COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY 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. 3".

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 AND COUNTY OF EL PASO COUNTY, COLORADO, BY THE ADOPTION OF RESOLUTION NO. _____ OF THE CITY COUNCIL OF THE CITY AND COUNTY OF EL PASO COUNTY, COLORADO, AT ITS MEETING ON _____ DAY OF _____, 20____ A.D.

CITY CLERK _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO } 89
I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE OF RECORDS AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BROERMAN, RECORDER

BY: _____ DEPUTY
FEE: _____
SURCHARGE: _____

ANNEXATION PLAT
AMARA ADDITION NO. 3
JOB NO. 2550.03
OCTOBER 5, 2021
SHEET 1 OF 1

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED



619 N. Colorado Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 595-0790
(719) 595-0799 (fax)

CITY FILE NO. CPC A. 21-00189