ANNEXATION PLAT
AMARA ADDITION NO. 5

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

BE IT KNOWN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION AND TEE CROSS RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND SECTIONS 6 AND 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST, 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 NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYORS CAP IN RANGE BOX STAMPED "EL PASO COUNTY DOT 2000 LS 17496: FLUSH WITH GROUND AND AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PS INC 1994 PLS 12103" FLUSH WITH GROUND IS ASSUMED TO BEARS N00°17'10"W, A DISTANCE OF 2635.08 FEET.

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

THENCE N00°17'10"W, ON THE WEST LINE OF GOVERNMENT LOT 2, SECTION 7 TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN A DISTANCE OF 736.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°17'10"W, ON THE WEST LINE OF GOVERNMENT LOTS 1 AND 2, OF SAID SECTION 7 A DISTANCE OF 1719.08 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL 2A RECORDED UNDER RECEPTION NO. 204127323 SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF BRADLEY ROAD BEING PARCEL 2 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 098124132;

THENCE S89°50'53"W, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID BRADLEY ROAD, A DISTANCE OF 1124.58 FEET;
THENCE N83°33'51"E, A DISTANCE OF 1918.46 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID BRADLEY ROAD BEING 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;
THENCE N89°50'57"E, ON THE LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 2007.72 FEET A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6;
THENCE S00°37'11"E, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 30.00 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6 SAID POINT BEING ALSO THE NORTH QUARTER CORNER OF SAID SECTION 7;
THENCE S00°42'21"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 1900.52 FEET;
THENCE S89°52'37"W, A DISTANCE OF 2804.67 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 124.759 ACRES (5,434,523 SF).

OWNER:

THE AFOREMENTIONED, CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS ___ DAY OF _____, 20__ A.D.

_____
JOHN W. SUTHERS,
MAYOR

ATTEST:

_____
CITY CLERK

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___ A.D. BY JOHN W. SUTHERS, MAYOR OF THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

OWNER:
TEE CROSS RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY
HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20___, A.D.

BY: _____

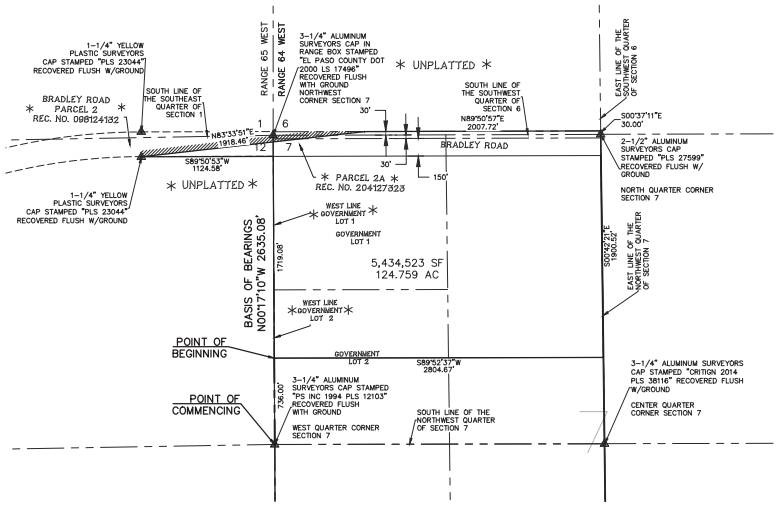
TITLE: _____

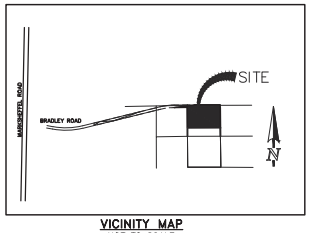
STATE OF COLORADO)
) ss
COUNTY OF_____)

NOTARY:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, A.D. BY _____, AS _____ OF TEE CROSS RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC





VICINITY MAP
NOT TO SCALE

N

LEGEND
*
//// CITY LIMITS
(R) RADIAL BEARING
▲ RECOVERED MONUMENT, AS NOTED

500 250 0 500 1000

SCALE: 1" = 500'
U.S. SURVEY FEET

DATE OF PREPARATION: OCTOBER 5, 2021

TOTAL PERIMETER: 11,505.03 FEET

1/6TH PERIMETER: 1917.50 FEET

PERIMETER CONTIGUOUS TO CITY LIMITS: 1918.46 FEET

SURVEYOR'S STATEMENT:

I, DOUGLAS P. REINELT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF 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. REINELT, PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 30118
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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED 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. 5".

_____ _____
CITY PLANNING DIRECTOR DATE

_____ _____
CITY ENGINEER DATE

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 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 AT _____O'CLOCK__M. THIS_____DAY OF_____, 20__, A.D., 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. 5
JOB. NO. 2550.03
OCTOBER 5, 2021
SHEET 1 OF 1

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

CLASSIC CONSULTING

CITY FILE NO. CPC A 21-00201

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

ANNEXATION PLAT Amara No. 5

N:\2500\2550\DRAWINGS\SURVEY\ANNEXATION PLATS\2500SANNEXB SHT.dwg, 6/14/2022 2:39:47 PM, 1:1