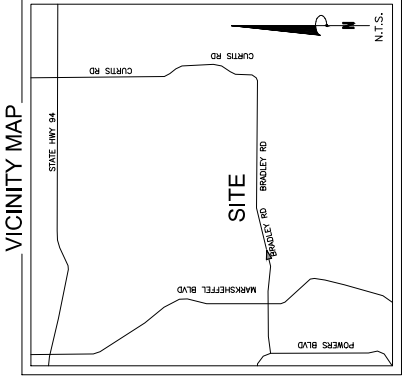


ANNEXATION PLAT KARMAN LINE ADDITION NO. 1

A PORTION OF THE NE1/4 OF SECTION 11,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



BE IT KNOWN BY THESE PRESENTS:

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, being the petitioner of the following described tract of land to wit:

A portion of the Northeast 1/4 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section; thence along the North-South Center line of said Section, S89°10'13"E (Basis of Bearings) 216.10' to the South 1/4 Corner of said Section, S10°10'13"W, a distance of 216.10', to the POINT OF BEGINNING; thence along the East-West Center line of said Section, N00°10'13"W, a distance of 216.10', to the POINT OF BEGINNING.

Containing 31,983 Sq. Ft. or 0.734 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 _____, 2023 A.D.

Blessing A. Mabolade,
Mayor

ATTEST:

City Clerk _____
STATE OF COLORADO }
COUNTY OF EL PASO } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ A.D. by Blessing A. Mabolade, Mayor of the City of Colorado Springs, a home rule city and Colorado Municipal Corporation.

Witness my hand and seal _____

My Commission expires _____
Notary Public _____

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of
KARMAN LINE ADDITION NO. 1.

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 _____

NOTES:

1. 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.
2. 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 herein are as of the date of field work, June 13, 2022.
5. Total perimeter of portion to be annexed: 860.69'
Perimeter along City of Colorado Springs Limits: 216.10'
1/4th perimeter percentage: 25%
6. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C027696, with effective dates of December 7, 2018, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).

LEGEND

- FOUND MONUMENT
- #3 REBAR W/ 1/4" YELLOW PLASTIC CAP, PLS 23044, 3/4" BELOW GRADE
- BOUNDARY ALONG CITY LIMITS



SURVEYOR'S CERTIFICATION:

I, Stewart L. Mages, Jr., a licensed professional land surveyor in the state of Colorado, do hereby state that the annexation plat herein 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 Paso County, Colorado.

Stewart L. Mages, 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 ____ day of _____, A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ STEVE SCHLEIKER, CLERK & RECORDER

FEE: _____ BY: _____ Deputy

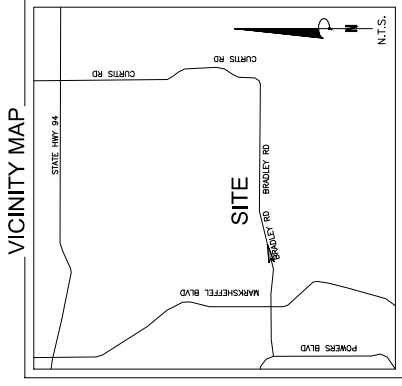
No.	Description	By	Date

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.

Project No. 230709	Drawn By: EJC	Date: 5/22/2023	Sheet 1 of 1
ANNEXATION PLAT, KARMAN LINE ADDITION NO. 1 A PORTION OF THE NE1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH P.M., COUNTY OF EL PASO, COLORADO			

ANNEXATION PLAT KARMAN LINE ADDITION NO. 2

A PORTION OF THE NE1/4 OF SECTION 11,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



BE IT KNOWN BY THESE PRESENTS:

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, being the petitioner of the following described tract of land to wit:

A portion of the Northeast 1/4 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section, thence along the North-South Center line of said Section, S091°01'37"E (Basis of Bearings in 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 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Subdivision Plat recorded in the Public Records of the City and County of Colorado Springs, Colorado, under the name of the City of Colorado Springs, Colorado, as Recipient, Number 227103960, dated 06/22/2022, and then S82°36'33"E, a distance of 938.09 feet; thence S70°05'12"W, a distance of 988.78 feet, to the southeast corner of said Bradley Road Right-of-Way, also being a point on said Center line; thence leaving said Center line, N58°32'13"E, a distance of 346.39 feet; thence N83°12'03"W, a distance of 296.20 feet, to the POINT OF BEGINNING.

Containing 68,275 Sq. Ft. or 1,574 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 _____, 2023 A.D.

Blessing A. Mabolade,
Mayor

ATTEST:

City Clerk
STATE OF COLORADO }
COUNTY OF EL PASO } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ A.D. by Blessing A. Mabolade, Mayor of the City of Colorado Springs, a home rule city and Colorado Municipal Corporation.

Witness my hand and seal _____

My Commission expires _____

Notary Public

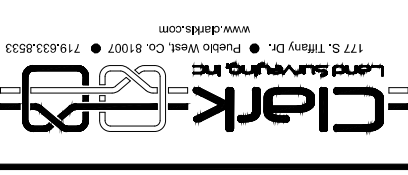
NOTES:

1. Basis of Bearings in 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.
2. 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 on 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 portion to be annexed: 2571.46'
Perimeter of the area contiguous to the City of Colorado Springs Limits: 644.59' (25.07%)
1/4th of the total perimeter: 642.86' (25%)
6. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C07696, with effective dates of December 7, 2018, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).

ANNEXATION PLAT, KARMAN LINE ADDITION NO. 2
A PORTION OF THE NE1/4 OF SECTION 11,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, COLORADO

Project No. 220058
Drawn By: EJC
Checked By: SLM
Date: 5/22/2023
Sheet 1 of 2

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.



SURVEYOR'S CERTIFICATION:

I, Stewart L. Mages, 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 Paso County, Colorado.

Stewart L. Mages, 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 _____ day of _____, A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ STEVE SCHLEIMER, CLERK & RECORDER

FEE: _____ BY: _____ Deputy

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of KARMAN LINE ADDITION NO. 2.

City Planning Director _____ Date _____

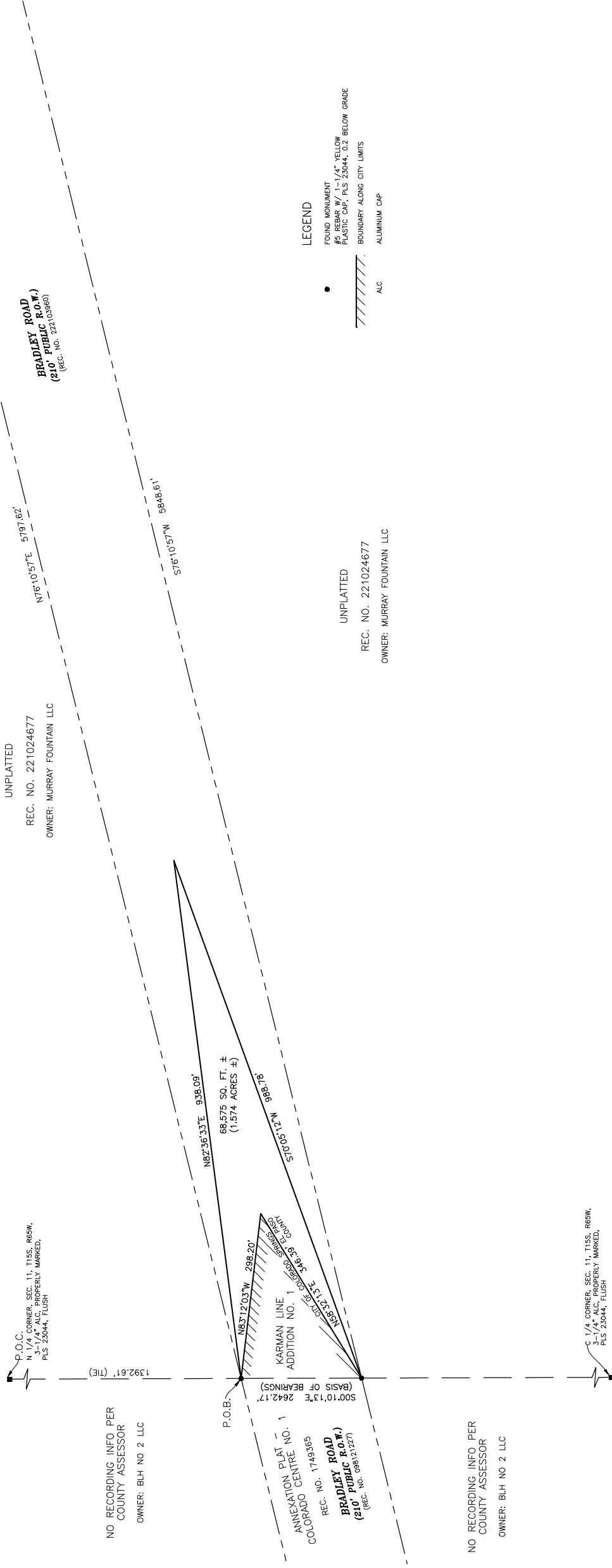
City Engineer _____ Date _____

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 _____

ANNEXATION PLAT KARMAN LINE ADDITION NO. 2

A PORTION OF THE NE1/4 OF SECTION 11,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

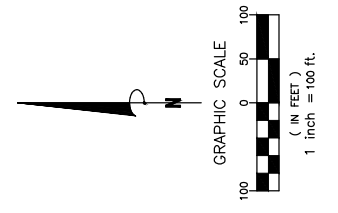


UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

NO RECORDING INFO PER
COUNTY ASSESSOR
OWNER: BLH NO 2 LLC

NO RECORDING INFO PER
COUNTY ASSESSOR
OWNER: BLH NO 2 LLC



- LEGEND**
- FOUND MONUMENT #5 BEARS W/ 1-1/4" YELLOW PLASTIC CAP, PLS 23044, 0.2 BELOW GRADE
 - ▨ BOUNDARY ALONG CITY LIMITS ALUMINIUM CAP
 - ▨ ALC

No.	Description	By	Date

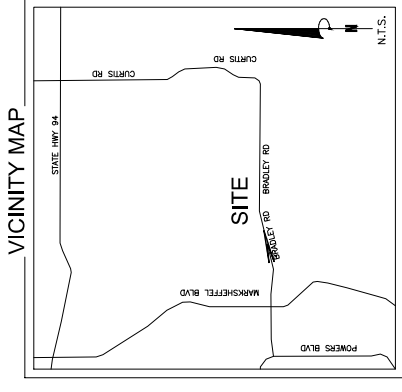
Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

ANNEXATION PLAT, KARMAN LINE ADDITION NO. 2
A PORTION OF THE NE1/4 OF SECTION 11,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, COLORADO
Project No. 230709
Drawn By: EJC
Checked By: SLM
Date: 5/22/2023
Sheet 2 of 2

Clark
Land Surveying Inc.
177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533
www.clarkds.com

ANNEXATION PLAT KARMAN LINE ADDITION NO. 3

A PORTION OF THE NE1/4 OF SECTION 11 & THE NW1/4 OF SECTION 12,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



BE IT KNOWN BY THESE PRESENTS:

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, being the petitioner of the following described tract of land to wit:

A portion of the Northeast 1/4 of Section 11 and the Northwest 1/4 of Section 12, Township 15 South, Range 65 West of the Sixth Principal Meridian, being more particularly described as follows:

COMMENCE 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 in the North-South Centerline of the North 1/4 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), to the northwest corner of Bradley Road and measured to bear S00°10'13"E, a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Subdivision Plat as recorded under Reception Number Z-22103960 of the El Paso County Clerk's Office, on the 22nd day of August, 2022, to the POINT OF BEGINNING; thence along the East-South line, N78°17'02"E, a distance of 2961.87 feet; thence S74°07'00"W, a distance of 2912.83 feet, to the southeast corner of said parcel, also being a point on said Center line; thence leaving said Center line, N70°05'12"E, a distance of 985.78 feet; thence S82°36'33"W, a distance of 938.09 feet, to the POINT OF BEGINNING.

Containing 202.415 Sq. Ft. or 4.647 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 _____, 2023 A.D.

Blessing A. Mabolade,
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 Blessing A. Mabolade, Mayor of the City of Colorado Springs, a home rule city and Colorado Municipal Corporation.

Witness my hand and seal _____
My Commission expires _____ Notary Public

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of KARMAN LINE ADDITION NO. 3.

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 _____

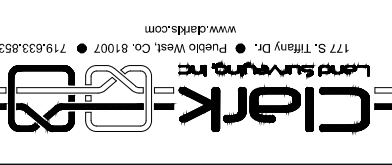
No.	Description	By	Date

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.

ANNEXATION PLAT, KARMAN LINE ADDITION NO. 3
A PORTION OF THE NE1/4 OF SEC. 11 & NW1/4 OF SEC. 12,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, COLORADO

Project No. 220058
Drawn By: EJC
Checked By: SLM
Date: 5/22/2023
Sheet 1 of 2

- NOTES:**
- Basis of Bearings in 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.
 - 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 on accurate and correct title search might disclose including, but not limited to, descriptions contained in deeds for adjacent properties.
 - The linear units used in this drawing are U.S. Survey Feet.
 - The improvements shown hereon are as of the date of field work, June 13, 2022.
 - Total perimeter of portion to be annexed: 7701.57'
1/4th of the total perimeter: 1925.39' (25%)
Perimeter of area contiguous to the City of Colorado Springs Limits: 1926.87' (25.02%)
 - FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C07696, with effective dates of December 7, 2018, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).



SURVEYOR'S CERTIFICATION:

I, Stewart L. Meigs, 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 Paso County, Colorado.

Stewart L. Meigs, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

RECORDING:

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 _____, A.D., and is duly recorded under

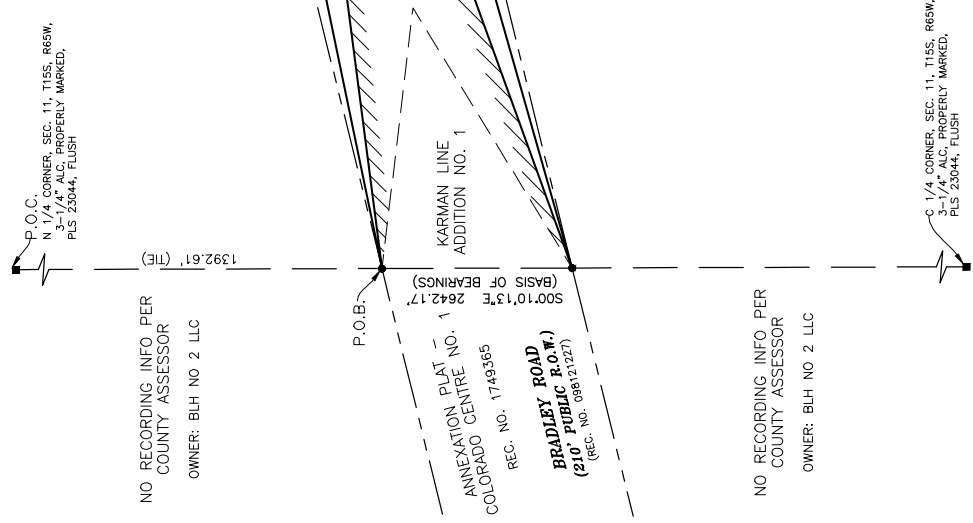
Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ STEVE SCHLEIMER, CLERK & RECORDER

FEE: _____ BY: _____ Deputy

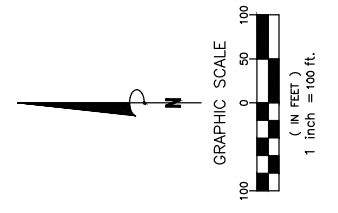
ANNEXATION PLAT KARMAN LINE ADDITION NO. 3

A PORTION OF THE NE1/4 OF SECTION 11 & THE NW1/4 OF SECTION 12,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- FOUND MONUMENT
- REBAR W/ 1"-1/4" YELLOW PLASTIC CAP, PLS 23044, 0.2' BELOW GRADE
- ▨ BOUNDARY ALONG CITY LIMITS
- ALC ALUMINUM CAP



No.	Description	By	Date

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.

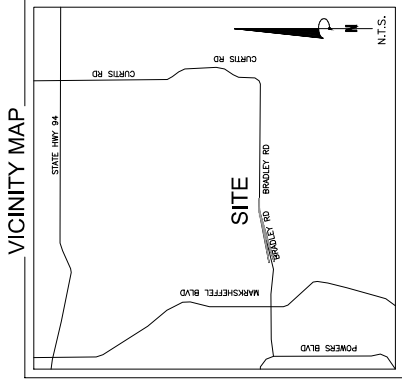
ANNEXATION PLAT, KARMAN LINE ADDITION NO. 3
A PORTION OF THE NE1/4 OF SEC. 11 & NW1/4 OF SEC. 12,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, COLORADO

Project No. 230709
Drawn By: EJC
Checked By: SLM
Date: 5/22/2023
Sheet 2 of 2

Clark
Land Surveying Inc.
177 S. Tiffany Dr., Pueblo West, Co. 81007
www.clarkds.com
719.633.8533

ANNEXATION PLAT KARMAN LINE ADDITION NO. 4

A PORTION OF THE NE1/4 OF SEC. 11, AND THE N1/2 OF SEC. 12, T15S, R65W AND
THE NW1/4 OF SEC. 7, T15S, 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:

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, being the petitioner of the following described tract of land to wit:

A portion of the Northeast 1/4 of Section 11 and the North 1/2 of Section 12, Township 15 South, Range 65 West and the Northwest 1/4 of Section 7, Township 15 South, Range 64 West of the Sixth Principal Meridian, 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 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 Ordinance 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 leaving said Center line along the following six (6) courses:

1. N77°01'21"E, a distance of 5892.93 feet;
 2. S89°28'01"W, a distance of 1855.79 feet, having a radius of 4931.09 feet, a central angle of 133°32'37", a distance of 1165.50 feet;
 3. S89°08'51"W, a distance of 1882.73 feet;
 4. S89°08'51"W, a distance of 1882.73 feet;
 5. along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of 13°47'51", a distance of 1187.47 feet;
 6. S79°21'00"W, a distance of 5783.37 feet, to the southeast corner of said Bradley Road Right-of-Way, also being a point on said Center line;
- thence leaving said Center line, N74°07'00"E, a distance of 2912.83 feet; thence S78°17'07"W, a distance of 2861.87 feet, to the POINT OF BEGINNING.

Containing 505,111 Sq. Ft. or 11,596 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 _____, 2023 A.D.

Blessing A. Mabolade,
Mayor

ATTEST:

City Clerk
STATE OF COLORADO }
COUNTY OF EL PASO } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ A.D. by Blessing A. Mabolade, Mayor of the City of Colorado Springs, a home rule city and Colorado Municipal Corporation.

Witness my hand and seal _____

My Commission expires _____ Notary Public

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of KARMAN LINE ADDITION NO. 4.

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 _____

No.	Description	By	Date

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.

ANNEXATION PLAT, KARMAN LINE ADDITION NO. 4
A PORTION OF THE NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W, NW1/4 OF SEC. 7, T15S, R64W OF THE 6TH P.M., COUNTY OF EL PASO, COLORADO
Drawn By: EJC
Checked By: SLM
Date: 5/22/2023
Sheet 1 of 3
Project No. 220058

- NOTES:**
1. 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.
 2. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership, easements or rights of way of adjacent properties. The client did not wish for easements and rights of way researched or shown. This survey does not take into consideration additional facts that on 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 portion to be annexed: 23040.43'
Perimeter of the area contiguous to the City of Colorado Springs Limits: 5774.70' (23.06%)
1/4th of the total perimeter: 5760.11' (25%)
 6. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C027696, with effective dates of December 7, 2018, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).

SURVEYOR'S CERTIFICATION:

I, Stewart L. Meigs, 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 Paso County, Colorado.

Stewart L. Meigs, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

RECORDING:

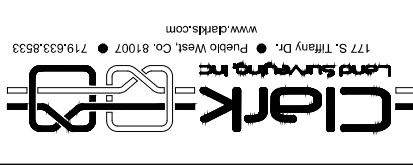
STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., this _____ day of _____, A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ STEVE SCHLEIMER, CLERK & RECORDER

FEE: _____ BY: _____ Deputy



ANNEXATION PLAT KARMAN LINE ADDITION NO. 4

A PORTION OF THE NE1/4 OF SEC. 11, AND THE N1/2 OF SEC. 12, T15S, R65W AND
THE NW1/4 OF SEC. 7, T15S, R64W OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 2

P.O.C.
N 1/4 CORNER, SEC. 11, T15S, R65W,
3'-1/4" A.C. PROPERLY MARKED,
PLS 23044, FLUSH

NO RECORDING INFO PER
COUNTY ASSESSOR
OWNER: BLH NO 2 LLC

P.O.B.
1392.61' (TE)

ANNEXATION PLAT NO. 1
COLORADO CENTRE NO. 1
REC. NO. 1749365

**BRADLEY ROAD
(210' PUBLIC R.O.W.)**
(REC. NO. 098121227)

500'10'13"E
2642.17'

(BASIS OF BEARINGS)

KARMAN LINE
ADDITION NO. 2

KARMAN LINE
ADDITION NO. 1

UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

N76°10'57"E 5797.62'
N77°01'21"E 5682.93'
578°17'07"W 2661.87'

KARMAN LINE
ADDITION NO. 3

**BRADLEY ROAD
(210' PUBLIC R.O.W.)**
(REC. NO. 222103960)

N74°07'00"E 2912.83'
576°10'57"W 5648.61'

UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

UNPLATTED
REC. NO. 214000553
OWNER: THE CITY OF
COLORADO SPRINGS

WEST LINE,
SECTION 12

No.	Description	By	Date

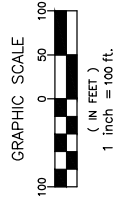
ANNEXATION PLAT, KARMAN LINE ADDITION NO. 4
A PORTION OF THE NE1/4 OF SEC. 11, N1/2 OF SEC. 12,
T15S, R65W, NW1/4 OF SEC. 7, T15S, R64W OF THE 6TH P.M.,
COUNTY OF EL PASO, COLORADO
Project No. 230709
Drawn By: EJC
Checked By: SLM
Date: 5/22/2023
Sheet 2 of 3

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.

Clark
Land Surveying Inc.
177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533
www.clarksls.com

LEGEND

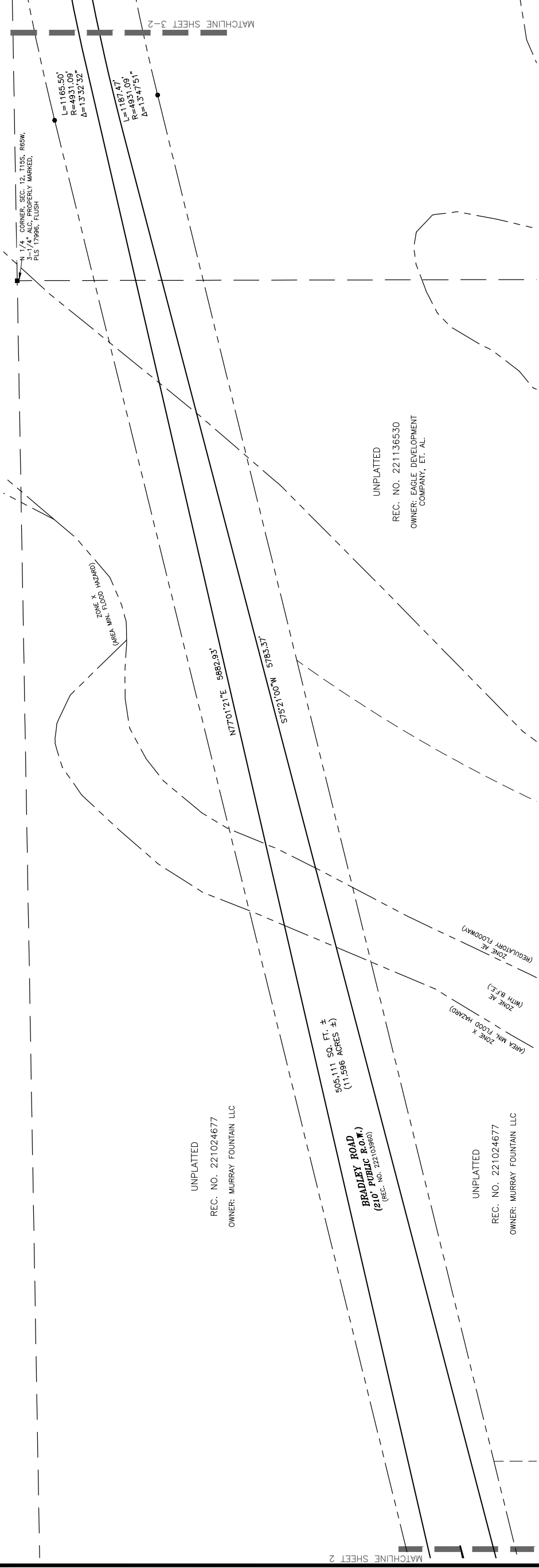
- FOUND MONUMENT
- #5 REBAR W/ 1'-1/4" YELLOW PLASTIC CAP, PLS 23044, FLUSH WITH GRADE UNLESS NOTED
- BOUNDARY ALONG CITY LIMITS
- /// ALC (B.F.E)
- ALUMINUM CAP
- BASE FLOOD ELEVATION



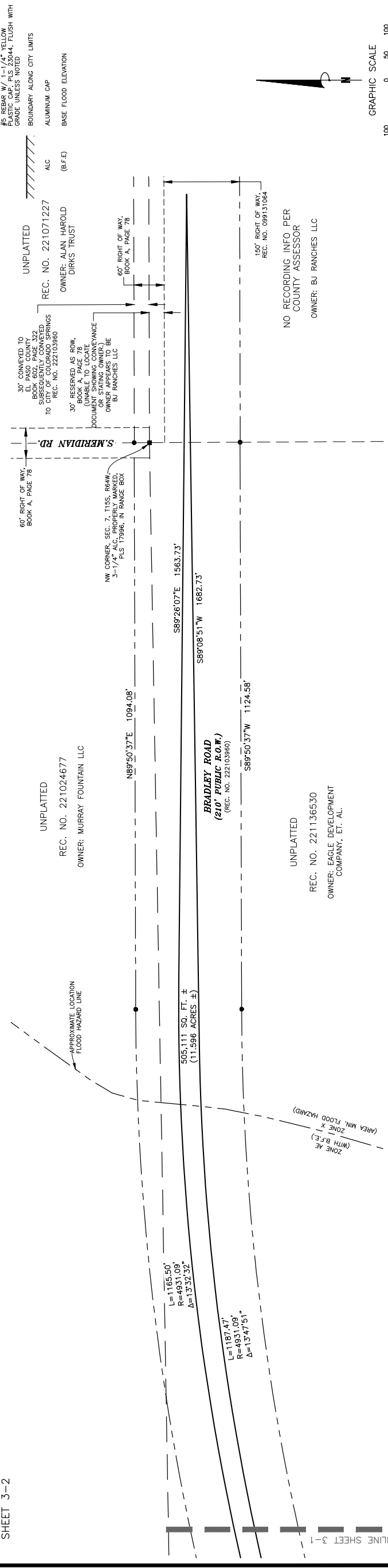
ANNEXATION PLAT KARMAN LINE ADDITION NO. 4

A PORTION OF THE NE1/4 OF SEC. 11, AND THE N1/2 OF SEC. 12, T15S, R65W AND THE NW1/4 OF SEC. 7, T15S, R64W OF THE SIXTH P.M., TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 3-1

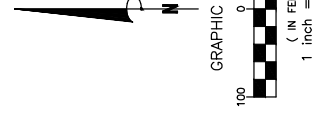


SHEET 3-2



LEGEND

- FOUND MONUMENT
- #5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP, PLS 23044, FLUSH WITH GRADE UNLESS NOTED
- BOUNDARY ALONG CITY LIMITS
- ALUMINUM CAP
- BASE FLOOD ELEVATION
- UNPLATTED
- REC. NO. 221071227
- OWNER: ALAN HAROLD DIRKS TRUST
- 60' RIGHT OF WAY, BOOK A, PAGE 78
- 150' RIGHT OF WAY, REC. NO. 09913064
- 30' CONVEYED TO EL PASO COUNTY, REC. NO. 222103960
- 30' RESERVED AS ROW, (UNABLE TO LOCATE DOCUMENT SHOWING CONVEYANCE TO CITY OF COLORADO SPRINGS, REC. NO. 222103960)
- OWNER APPEARS TO BE BJ RANCHES LLC
- NW CORNER, SEC. 7, T15S, R64W, 3-1/4" A.C., PROPERLY MARKED, PLS 17996, IN RANGE BOX
- 60' RIGHT OF WAY, BOOK A, PAGE 78
- UNPLATTED
- REC. NO. 221024677
- OWNER: MURRAY FOUNTAIN LLC
- 60' RIGHT OF WAY, BOOK A, PAGE 78
- NW CORNER, SEC. 7, T15S, R64W, 3-1/4" A.C., PROPERLY MARKED, PLS 17996, IN RANGE BOX
- UNPLATTED
- REC. NO. 221136530
- OWNER: EAGLE DEVELOPMENT COMPANY, ET. AL.
- 150' RIGHT OF WAY, REC. NO. 09913064
- NO RECORDING INFO PER COUNTY ASSESSOR
- OWNER: BJ RANCHES LLC



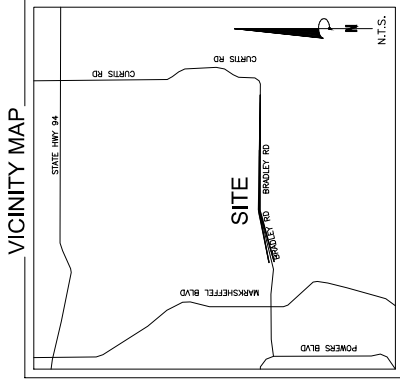
No.	Description	By	Date

ANNEXATION PLAT, KARMAN LINE ADDITION NO. 4
 A PORTION OF THE NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W, NW1/4 OF SEC. 7, T15S, R64W OF THE SIXTH P.M., COUNTY OF EL PASO, COLORADO
 Project 230709
 Drawn By: EJC
 Checked By: SLM
 Date: 5/22/2023
 Sheet 3 of 3

Clark
Land Surveying Inc.
177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533
www.clarkds.com

ANNEXATION PLAT KARMAN LINE ADDITION NO. 5

A PORTION OF THE NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND
THE N1/2 OF SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, 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:

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, being the petitioner of the following described tract of land to wit:

A portion of the Northwest 1/4 of Section 11 and the North 1/2 of Section 12, Township 15 South, Range 65 West and 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 of the Sixth Principal Meridian, 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 in 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 at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade with the Right-of-Way as described in the Subdivision Plat recorded on August 28, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the POINT OF BEGINNING; thence leaving said Center line along the following six (6) courses:

- N76°49'30"E, a distance of 5868.34 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 1133.16 feet;
- N89°52'29"E, a distance of 16116.50 feet;
- S89°42'25"W, a distance of 16132.46 feet;
- along the arc of a curve to the left, having a radius of 4934.09 feet, a central angle of 14°09'40", a distance of 1218.77 feet;
- S77°01'21"W, a distance of 5790.59 feet, to the southwest corner of said Brandy Road Right-of-Way, also being a point on said Center line;

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

- N76°21'00"E, a distance of 5783.37 feet;
- along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 13°47'51", a distance of 1187.47 feet;
- N89°08'51"E, a distance of 16827.3 feet;
- N89°26'07"W, a distance of 15632.73 feet;
- along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of 13°32'32", a distance of 1165.50 feet;
- S77°01'21"W, a distance of 5882.93 feet, to the POINT OF BEGINNING.

Containing 776,725 St., Ft., or 17,831 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 _____, 2023 A.D.

Blessing A. Mabolade,
Mayor

ATTEST:

City Clerk _____
STATE OF COLORADO } SS
COUNTY OF EL PASO }

The foregoing instrument was acknowledged before me this ____ day if _____, 20____ A.D. by Blessing A. Mabolade, Mayor of the City of Colorado Springs, a home rule city and Colorado Municipal Corporation.

Witness my hand and seal _____
My Commission expires _____
Notary Public

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of KARMAN LINE ADDITION NO. 5.

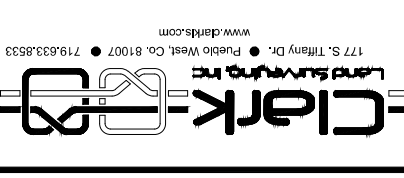
City Planning Director _____ Date _____

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 _____

No.	Description	By	Date



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.

Drawn By: EJC
Checked By: SLM
Date: 5/22/2023
Sheet: 1 of 4
Project No: 220058

ANNEXATION PLAT, KARMAN LINE ADDITION NO. 5
A PORTION OF THE NE1/4 SEC. 11, N1/2 12, T15S, R65W,
N1/2 SEC. 7, N1/2 8, N1/2 9, T15S, R64W, 6TH P.M.,
COUNTY OF EL PASO, COLORADO

Project No: 220058
Drawn By: EJC
Checked By: SLM
Date: 5/22/2023
Sheet: 1 of 4

NOTES:

- Basis of Bearings in 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 2842.17 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.
- The linear units used in this drawing are U.S. Survey Feet.
- The improvements shown hereon are as of the date of field work, June 13, 2022.
- Total perimeter of portion to be annexed: 63,533.56'
Perimeter of the area contiguous to the City of Colorado Springs Limits: 17,265.73' (27.18%)
1/4th of the total perimeter: 15,983.39'
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C00769G, with effective dates of December 7, 2018, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).

SURVEYOR'S CERTIFICATION:

I, Stewart L. Moses, 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 Paso County, Colorado.

Stewart L. Moses, 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 _____ day of _____, A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.

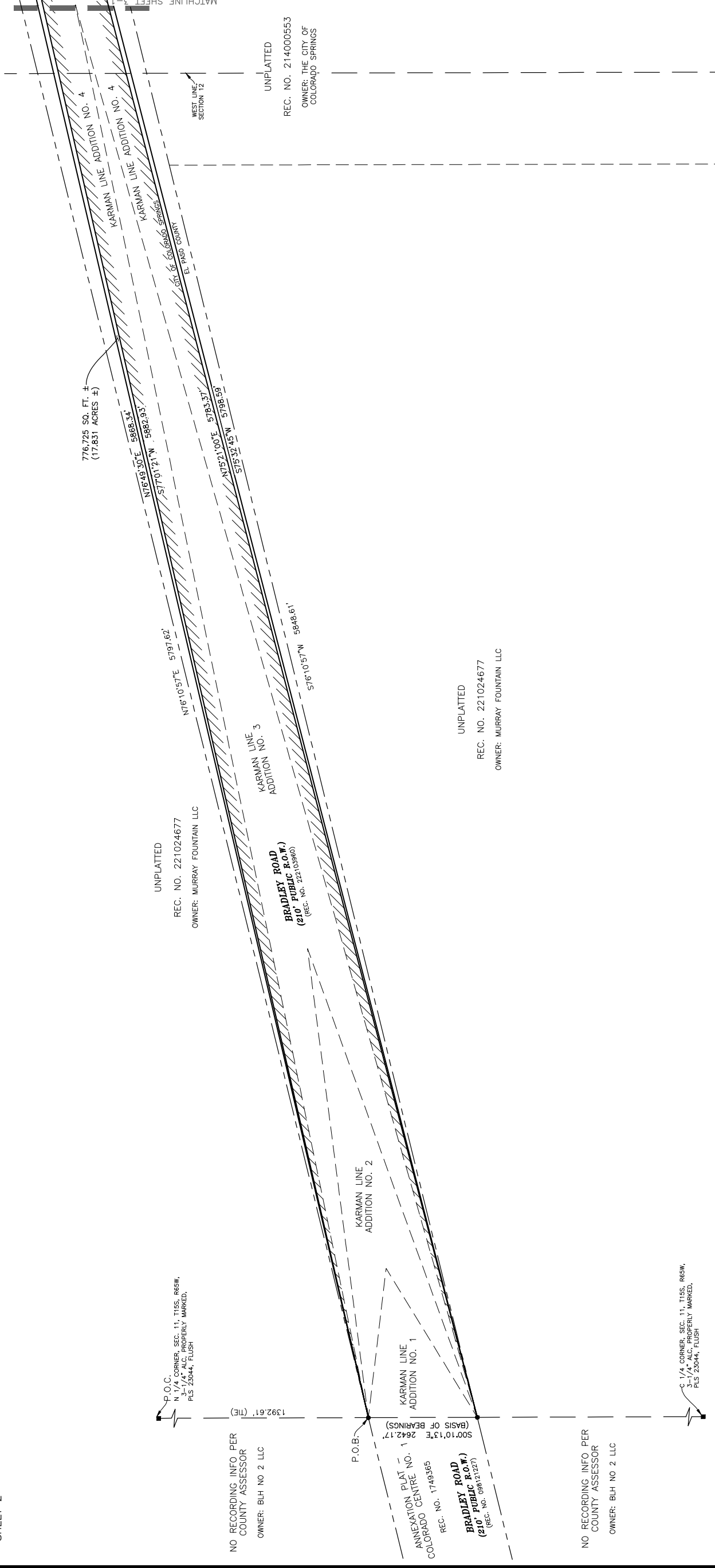
SURCHARGE: _____ STEVE SCHLEIKER, CLERK & RECORDER

FEE: _____ BY: _____ Deputy

ANNEXATION PLAT KARMAN LINE ADDITION NO. 5

A PORTION OF THE NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND
THE N1/2 OF SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R64W OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 2



P.O.C.
N 1/4 CORNER, SEC. 11, T15S, R65W,
3'-1/4" A.C. PROPERLY MARKED,
PLS 23044, FLUSH

C 1/4 CORNER, SEC. 11, T15S, R65W,
3'-1/4" A.C. PROPERLY MARKED,
PLS 23044, FLUSH

UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

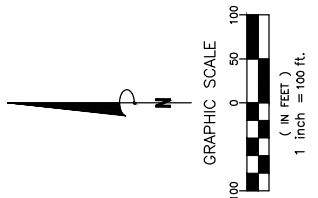
UNPLATTED
REC. NO. 214000553
OWNER: THE CITY OF
COLORADO SPRINGS

UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

BRADLEY ROAD
(210' PUBLIC R.O.W.)
(REC. NO. 22103960)

NO RECORDING INFO PER
COUNTY ASSESSOR
OWNER: BLH NO 2 LLC

NO RECORDING INFO PER
COUNTY ASSESSOR
OWNER: BLH NO 2 LLC



LEGEND

- FOUND MONUMENT
- #5 REBAR W/ 1'-1/4" YELLOW PLASTIC CAP, PLS 23044, FLUSH WITH GRADE UNLESS NOTED
- BOUNDARY ALONG CITY LIMITS
- /// ALUMINUM CAP
- (B.F.E) BASE FLOOD ELEVATION

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	4931.09'	1133.16'	13°09'59"	S13°10'30"E
C2	4931.09'	1218.77'	14°09'40"	S00°17'35"E
C3	4931.09'	1187.47'	13°47'51"	S14°39'00"E
C4	4931.09'	1165.50'	13°32'32"	S00°33'53"W

No.	Description	By	Date

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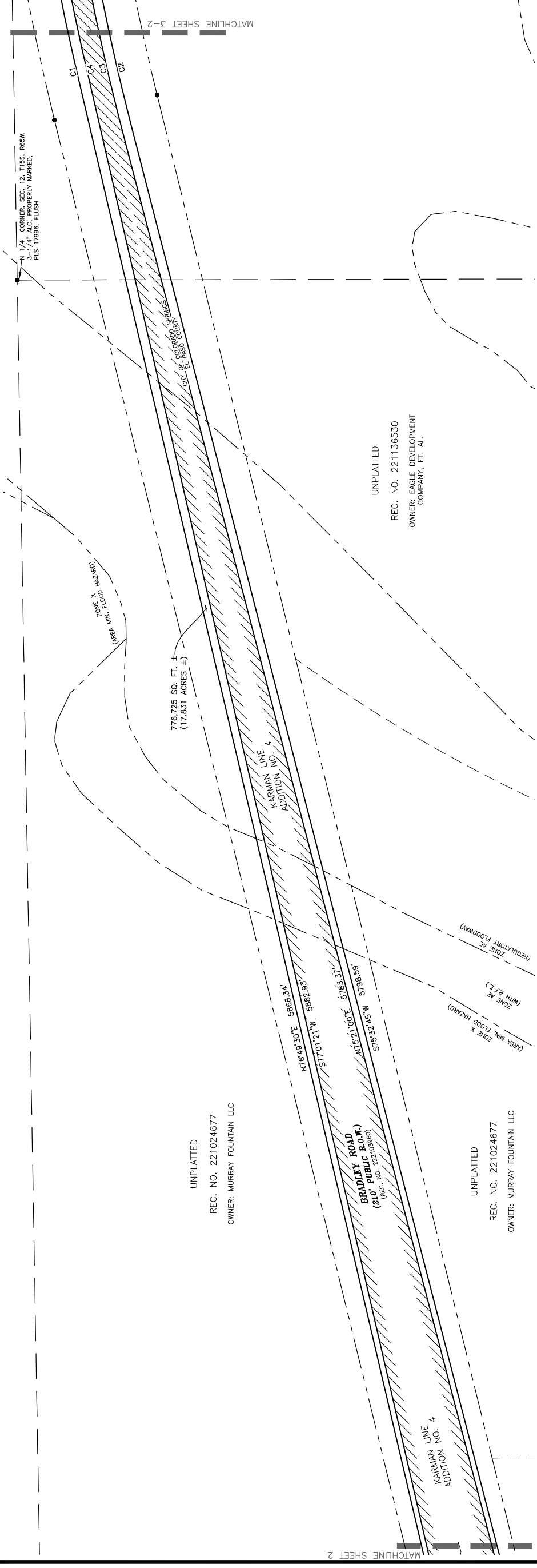
ANNEXATION PLAT, KARMAN LINE ADDITION NO. 5
A PORTION OF THE NE1/4 SEC. 11, N1/2 12, T15S, R65W,
N1/2 SEC. 7, N1/2 8, N1/2 9, T15S, R64W, 6TH P.M.,
COUNTY OF EL PASO, COLORADO
Project 230709
Drawn By: EJC
Checked By: SLM
Date: 5/22/2023
Sheet 2 of 4

Clark
Land Surveying, Inc.
177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533
www.clarksls.com

ANNEXATION PLAT KARMAN LINE ADDITION NO. 5

A PORTION OF THE NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND
THE N1/2 OF SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R64W OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 3-1



UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

UNPLATTED
REC. NO. 221136530
OWNER: EAGLE DEVELOPMENT
COMPANY, ET. AL.

UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

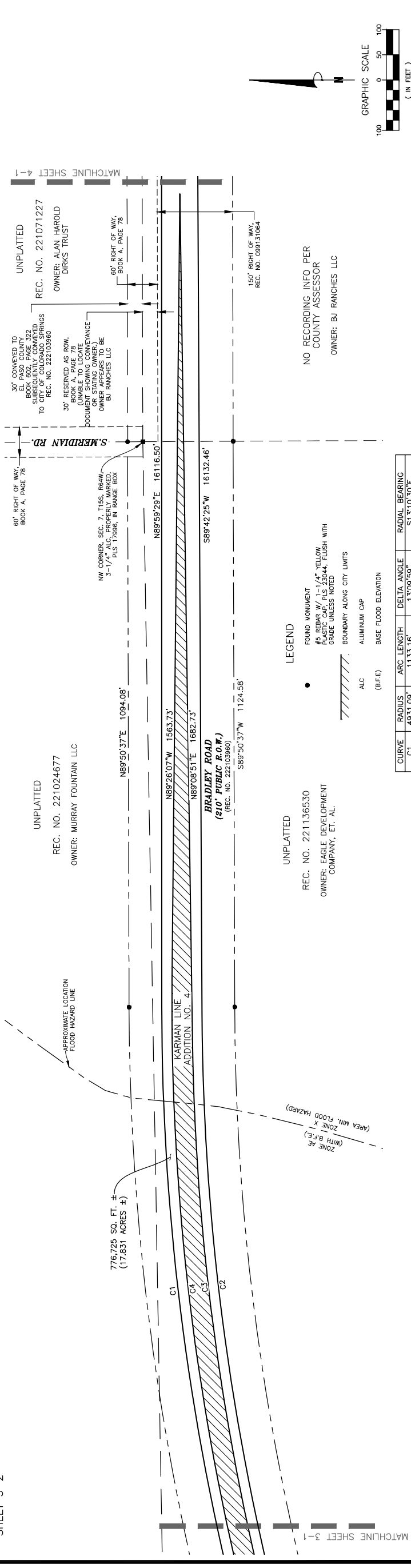
UNPLATTED
REC. NO. 221071227
OWNER: ALAN HAROLD
DIRKS TRUST

UNPLATTED
REC. NO. 221136530
OWNER: EAGLE DEVELOPMENT
COMPANY, ET. AL.

NO RECORDING INFO PER
COUNTY ASSESSOR
OWNER: BJ RANCHES LLC

MATCHLINE SHEET 2

SHEET 3-2

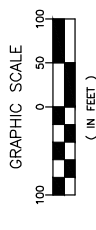


UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

UNPLATTED
REC. NO. 221071227
OWNER: ALAN HAROLD
DIRKS TRUST

UNPLATTED
REC. NO. 221136530
OWNER: EAGLE DEVELOPMENT
COMPANY, ET. AL.

NO RECORDING INFO PER
COUNTY ASSESSOR
OWNER: BJ RANCHES LLC



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	4931.08'	1133.16'	1700.59°	S13°10'30"E
C2	4931.08'	1218.77'	1409.40°	S00°17'35"E
C3	4931.08'	1182.47'	1342.51°	S14°39'00"E
C4	4931.08'	1165.50'	1332.32°	S00°33'53"W

LEGEND

- FOUND MONUMENT
- #5 REBAR W/ 1-1/4" YELLOW PAINT, 1/4" DIA., FLUSH WITH GRADE UNLESS NOTED
- BOUNDARY ALONG CITY LIMITS
- /// ALUMINUM CAP
- (B.F.E.) BASE FLOOD ELEVATION

No.	Description	By	Date

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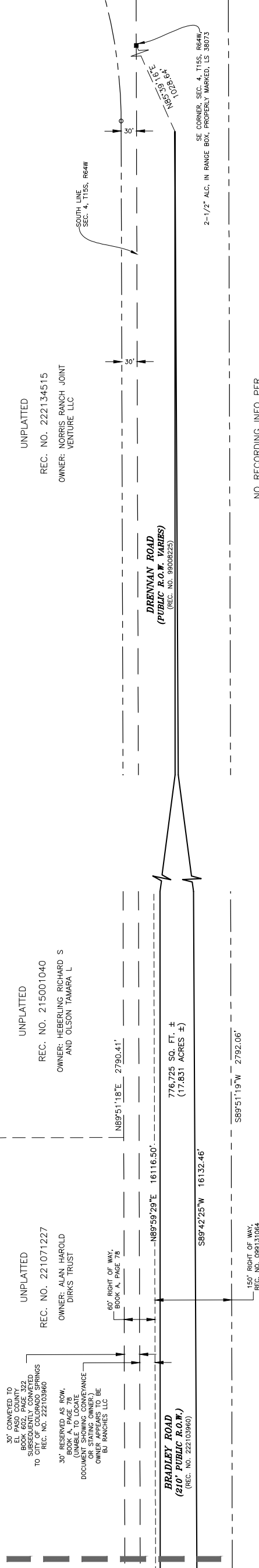
Project No. 230709
Drawn By: EJC
Checked By: SLM
Date: 5/22/2023
Sheet 3 of 4
ANNEXATION PLAT, KARMAN LINE ADDITION NO. 5
COUNTY OF EL PASO, COLORADO
N1/2 SEC. 7, N1/2 8, N1/2 9, T15S, R64W, 6TH P.M.,
A PORTION OF THE NE1/4 SEC. 11, N1/2 12, T15S, R65W,

ANNEXATION PLAT KARMAN LINE ADDITION NO. 5

A PORTION OF THE NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND
THE N1/2 OF SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R64W OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 4-1

MATCHLINE SHEET 3-2



NO RECORDING INFO PER
COUNTY ASSESSOR

OWNER: STATE OF COLORADO
C/O DIVISION OF PURCHASING

NO RECORDING INFO PER
COUNTY ASSESSOR

OWNER: BJ RANCHES LLC

UNPLATTED

REC. NO. 222134515

OWNER: NORRIS RANCH JOINT
VENTURE LLC

UNPLATTED

REC. NO. 215001040

OWNER: HEBERLING RICHARD S
AND OLSON TAMARA L

UNPLATTED

REC. NO. 221071227

OWNER: ALAN HAROLD
DIRKS TRUST

30' CONVEYED TO
EL PASO COUNTY T22
SUBSEQUENTLY CONVEYED
TO CITY OF COLORADO SPRINGS
REC. NO. 222103960

30' RESERVED AS ROW
BOOK A, PAGE 78
(UNABLE TO LOCATE
ORIGINAL SURVEY DOCUMENTANCE
OWNER APPEARS TO BE
BJ RANCHES LLC

60' RIGHT OF WAY
BOOK A, PAGE 78

N89°51'18"E 2790.41'

**BRADLEY ROAD
(210' PUBLIC R.O.W.)**
(REC. NO. 222103960)

776.725 SQ. FT. ±
(17.631 ACRES ±)

**DEBNNAN ROAD
(PUBLIC R.O.W. VARIUS)**
(REC. NO. 398368225)

SE CORNER, SEC. 4, T15S, R64W
2-1/2" ALC. IN RANGE BOX, PROPERLY MARKED, LS 38073

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

N89°51'18"E 2790.41'

N89°59'29"E 16116.50'

S89°42'25"W 16132.46'

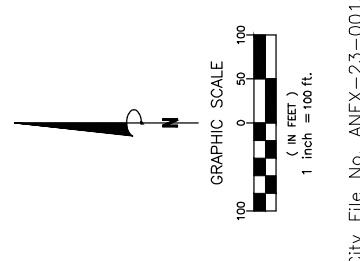
S89°51'19"W 2792.06'

150' RIGHT OF WAY
REC. NO. 099131064

No.	Description	By	Date

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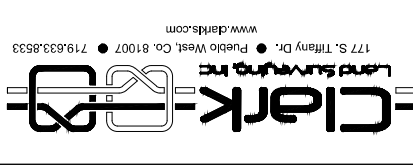
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A PORTION OF THE NE1/4 SEC. 11, N1/2 12, T15S, R65W,
N1/2 SEC. 7, N1/2 8, N1/2 9, T15S, R64W, 6TH P.M.,
COUNTY OF EL PASO, COLORADO
Project No. 230709
Drawn By: EJC
Checked By: SLM
Date: 5/22/2023
Sheet 4 of 4



LEGEND

- FOUND MONUMENT
- #5 REBAR W/ 1-1/4" YELLOW PAINT, 4" DIA., FLUSH WITH GRADE UNLESS NOTED
- BOUNDARY ALONG CITY LIMITS
- /// ALUMINUM CAP
- ALC
- (B.F.E) BASE FLOOD ELEVATION

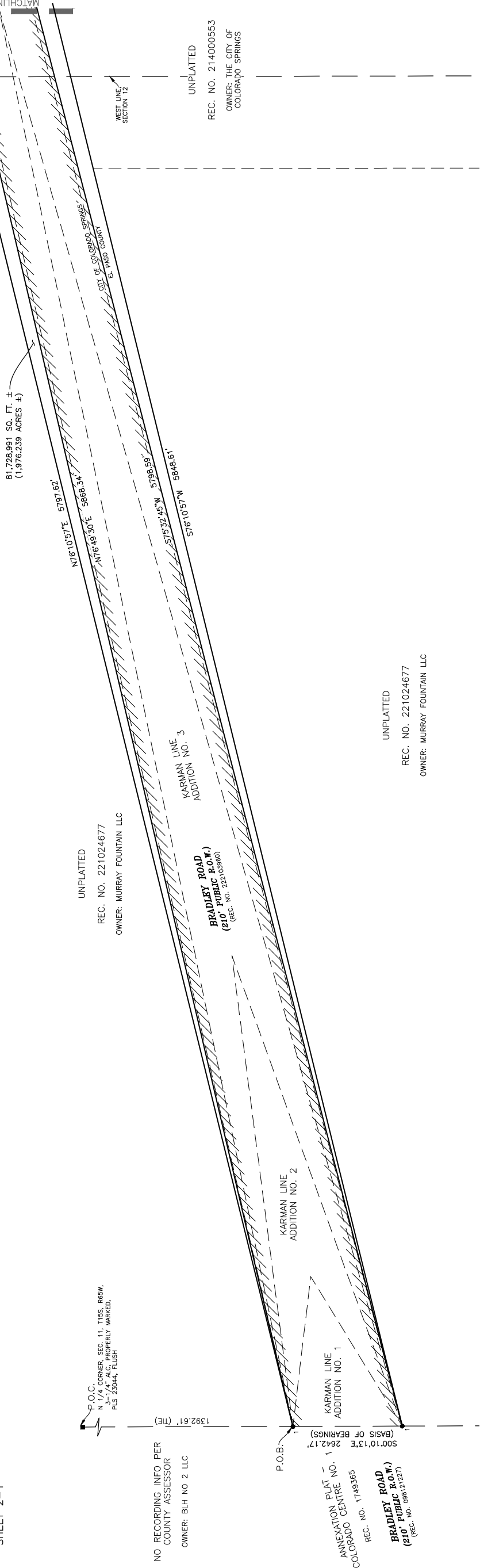
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C2	4931.09'	1218.77'	1409.70"	S00°17'35"E
C3	4931.09'	1182.47'	1347.51"	S14°39'00"E
C4	4931.09'	1165.50'	1332.32"	S00°33'53"W



ANNEXATION PLAT KARMAN LINE ADDITION NO. 6

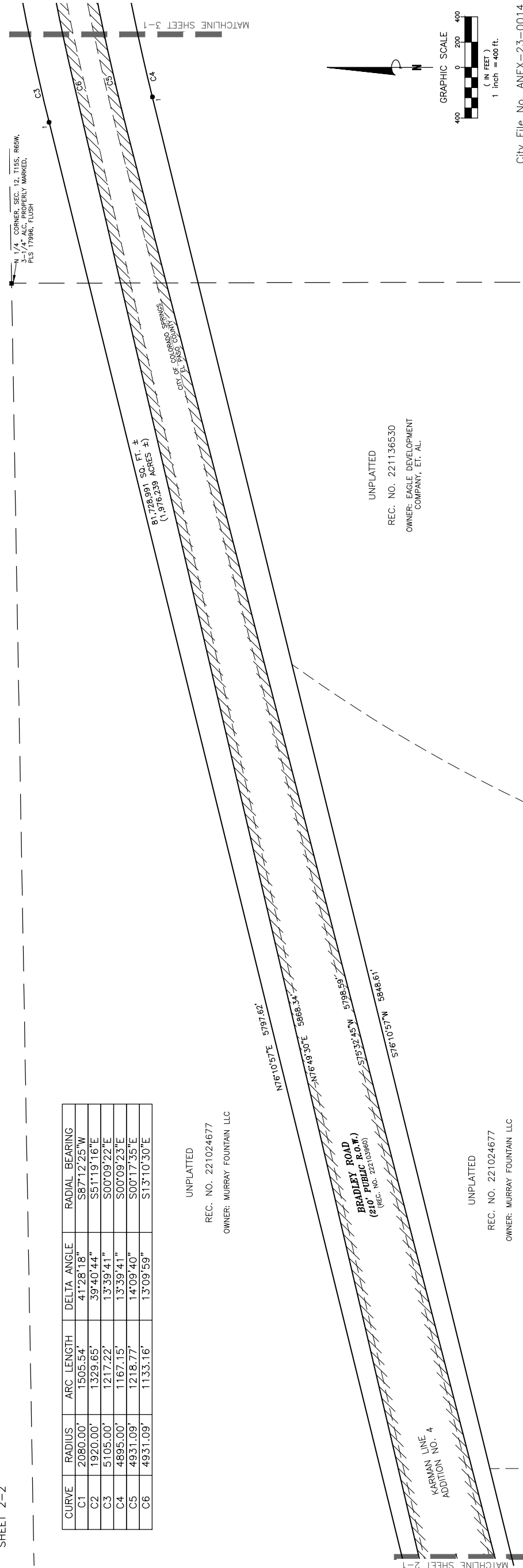
A PORTION OF THE SE1/4 OF SEC. 1, NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND SEC. 3, SEC. 4, SEC. 5, N1/2 SEC. 6, N1/2 SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R64W AND THE E1/2 OF SEC. 32, SEC. 33 AND SW1/4 SEC. 34, T14S, R64W OF THE SIXTH P.M., TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 2-1



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	2080.00'	1505.54'	41°28'18"	S87°12'25\"/>
C2	1920.00'	1329.65'	39°40'44"	S51°19'16\"/>
C3	5105.00'	1217.22'	13°39'41"	S00°09'22\"/>
C4	4895.00'	1167.15'	13°39'41"	S00°09'23\"/>
C5	4931.09'	1218.77'	14°09'40"	S00°17'35\"/>
C6	4931.09'	1133.16'	13°09'59"	S13°10'30\"/>

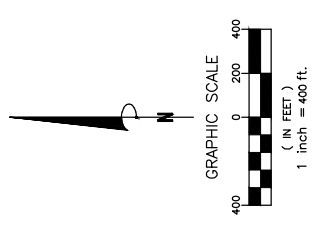
SHEET 2-2



UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

UNPLATTED
REC. NO. 221136530
OWNER: EAGLE DEVELOPMENT COMPANY, ET. AL.

UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC



City File No. ANEX-23-0014

Project No. 230709	Drawn By: EJC	Date: 5/22/2023	Sheet 2 of 5
EL PASO COUNTY, COLORADO			
7, 8, 9, T15S, R64W & SEC. 32, 33, 34, T14S, R54W, 6TH P.M., A PORTION OF SEC. 11, 12, T15S, R65W, & SEC. 3, 4, 5, 6,			
ANNEXATION PLAT, KARMAN LINE ADDITION NO. 6			

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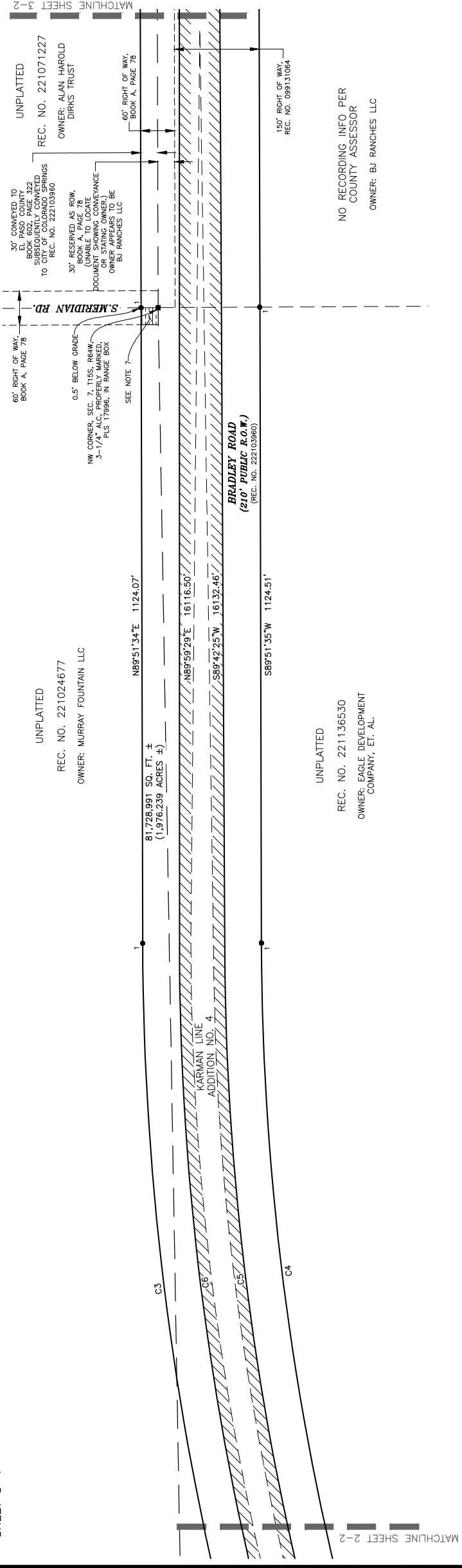
No.	Description	By	Date

177 S. Tiffany Dr., Pueblo West, Co. 81007 • 719.633.8533
www.darks.com

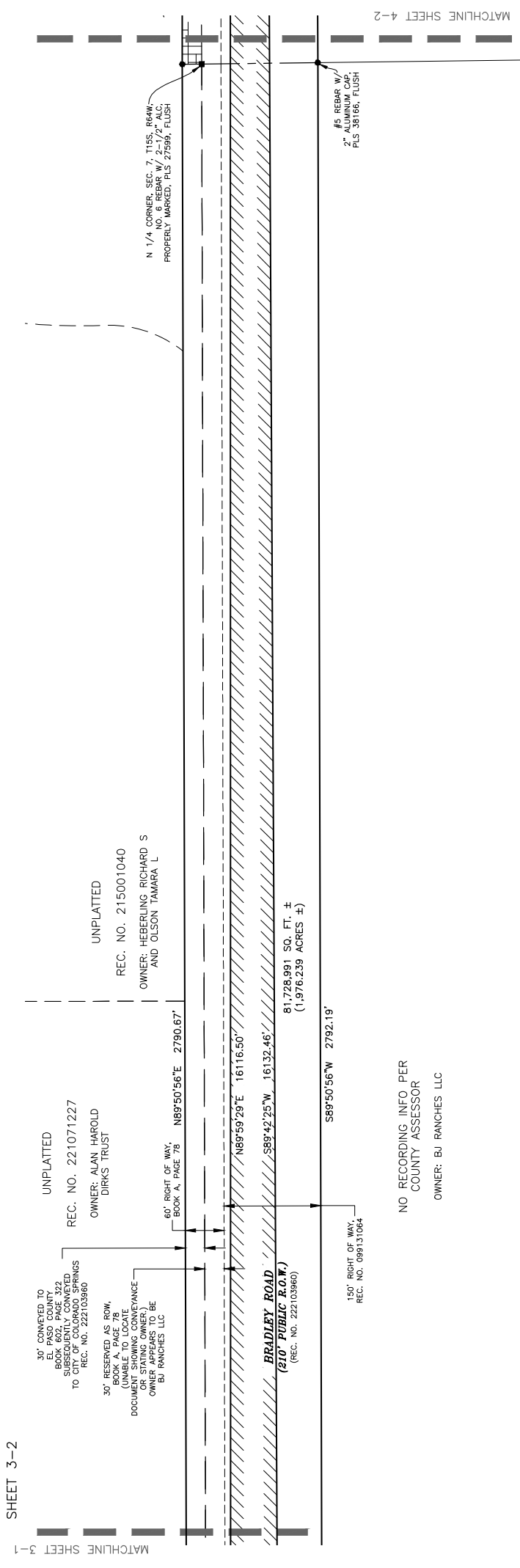
ANNEXATION PLAT KARMAN LINE ADDITION NO. 6

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 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



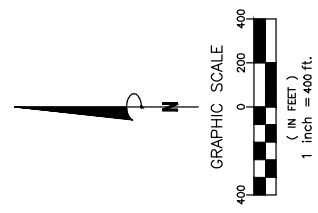
SHEET 3-2



No.	Description	By	Date

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ANNEXATION PLAT, KARMAN LINE ADDITION NO. 6
EL PASO COUNTY, COLORADO
7, 8, 9, T15S, R64W & SEC. 32, 33, 34, T14S, R54W, 6TH P.M.,
Project 230709
Drawn By: EJC
Checked By: SLM
Date: 5/22/2023
Sheet 3 of 5



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177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533
Clark
Land Surveying, Inc.

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 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

UNPLATTED
REC. NO. 2236145
OWNER: GERALD GOODRICH &
DONNA GOODRICH

UNPLATTED
REC. NO. 222134515
OWNER: NORRIS RANCH
JOINT VENTURES LLC

81,728.991 SQ. FT. ±
(1,976.239 ACRES ±)

NOT PART OF
THIS ANNEXATION

UNPLATTED
REC. NO. 2236145
OWNER: GERALD
GOODRICH &
DONNA GOODRICH

UNPLATTED
REC. NO. 217000009
OWNER: CITY OF
COLORADO SPRINGS

UNPLATTED
REC. NO. 222134515
OWNER: NORRIS RANCH
JOINT VENTURES LLC

UNPLATTED
REC. NO. 214043231
OWNER: CITY OF
COLORADO SPRINGS

UNPLATTED
REC. NO. 214043231
OWNER: CITY OF
COLORADO SPRINGS

UNPLATTED
REC. NO. 217035745
OWNER: CITY OF
COLORADO SPRINGS

UNPLATTED
REC. NO. 214043231
OWNER: CITY OF
COLORADO SPRINGS

UNPLATTED
REC. NO. 217035789
OWNER: CITY OF
COLORADO SPRINGS

UNPLATTED
REC. NO. 215095922
OWNER: CITY OF
COLORADO SPRINGS

UNPLATTED
REC. NO. 220075306
OWNER: CITY OF
COLORADO SPRINGS

UNPLATTED
REC. NO. 213101911
OWNER: CITY OF
COLORADO SPRINGS

UNPLATTED
REC. NO. 213101911
OWNER: CITY OF
COLORADO SPRINGS

UNPLATTED
REC. NO. 214043231
OWNER: CITY OF
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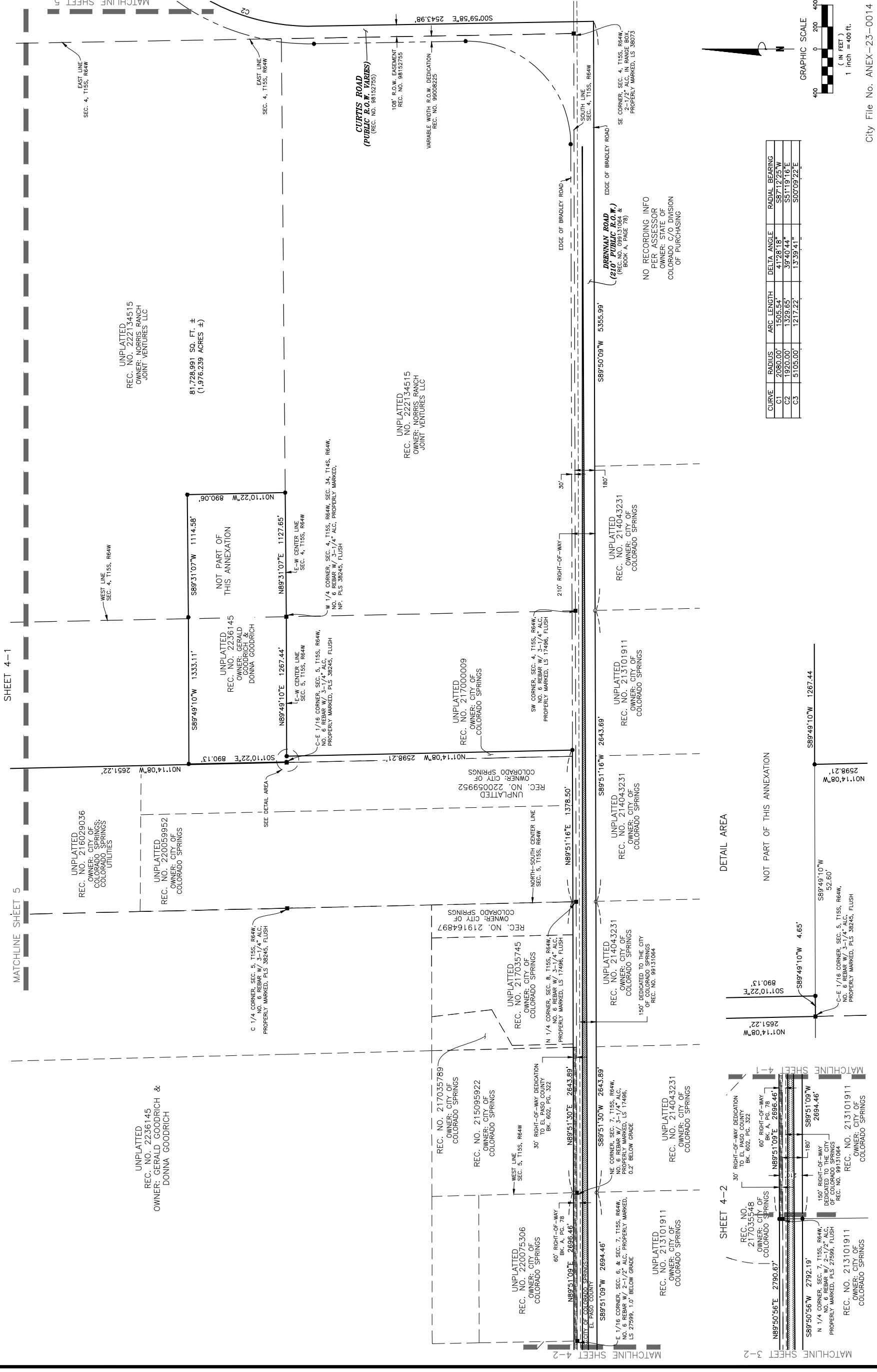
UNPLATTED
REC. NO. 214043231
OWNER: CITY OF
COLORADO SPRINGS

Clark Land Surveying, Inc.
177 S. Tiffany Dr., Pueblo West, CO 81007 • 719.633.8533
www.clarklands.com

No.	Description	By	Date

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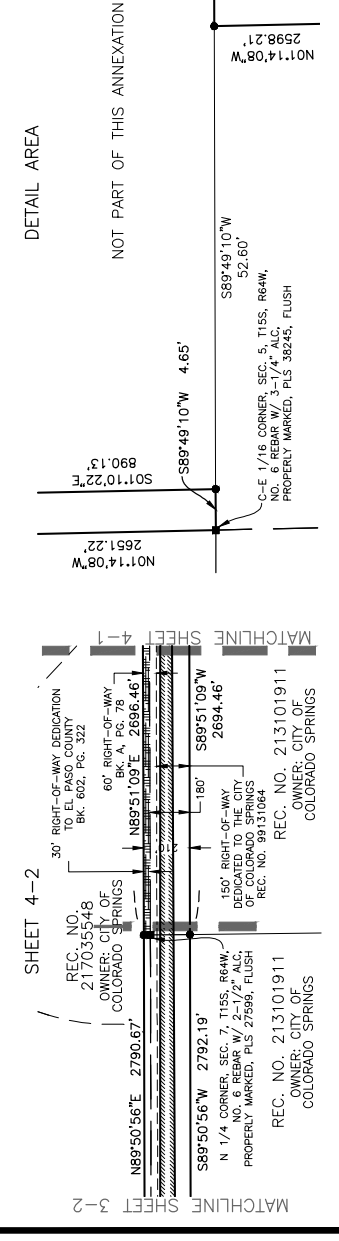
Project No. 230709
EL PASO COUNTY, COLORADO
A PORTION OF SEC. 1, 11, 12, T15S, R65W, & SEC. 3, 4, 5, 6, 7, 8, 9, T15S, R64W & SEC. 32, 33, 34, T14S, R64W, 6TH P.M.,
Drawn By: EJC
Checked By: SLM
Date: 5/22/2023
Sheet 4 of 5



GRAPHIC SCALE
400 200 0 200 400
(IN FEET)
1 inch = 400 ft.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	2080.00'	1505.54'	41°28'18"	S87°12'25"W
C2	1920.00'	1329.65'	38°40'44"	S51°19'16"E
C3	5105.00'	1217.22'	13°39'41"	S00°09'22"E

NO RECORDING INFO
PER ASSESSOR
OWNER: STATE OF
COLORADO C/O DIVISION
OF PURCHASING

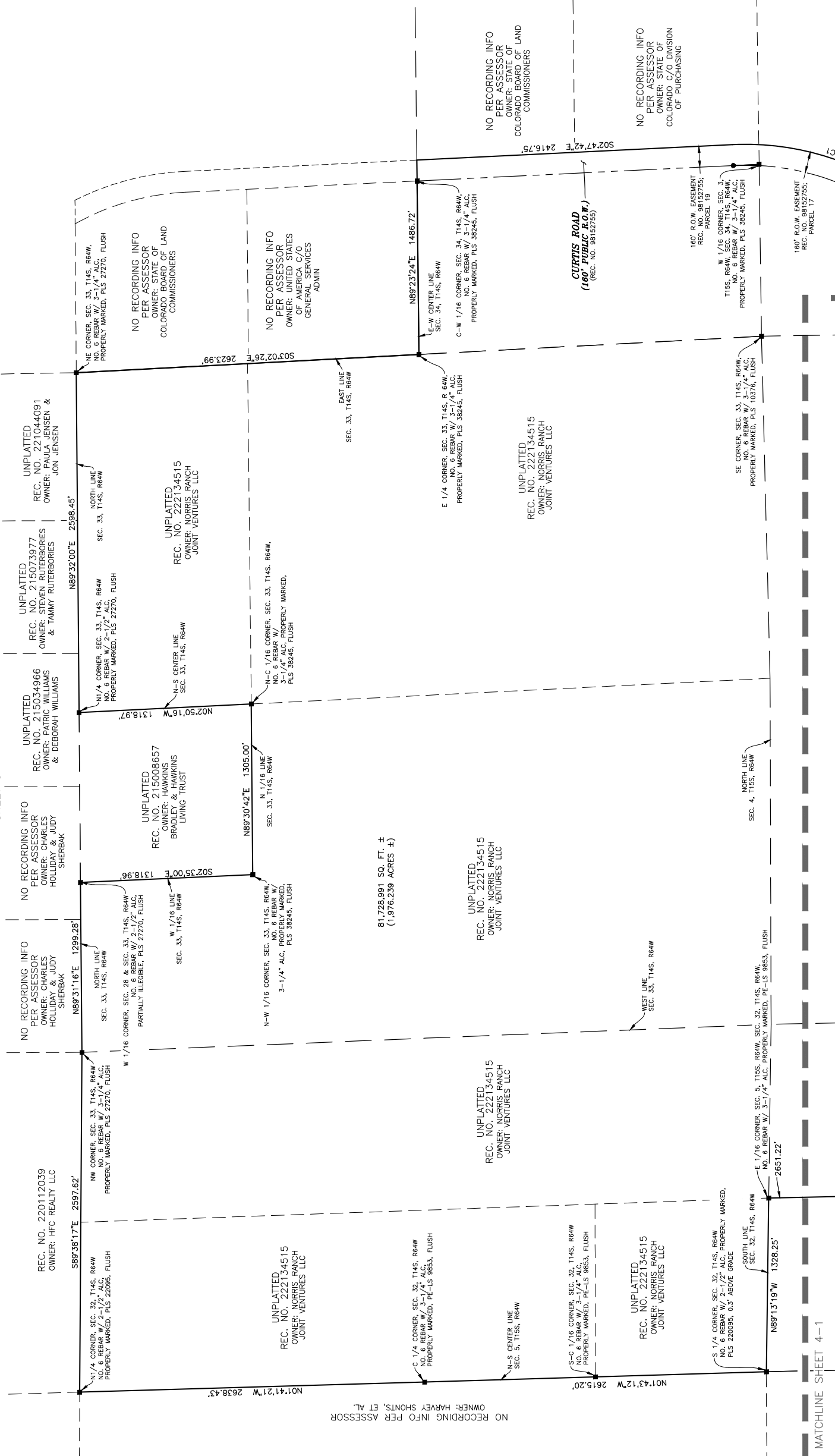


MATCHLINE SHEET 5
MATCHLINE SHEET 4-1
MATCHLINE SHEET 4-2
MATCHLINE SHEET 3-2

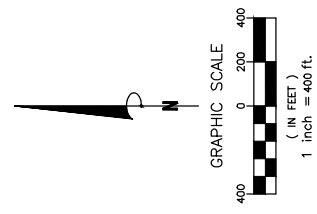
ANNEXATION PLAT KARMAN LINE ADDITION NO. 6

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 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



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	2080.00'	1505.54'	41°28'18"	S87°12'25"W
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C3	5105.00'	1217.22'	1°3'39.41"	S00°09'22"E
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C5	4931.09'	1218.77'	1°4'09.40"	S00°17'35"E
C6	4931.09'	1133.16'	1°3'09.59"	S1°3'10.30"E



No.	Description	By	Date

Project No. 230709
 Drawn By: EJC
 Checked By: SLM
 Date: 5/22/2023
 Sheet 5 of 5

EL PASO COUNTY, COLORADO
 A PORTION OF SEC. 1, 11, 12, T15S, R65W, & SEC. 3, 4, 5, 6, 7, 8, 9, T15S, R64W & SEC. 32, 33, 34, T14S, R64W, 6TH P.M.,
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