

# ANNEXATION PLAT AMARA ADDITION NO. 11

## A PORTION OF SOUTHWEST QUARTER OF SECTION 6 AND THE WEST HALF OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 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 BJ 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 SOUTHWEST QUARTER OF SECTION 6 AND THE WEST HALF OF SECTION 7, 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 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" RECOVERED 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 NORTHWEST CORNER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S00°17'10"E, ON THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 180.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BRADLEY ROAD, PARCEL 2 RECORDED UNDER RECEPTION NO. 204127323 SAID POINT BEING THE POINT OF BEGINNING;

THENCE N85°04'52"E, A DISTANCE OF 2,526.40 FEET TO A POINT 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 64 WEST SAID POINT BEING ALSO ON THE NORTHERLY RIGHT OF WAY LINE OF BRADLEY ROAD, PARCEL 2A, RECORDED UNDER RECEPTION NO. 204127323;  
THENCE N89°50'57"E, ON SAID PARALLEL LINE AND THE NORTHERLY RIGHT OF WAY LINE OF SAID BRADLEY ROAD, PARCEL 2A, A DISTANCE OF 272.41 FEET TO 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 NORTH QUARTER OF SAID SECTION 7;  
THENCE S00°42'25"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,324.45 FEET;  
THENCE S89°52'36"W, A DISTANCE OF 2,807.81 FEET TO HE WEST LINE OF GOVERNMENT LOTS 1 AND 2, OF SAID SECTION 7;  
THENCE N00°17'10"W, ON THE WEST LINE OF GOVERNMENT LOTS 1 AND 2, OF SAID SECTION 7, DISTANCE OF 2,143.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 145.176 ACRES (6,323,877 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.

BLESSING A. MOBOLADE,  
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. MOBOLADE, 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:**

BJ RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY  
HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

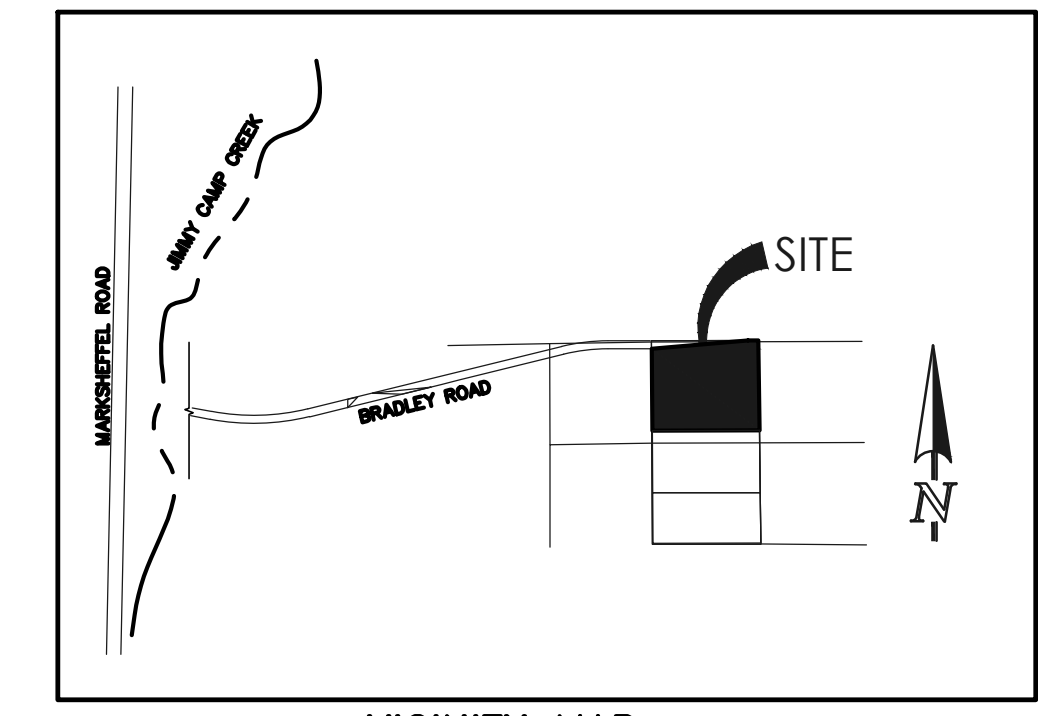
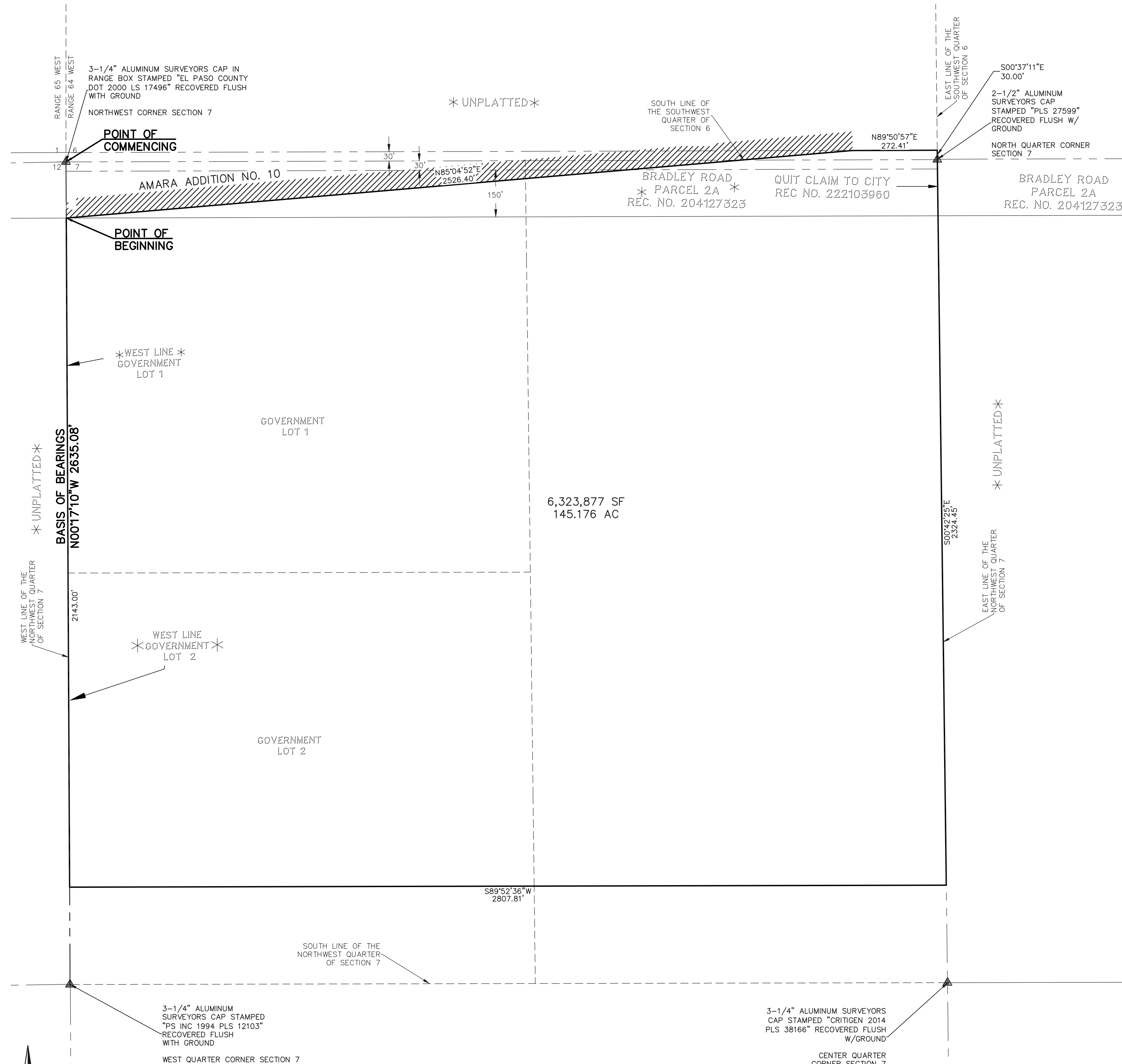
STATE OF COLORADO )  
                                  )SS  
COUNTY OF \_\_\_\_\_)

**NOTARY:**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ OF BJ RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC



VICINITY MAP  
NOT TO SCALE

DATE OF PREPARATION: JUNE 27, 2023

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 10104.07 FEET

ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 2526.02 FEET (25.00%)

PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 2526.40 FEET (25.00%)

**SURVEYOR'S STATEMENT:**

I, ROBERT L. MEADOWS, JR., 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-FOURTH (1/4) OF THE PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

ROBERT L. MEADOWS, JR., PROFESSIONAL LAND SURVEYOR      DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 34977  
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. 11".

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 \_\_\_\_\_

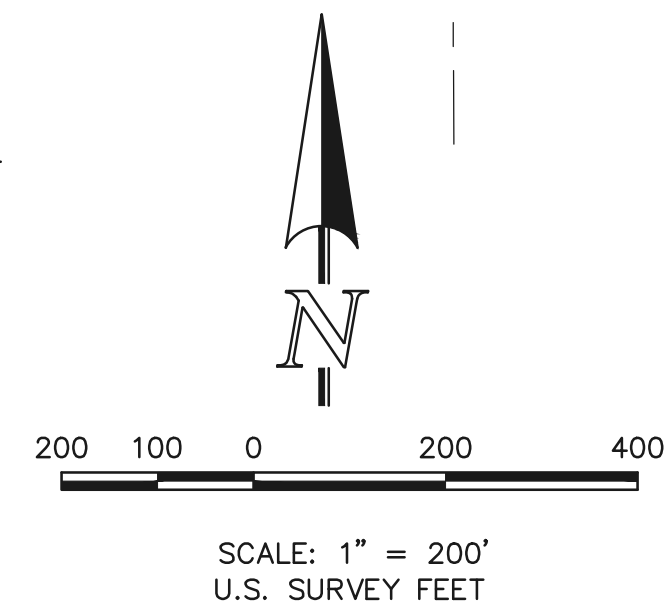
**CLERK AND RECORDER:**

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.

STEVE SCHLEIKER, RECORDER

BY: \_\_\_\_\_  
DEPUTY

FEE: \_\_\_\_\_ ANNEXATION PLAT  
SURCHARGE: \_\_\_\_\_ AMARA ADDITION NO. 11  
JOB. NO. 2550.03  
JUNE 27, 2023  
SHEET 1 OF 1



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

PRELIMINARY  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

