

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" ALC, PROPERLY MARKED,
PLS 23044, FLUSH

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

P.O.B.
ANNEXATION PLAT NO. 1
COLORADO CENTRE
REC. NO. 1749365

KARMAN LINE
ADDITION NO. 1
BASIS OF BEARINGS)
500°10'13"E 2642.17'

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

UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

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

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

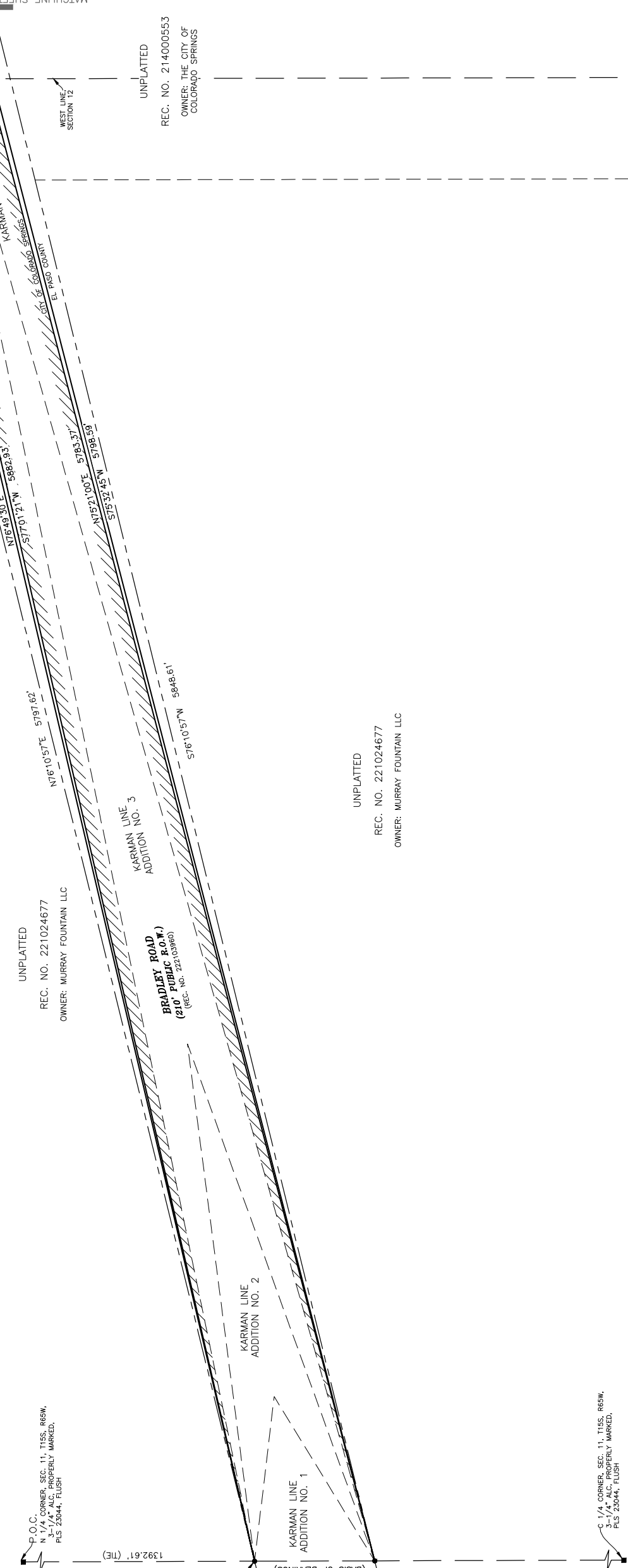
UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

KARMAN LINE
ADDITION NO. 3

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

UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

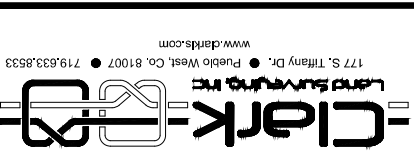
776,725 SQ. FT. ±
(17,831 ACRES ±)



No.	Description	By	Date
1	ADRESSED CITY COMMENTS.		10/1/2024

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.

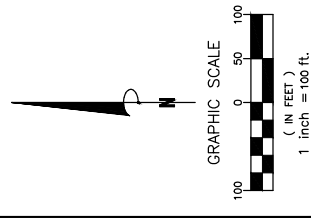
ANNEXATION PLAT, KARMAN LINE ADDITION NO. 5
A PORTION OF THE NE1/4 SEC. 11, N1/2 12, T15S, R65W,
N1/2 SEC. 7, N1/2 8, N1/2 9, T15S, R64W, 6TH P.M.,
COUNTY OF EL PASO, COLORADO
Project 230709
Drawn By: EJC
Checked By: SLM
Date: 5/22/2023
Sheet 2 of 4



LEGEND

- FOUND MONUMENT
- 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

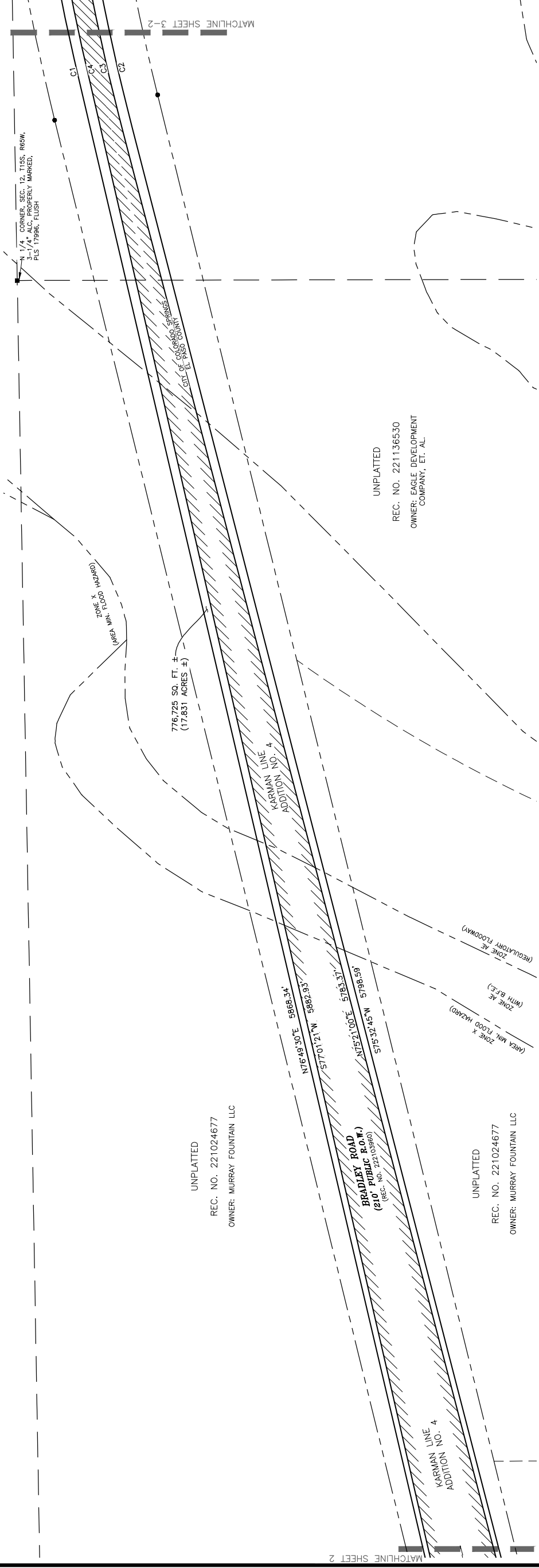
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	4931.09'	1133.16'	13°09'59"	S13°10'30"E
C2	4931.09'	1218.77'	14°09'40"	S00°17'35"E
C3	4931.09'	1187.47'	13°47'51"	S14°39'00"E
C4	4931.09'	1165.50'	13°32'32"	S00°33'53"W



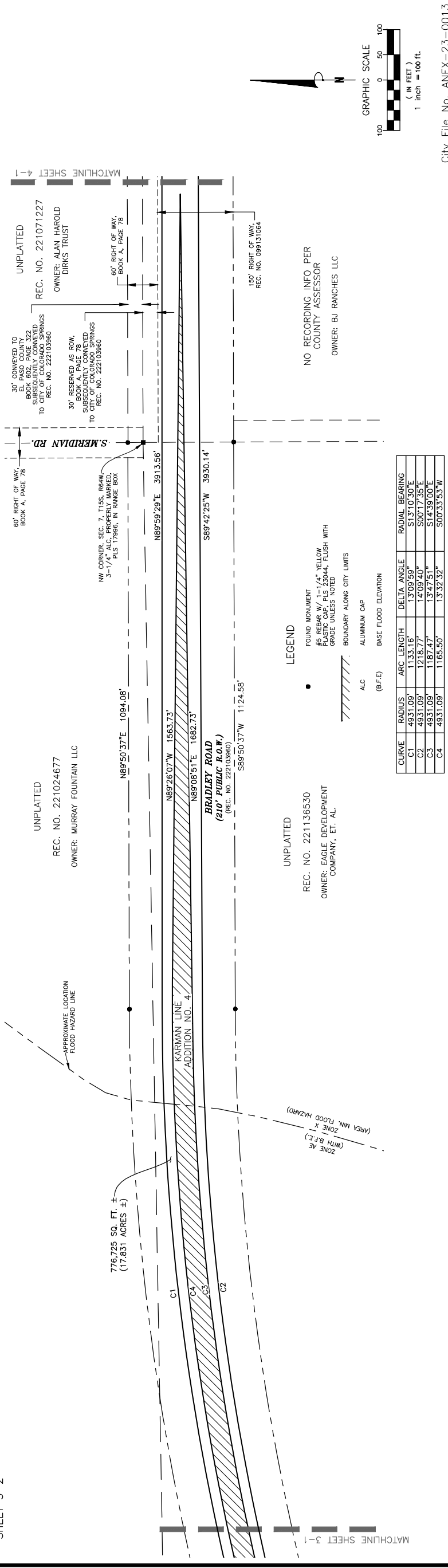
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A PORTION OF THE NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND THE N1/2 OF SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R64W OF THE SIXTH P.M., TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

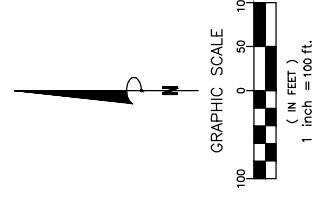
SHEET 3-1



SHEET 3-2



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	4931.09'	1133.16'	1700.59°	S13°10'30"E
C2	4931.09'	1218.77'	1409.40°	S00°17'35"E
C3	4931.09'	1182.47'	1342.51°	S14°39'00"E
C4	4931.09'	1165.50'	1332.32°	S00°33'53"W



City File No. ANEX-23-0013

Project No. 230709	Drawn By: EJC	Date: 5/22/2023	Sheet 3 of 4
Checked By: SLM			
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			
ANNEXATION PLAT, KARMAN LINE ADDITION NO. 5			

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No.	Description	By	Date
1	ADDRESSED CITY COMMENTS.	SRC	10/1/2024

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

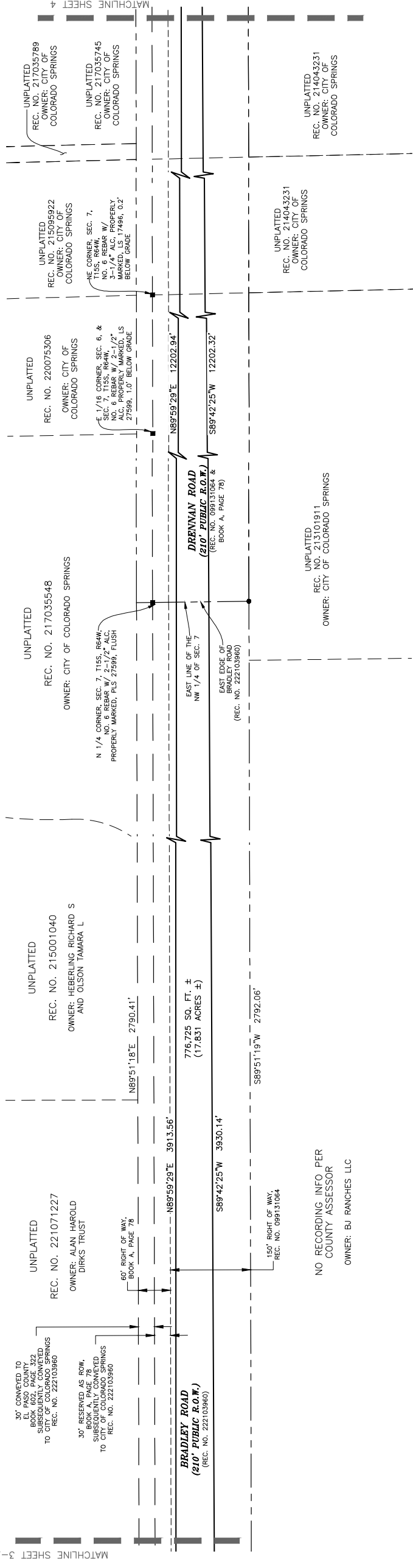


ANNEXATION PLAT KARMAN LINE ADDITION NO. 5

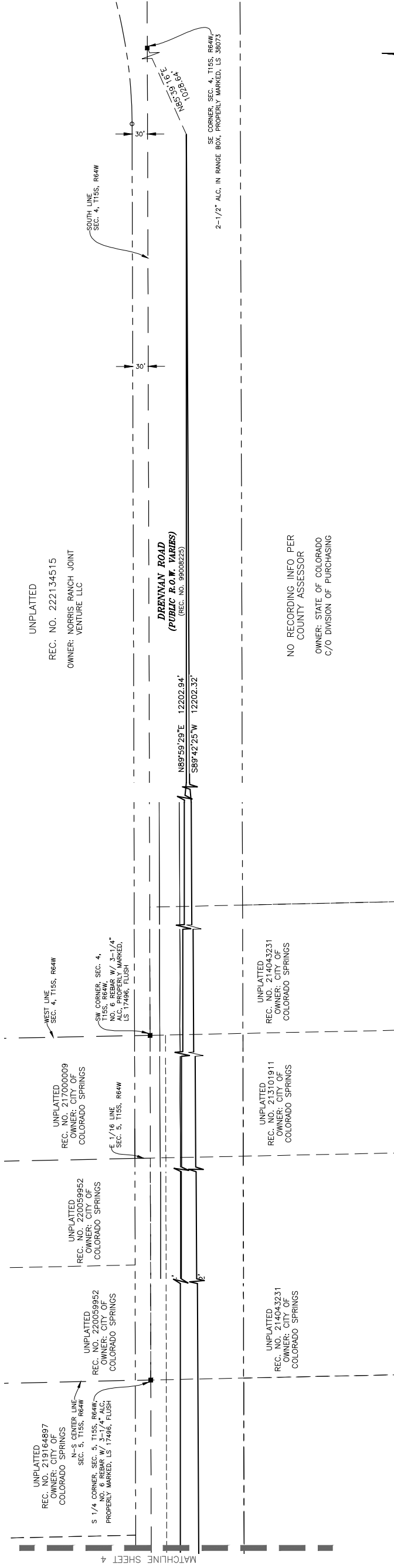
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TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 4-1

MATCHLINE SHEET 3-2



NO RECORDING INFO PER
COUNTY ASSESSOR
OWNER: BJ RANCHES LLC



LEGEND

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

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	4931.09'	1133.16'	13.0059°	S13°10'30"E
C2	4931.09'	1218.77'	14.0920°	S00°17'35"E
C3	4931.09'	1182.47'	13.4751°	S14°39'00"E
C4	4931.09'	1165.50'	13.3232°	S00°33'53"W



City File No. ANEX-23-0013

Project No. 230709	Drawn By: EJC	Date: 5/22/2023
Checked By: SLM	Sheet 4 of 4	

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