ANNEXATION PLAT AMARA ADDITION NO. 19

BE IT KNOWN BY THESE PRESENTS:

THAT BJ RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY 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 25 AND SECTION 26, 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 NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 23044" FLUSH WITH GROUND IS ASSUMED TO BEAR N89'26'56"E, A DISTANCE OF 5294.72 FEET.

COMMENCING AT THE SOUTH 1/16TH CORNER OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY. COLORADO SAID POINT BEING THE POINT OF BEGINNING;

THENCE NOO'21'18"W, ON THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1322.78 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE NOO'21'27"W, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID

SECTION 25, A DISTANCE OF 1322.77 FEET TO THE NORTH 1/16TH CORNER OF SAID SECTION 25;

THENCE N89'29'25"E, ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 25, A DISTANCE OF 3042.75; THENCE S00°31'11"E, A DISTANCE OF 3,967.44 FEET TO THE SOUTH LINE OF THE SOUTH HALF OF SAID SECTION 25;

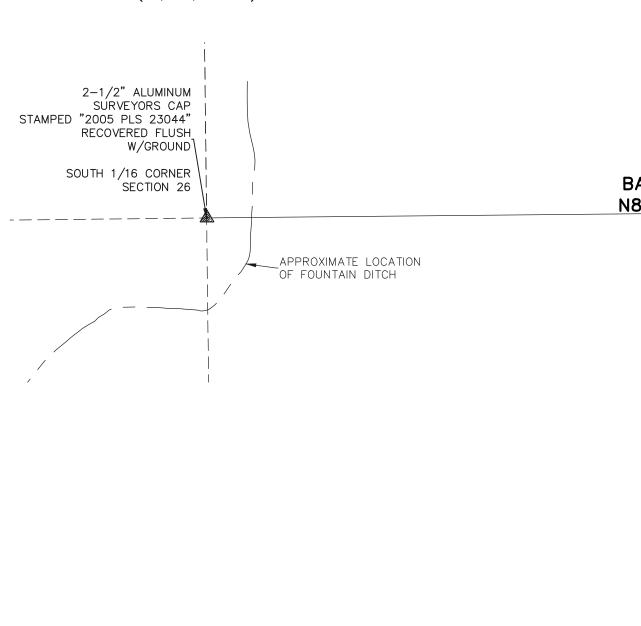
THENCE S89°28'39"W, ON THE SOUTH LINE OF THE SOUTH HALF OF SAID SECTION 25, A DISTANCE OF 410.66 FEET TO THE SOUTH QUARTER CORNER OF SAID

THENCE S89°28'28"W, ON THE SOUTH LINE OF THE SOUTH HALF OF SAID SECTION 25, A DISTANCE OF 2,643.40 FEET TO THE SOUTHWEST CORNER OF SAID SECTION

SECTION, 26, A DISTANCE OF 912.51 FEET; THENCE NO0°30'28"W, A DISTANCE OF 1,322.12 FEET; THENCE N89°26'56E, ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 26, A DISTANCE OF 916.00 FEET TO THE POINT OF BEGINNING.

THENCE S89'29'10"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF

CONTAINING A CALCULATED AREA OF 305.431 ACRES (13,304,587 SF).



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

COUNTY OF

STATE OF COLORADO

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

A PORTION OF SECTION 25 AND SECTION 26, TOWNSHIP 15 SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO

COUNTY, COLORADO

PEACÉFUL VALLEY LAKÉ * ESTATES FILING NO. 2 PEACEFUL VALLEY LAKE PLAT BK Z-2, PG 5 * ESTATES FIRST FILING N89°29'25"E PLAT BK L-2, PG 54 NORTH LINE OF THE 1-1/2" ALUMINUM SOUTH HALF OF THE SÚRVEYORS CAP NORTH HALF SECTION 25 STAMPED "RK HOOK 10956" RECOVERED FLUSH, W/GROUND NORTH 1/16 CORNER SECTION25 WEST QUARTER CORNER SECTION 25 POINT OF COMMENCING UNPLATTED POINT OF **BEGINNING** 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 23044" 13,304,587 SF RECOVERED FLUSH W/GROUND 305.431 AC SOUTH 1/16 CORNER SECTION 25 BASIS OF BEARINGS N89'26'56"E 5294.72' NORTH LINE OF THE SOUTH / HALF OF THE SOUTH HALF SECTION 26 SOUTH LINE SOUTH LINE SOUTH HALF SECTION 25\ SOUTHEAST QUARTER SECTION 26 3-1/4" ALUMINUM SURVEYORS CAP 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "2004 LS 16109" STAMPED "KM 2004 LS 16109" RECOVERED FLUSH W/GROUND RECOVERED FLUSH W/GROUND SOUTHWEST CORNER SECTION 25 SOUTH QUARTER SECTION 25 500 250 0 500 1000 LEGEND

//// CITY LIMITS

RECOVERED MONUMENT, AS NOTED

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

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

COUNTY OF

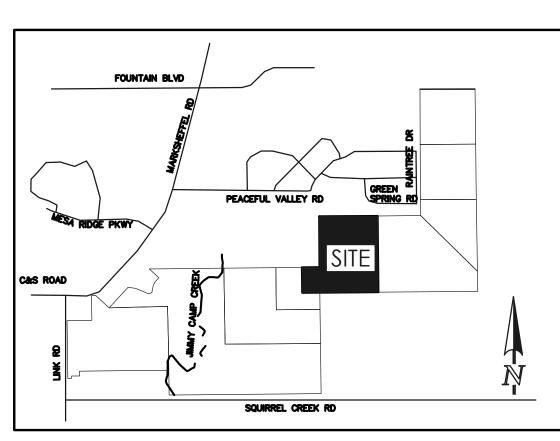
WITNESS MY HAND AND OFFICIAL SEAL.

STATE OF COLORADO

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.

MY COMMISSION EXPIRES: ______

NOTARY PUBLIC



VICINITY MAP

NOT TO SCALE

DATE OF PREPARATION: JUNE 27, 2023

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 15860.43 FEET

ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 3965.11 FEET (25.00%)

PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 3967.44 FEET (25.01%)

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		

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. 19".

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)	
COUNTY OF EL PASO)	SS
I HEREBY CERTIFY THAT	T THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFIC
ATO'CLOCKM. T	THISDAY OF, 20, A.D.,
AND IS DULY RECORDED A	T RECEPTION NOOF THE
RECORDS OF EL PASO COU	JNTY, COLORADO.
STEVE SCHLEIKER, RECORDI	ER

Y: .		
	DEPUTY	

FFF:	/ (
ree:	AMARA ADDITION NO. 19
SURCHARGE:	JOB. NO. 2550.03
301(01)/(1(02)	JUNE 27, 2023
	SHEET 1 OF 1



CITY FILE NO. ANEX-23-0048



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

N:\255003\DRAWINGS\SURVEY\AMARA ANNEX PLATS 1-4 CONT\255003ANNEX19 1-4CONT SH1.DWG

LI FRK	DATE

STATE OF COLORADO)					
COUNTY OF EL PASO) ss)					
HEREBY CERTIFY	THAT THIS	INSTRUMENT	WAS FILED	FOR RECOR	O IN MY	OFFI
ATO'CLOCK	.M. THIS	DAY OF		, 20,	A.D.,	
AND IS DULY RECORD	ED AT RECE	PTION NO			0	F TH
RECORDS OF EL PASC	COUNTY, C	COLORADO.				
STEVE SCHLEIKER, REG	CORDER					

ANNEXATION PLAT

SHEET I OF I