ANNEXATION PLAT
AMARA ADDITION NO. 11

BEING A PORTION OF SECTION 27, SECTION 33 AND SECTION 34, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:
THAT LA PLATA CRUZ HOLDINGS, 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 27, SECTION 33 AND SECTION 34, 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 ONE-SIXTEENTH CORNER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°41'45"E, ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 26, A DISTANCE OF 1319.32 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26;
THENCE S00°31'22"E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A DISTANCE OF 2635.82 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 35;
THENCE S01°07'56"E, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35 A DISTANCE OF 2629.96 FEET TO A POINT 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 15 SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE S89°28'18"W, ON SAID LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 2632.36 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;
THENCE N00°53'08"W, ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1292.77 TO THE NORTHEAST CORNER OF FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 RECORDED IN PLAT BOOK L AT PAGE 42, SAID POINT BEING THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 34;
THENCE S89°27'03"W, ON THE NORTHERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 BEING ALSO ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 2646.84 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTION 34;
THENCE S89°22'33"W, ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO.'S SUBDIVISION NO. 1 A DISTANCE OF 2001.34 FEET TO THE NORTHWESTERLY CORNER OF THE EASTERLY 20.00 ACRES OF TRACT 26 AS PLATTED IN SAID FOUNTAIN VALLEY LAND & IRRIGATION CO.'S SUBDIVISION NO. 1;
THENCE S00°21'47"E, ON THE WESTERLY LINE OF SAID EASTERLY 20.00 ACRES, A DISTANCE OF 248.98 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800, THE FOLLOWING (3) THREE COURSES:

1. S89°24'22"W, A DISTANCE OF 413.19 FEET;
2. S00°42'35"E, A DISTANCE OF 116.00 FEET;
3. S89°24'22"W, A DISTANCE OF 200.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LINK ROAD SAID POINT BEING ON A LINE 30.00 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 33;

THENCE N00°42'35"W, ON SAID EASTERLY RIGHT OF WAY LINE OF LINK ROAD AND ON SAID LINE 30.00 EAST OF AND PARALLEL TO SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 3002.03 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33;

THENCE ON THE SOUTH AND EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33 THE FOLLOWING TWO (2) COURSES:

1. N89°15'11"E, A DISTANCE OF 1292.26 FEET;
2. N00°43'50"W, A DISTANCE OF 1290.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MARKSHEFFEL ROAD SAID POINT BEING A POINT ON THE SOUTHERLY BOUNDARY OF FOUNTAIN ELECTRIC SUBSTATION ADDITION ANNEXATION PLAT RECORDED UNDER RECEPTION NO. 220714648;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MARKSHEFFEL ROAD AND THE SOUTHERLY BOUNDARY OF SAID FOUNTAIN ELECTRIC SUBSTATION ADDITION ANNEXATION PLAT THE FOLLOWING TWO (2) COURSES

1. N89°11'35"E, A DISTANCE OF 194.69 FEET
2. N42°40'21"E, A DISTANCE OF 12.78 FEET TO A POINT ON THE WESTERLY BOUNDARY OF FOOTHILLS SUBDIVISION RECORDED IN PLAT BOOK S-2 AT PAGE 33;

THENCE ON THE SOUTHWESTERLY AND SOUTHEASTERLY BOUNDARY OF SAID FOOTHILLS SUBDIVISION THE FOLLOWING NINE (9) COURSES:

1. S47°20'44"E, A DISTANCE OF 960.00 FEET;
2. N42°39'40"E, A DISTANCE OF 1454.70 FEET;
3. S82°32'26"E, A DISTANCE OF 397.85 FEET;
4. S67°09'06"E, A DISTANCE OF 760.76 FEET;
5. N65°50'47"E, A DISTANCE OF 163.60 FEET;
6. N10°36'26"E, A DISTANCE OF 385.00 FEET;
7. N26°36'26"E, A DISTANCE OF 200.00 FEET;
8. N42°36'26"E, A DISTANCE OF 300.00 FEET;
9. N47°23'31"W, A DISTANCE OF 676.09 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF ALMAGRE SUBDIVISION PHASE 1 - FILING 1 RECORDED UNDER RECEPTION NO. 208712906 SAID POINT BEING ALSO ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE N89°22'35"E, ON THE SOUTHERLY BOUNDARY OF SAID ALMAGRE SUBDIVISION PHASE 1 - FILING 1 AND THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 27, A DISTANCE OF 1574.31 FEET;

THENCE CONTINUING N89°22'35"E, ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 27, A DISTANCE OF 1999.83 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 858.642 AC (37,402,452 SF).

OWNER:
LA PLATA CRUZ HOLDINGS, 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 LA PLATA CRUZ HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL 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.

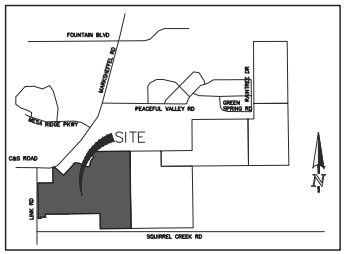
BY: _____
TITLE: _____

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

DATE OF PREPARATION: OCTOBER 5, 2021

TOTAL PERIMETER: 30,800.63 FEET

1/6TH PERIMETER: 5133.44 FEET

PERIMETER CONTIGUOUS TO CITY LIMITS: 6585.10 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. 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.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

ANNEXATION PLAT
AMARA ADDITION NO. 11
JOB. NO. 2550.03
OCTOBER 5, 2021
SHEET 1 OF 2

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

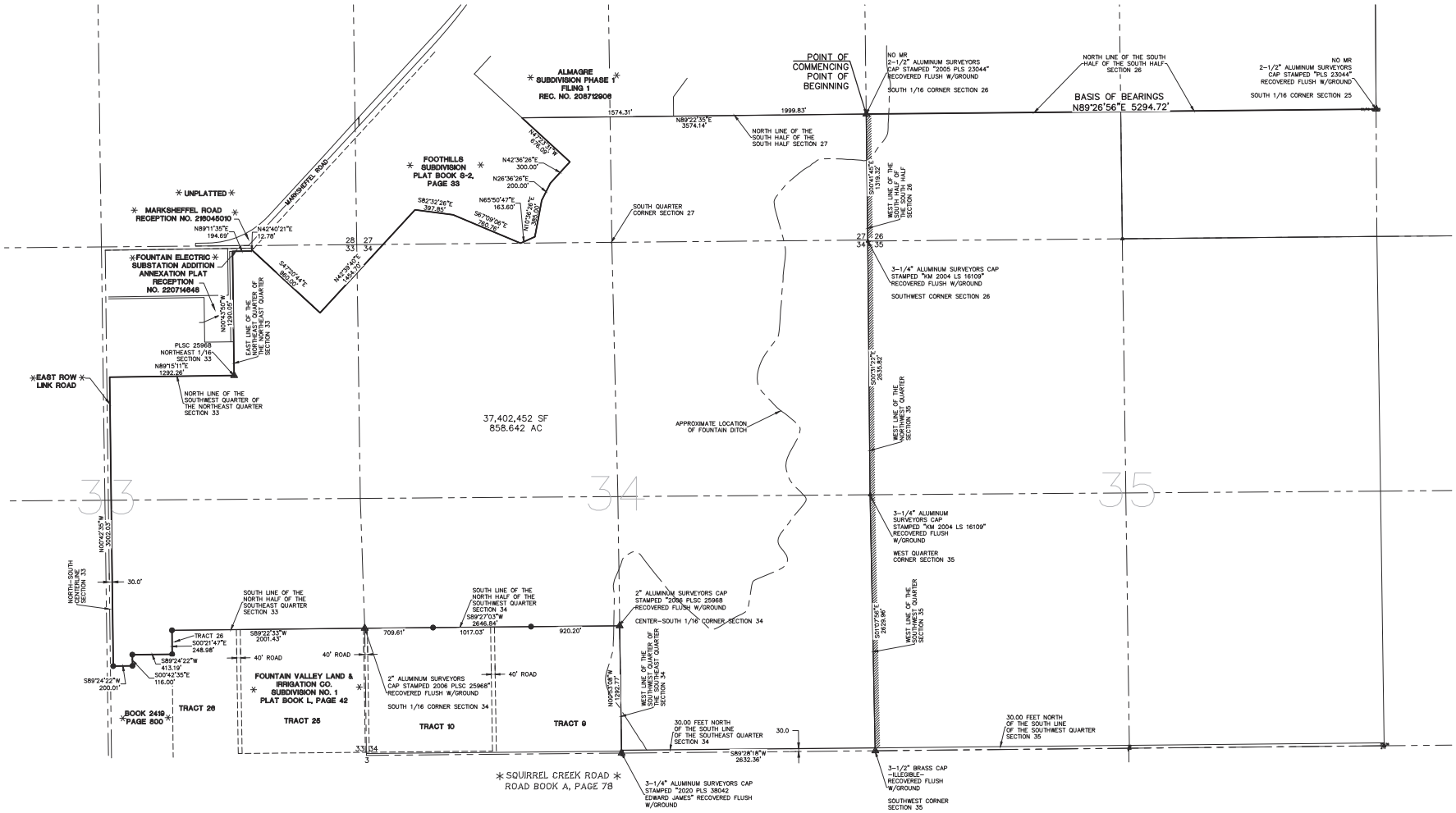
CLASSIC CONSULTING

CITY FILE NO. CPC A 21-00207

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

ANNEXATION PLAT
Amara Addition No. 11

ANNEXATION PLAT
AMARA ADDITION NO. 11



LEGEND

- * CITY LIMITS
- (R) RADIAL BEARING
- ▲ RECOVERED MONUMENT, AS NOTED
- ● NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "COES LLC PLS 30118", RECOVERED FLUSH WITH GROUND

ANNEXATION PLAT
AMARA ADDITION NO. 11
JOB. NO. 2550.03
OCTOBER 5, 2021
SHEET 2 OF 2

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

CITY FILE NO. CPC A 21-00207

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

ANNEXATION PLAT
Amara Addition No. 11

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