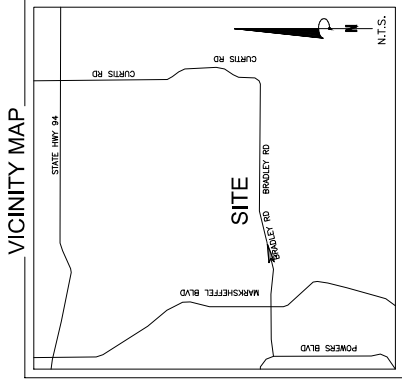




# ANNEXATION PLAT KARMAN LINE ADDITION NO. 2

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 Center line 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 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 08/27/2023, and thence N82°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

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. 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

## 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 \_\_\_\_\_

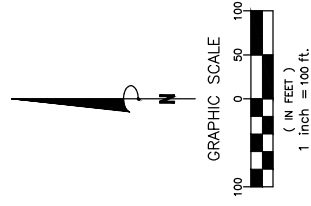
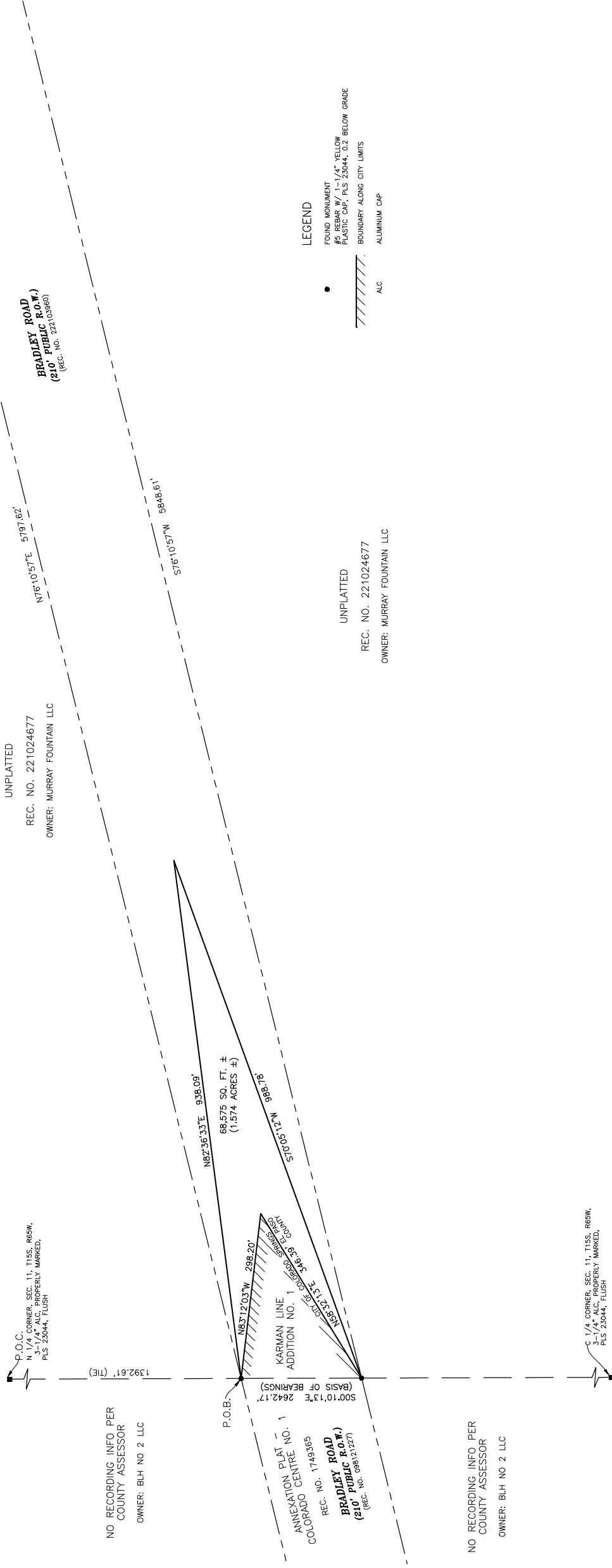
City Engineer \_\_\_\_\_ Date \_\_\_\_\_

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

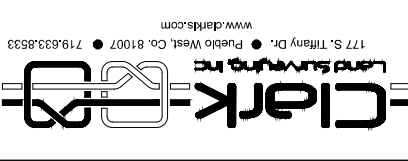
A PORTION OF THE NE1/4 OF SECTION 11,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.,  
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



No.	Description	By	Date

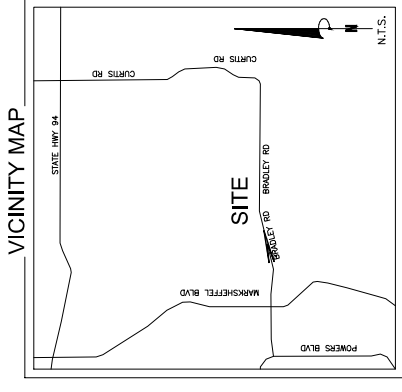
Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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



# 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 recorded under Reception Number Z-22103960 and the plat recorded under Reception Number Z-22103960 of the El Paso County Board of Commissioners, County of El Paso, State of Colorado, bearing and containing 0.467 acres, to the Point of Beginning; 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 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: 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:**

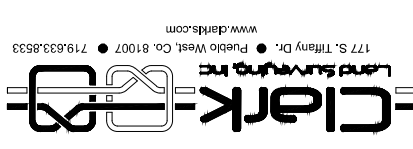
STATE OF COLORADO } SS  
COUNTY OF EL PASO }

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.

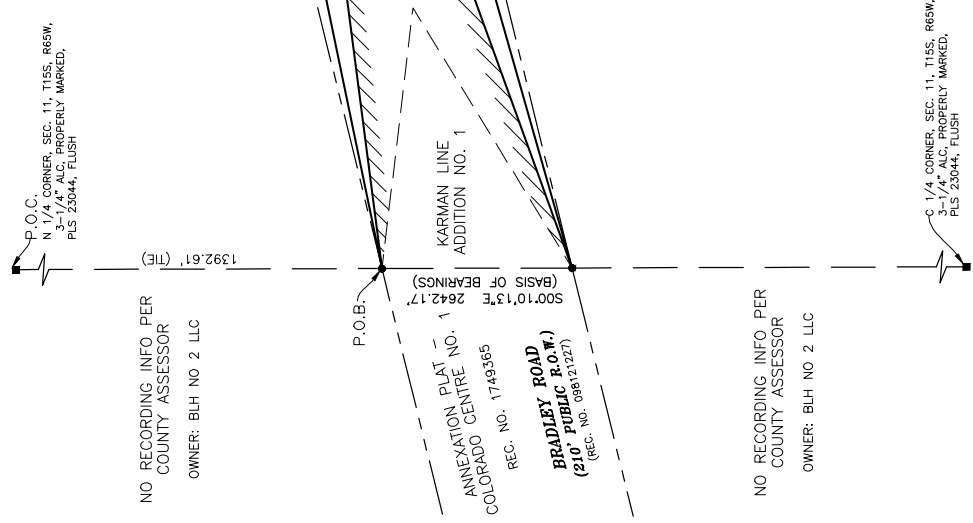
SURCHARGE: \_\_\_\_\_ STEVE SCHLEIMER, CLERK & RECORDER

FEE: \_\_\_\_\_ BY: \_\_\_\_\_ Deputy



# ANNEXATION PLAT KARMAN LINE ADDITION NO. 3

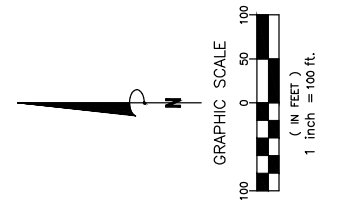
A PORTION OF THE NE1/4 OF SECTION 11 & THE NW1/4 OF SECTION 12,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.,  
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



**LEGEND**

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

UNPLATTED  
REC. NO. 221024677  
OWNER: MURRAY FOUNTAIN LLC



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.

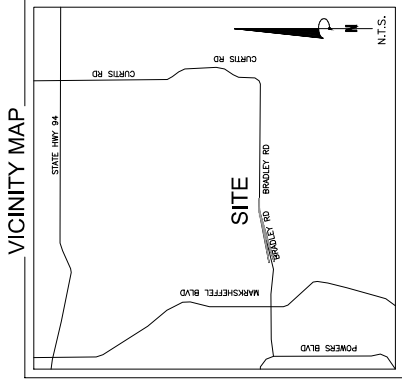
ANNEXATION PLAT, KARMAN LINE ADDITION NO. 3  
A PORTION OF THE NE1/4 OF SEC. 11 & NW1/4 OF SEC. 12,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, COLORADO

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 • 719.633.8533  
www.clarkds.com

# 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°28'09"E, arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 133°32'37", a distance of 1165.50 feet;
  3. S89°28'09"E, a distance of 1853.79 feet;
  4. S89°08'51"W, a distance of 1682.73 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 shown hereon are as of the date of field work, June 13, 2022.  
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:**

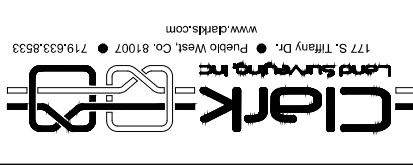
STATE OF COLORADO }  
COUNTY OF EL PASO } SS

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)

KARMAN LINE  
ANNEXATION PLAT NO. 1  
COLORADO CENTRE NO. 1  
REC. NO. 1749366

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

500'10'13"E  
2642.17'

KARMAN LINE  
ADDITION NO. 2

KARMAN LINE  
ADDITION NO. 3

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

UNPLATTED  
REC. NO. 221024677  
OWNER: MURRAY FOUNTAIN LLC

N76°10'57"E 5797.62'

578°17'07"W 2861.87'

N74°07'00"E 2912.83'

576°10'57"W 5648.61'

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

WEST LINE,  
SECTION 12

505,111 SQ. FT. ±  
(11.586 ACRES ±)

STATE OF COLORADO SPRINGS

N77°01'21"E 5682.93'

575°21'00"W 5783.37'

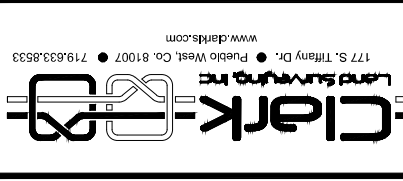
STATE OF EL PASO COUNTY

MATCHLINE SHEET 3-1

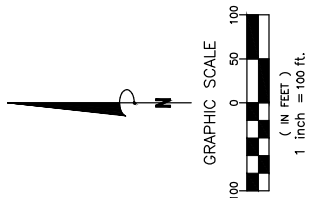
No.	Description	By	Date

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  
Project No. 230709  
Drawn By: EJC  
Checked By: SLM  
Date: 5/22/2023  
Sheet 2 of 3



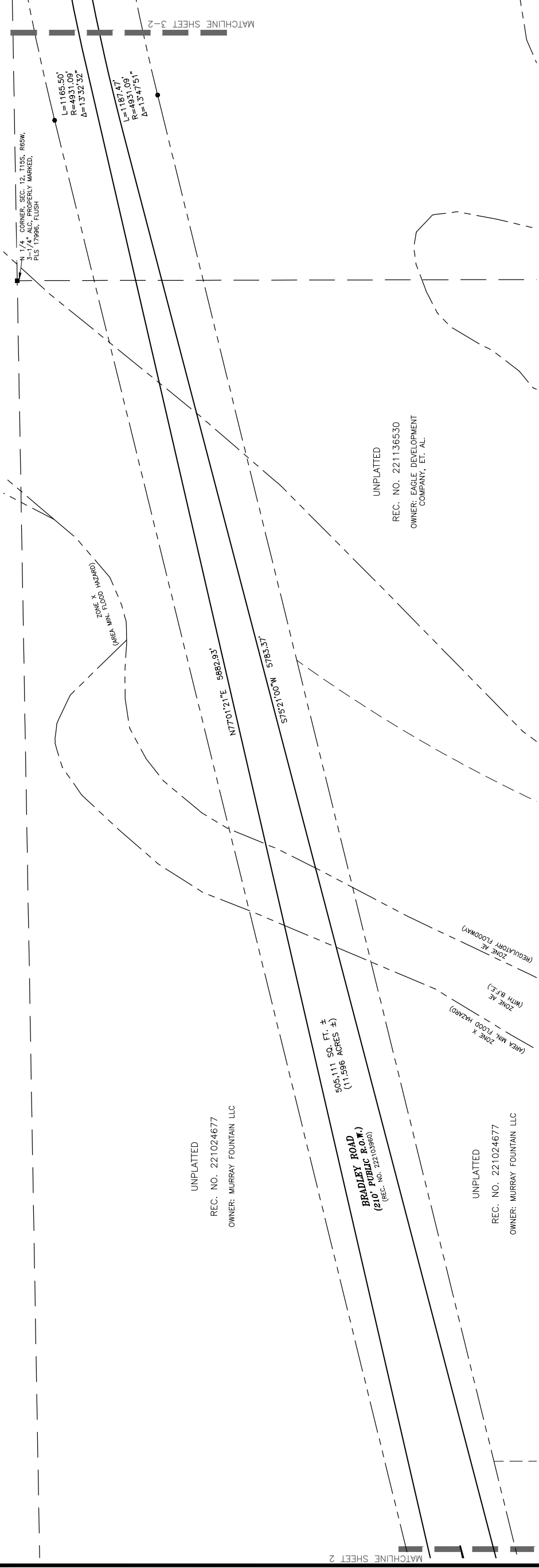
- LEGEND
- FOUND MONUMENT
  - 5/8" REBAR W/ 1"-1/4" YELLOW PLASTIC CAP, PLS 23044, FLUSH WITH GRADE UNLESS NOTED
  - BOUNDARY ALONG CITY LIMITS
  - /// ALUMINUM CAP (B.F.E)
  - BASE FLOOD ELEVATION



# 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



MATCHLINE SHEET 2

SHEET 3-2

MATCHLINE SHEET 3-1

No.	Description	By	Date

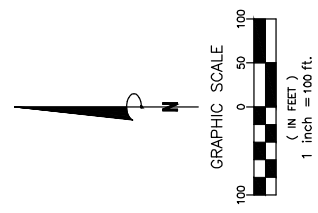
Notice: According to Colorado law you must commence any legal action based upon only defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

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

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

### 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



City File No. ANEX-23-0012



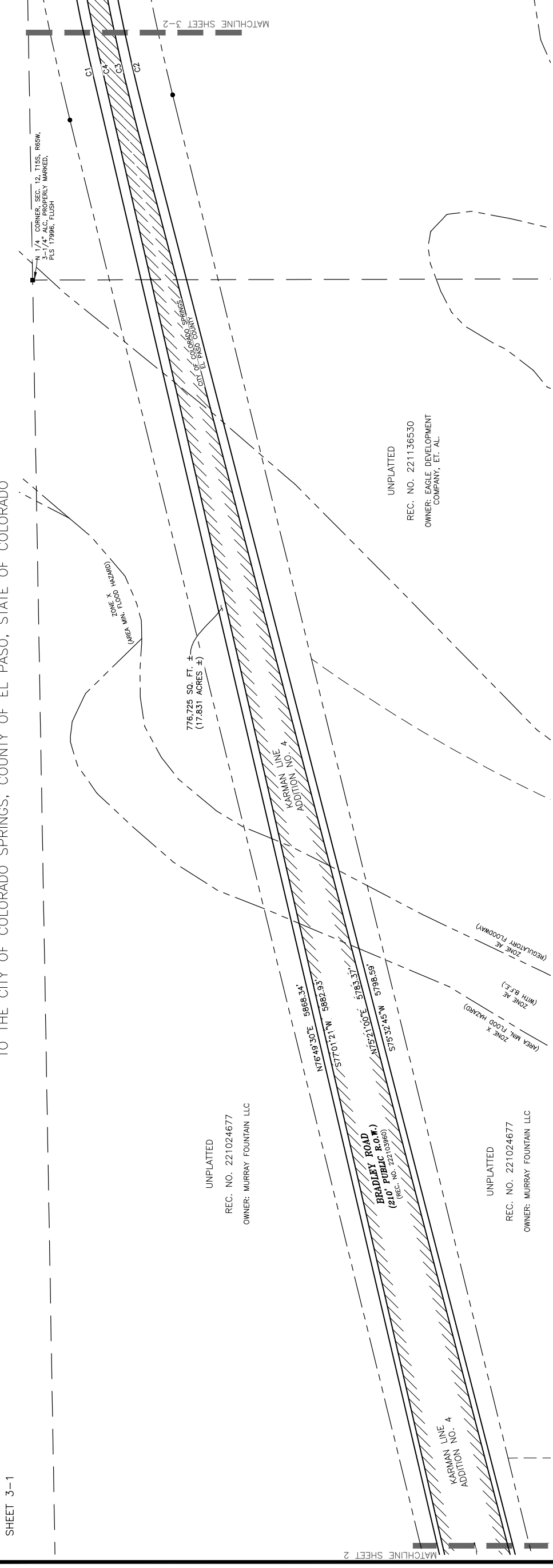




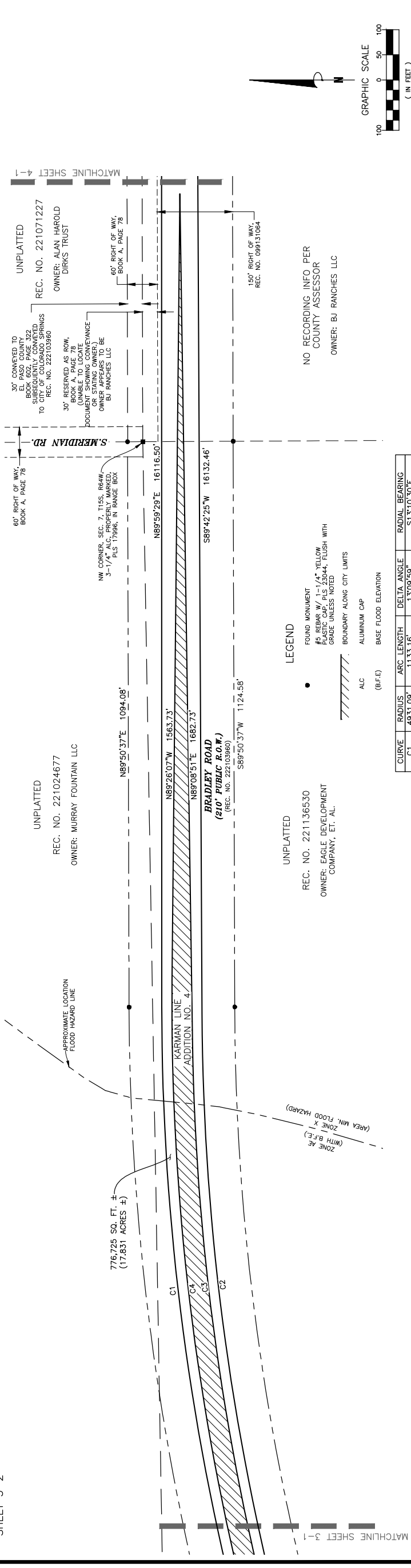
# ANNEXATION PLAT KARMAN LINE ADDITION NO. 5

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



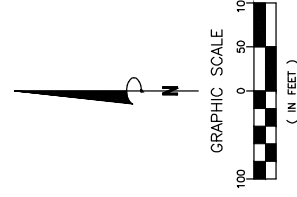
SHEET 3-2



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



City File No. ANEX-23-0013

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. 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

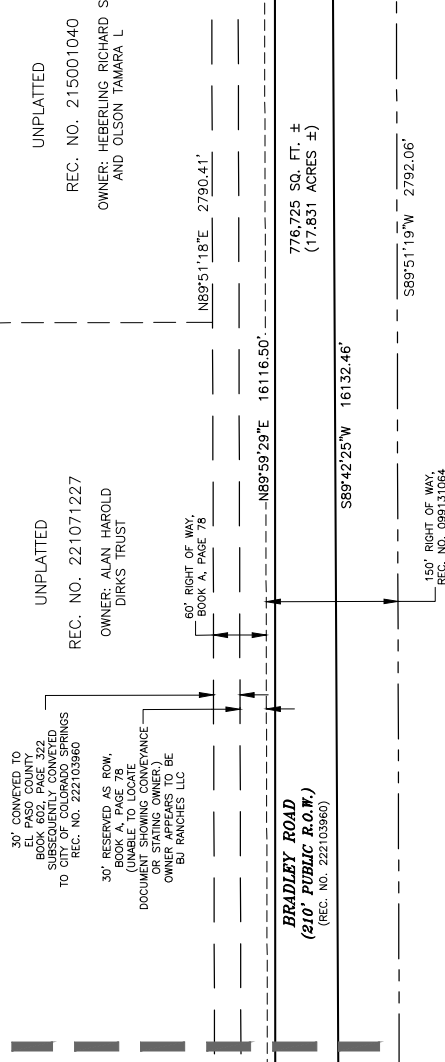
Project No. 230709  
Drawn By: EJC  
Checked By: SLM  
Date: 5/22/2023  
Sheet 3 of 4

# 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



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

UNPLATTED  
REC. NO. 215001040  
OWNER: HEBERLING RICHARD S AND OLSON TAMARA L

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

NO RECORDING INFO PER  
COUNTY ASSESSOR  
OWNER: BJ RANCHES LLC

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

**DEWYAN ROAD  
(PUBLIC R.O.W. VARIES)**  
(REC. NO. 398368225)

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

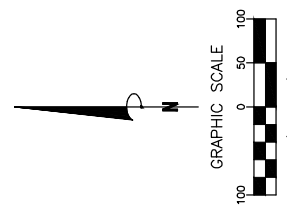
SE CORNER, SEC. 4, T15S, R64W  
2-1/2" ALC. IN RANGE BOX, PROPERLY MARKED, LS 38073

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. 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. 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

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	4931.09'	1133.16'	1300.59"	S13°10'30"E
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

**Clark**  
Land Surveying, Inc.  
177 S. Tiffany Dr., Pueblo West, CO. 81007  
719.633.8533  
www.clark-land.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

## BE IT KNOWN BY THESE PRESENTS:

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, and Morris Joint Ventures, LLC, a Colorado limited liability company and Murray Fountain, LLC, a Colorado limited liability company being the petitioner, of the following described tract of land to wit:

A portion of the Southeast 1/4 of Section 11, the Northwest 1/4 of Section 12 and the North 1/2 of Section 11 and the North 1/2 of Section 12, Township 15 South, Range 65 West and at the Center 1/4 of Section 5, Township 15 South, Range 64 West and the East 1/2 of Section 32, Section 33 and the Southwest 1/4 of Section 34, Township 14 South, Range 64 West of the Sixth Principal Meridian, County of El Paso, Colorado, being more particularly described as follows:

COMMENCEMENT 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 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); thence along the East-West Center line of said Section, T15°38'59"E, a distance of 4895.00 feet; thence along the East 1/4 Corner of said Section 32, measured to the Southwest 1/4 Corner of said Section 33, along the North-South Center line of said Section 33, T00°11'06"W, a distance of 1127.65 feet; thence along the North 1/2 of said Bradley Road Right-of-Way along the following three (3) courses:

1. N76°10'57"E, a distance of 5797.62 feet;
  2. along the arc of a curve to the right, having a radius of 5105.00 feet, a central angle of 137°39'41", a distance of 1217.22 feet; a distance of 30.00 feet;
  3. N89°51'34"E, a distance of 1124.07 feet, to a point from which the Northwest Corner of said Section 7 bears S00°16'28"E, a distance of 30.00 feet;
- thence along a line 30 feet north of and parallel to the North line of said Section 7, N89°50'56"E, a distance of 2780.67 feet, to the Northwest Corner of said Bradley Road; thence along the North line of the Right-of-Way reserved under Book A, Page 78, said line also being 30 feet north of and parallel with the South line of said Section 6, N89°51'09"E, a distance of 2696.46 feet; thence continuing along said north line, said line also being 30 feet north of and parallel with the South line of the Southwest 1/4 of said Section 5, N89°51'30"E, a distance of 2643.69 feet; thence continuing along said north line, said line also being 30 feet north of and parallel with the South line of said Section 32, N01°41'21"W, a distance of 2838.43 feet; thence continuing along said north line, said line also being 30 feet north of and parallel with the South line of said Section 33, N89°51'16"E, a distance of 1289.28 feet; thence continuing along said north line, said line also being 30 feet north of and parallel with the South line of said Section 33, N89°51'16"E, a distance of 1289.28 feet, to the West 1/6th Corner of said Section 28, Township 14 South, Range 64 West and said Section 33; thence along the West 1/6th line, S02°35'00"E, a distance of 1318.86 feet, to the North-West 1/16th Corner of said Section 33; thence along the North 1/16th line, N89°39'42"E, a distance of 1318.87 feet, to the North 1/4 Corner of said Section 33; thence along the North line of said Section 33, N02°50'16"W, a distance of 1318.97 feet, to the North 1/4 Corner of said Section 33; thence along the North line of said Section 33, N89°32'00"E, a distance of 2598.45 feet, to the Northeast Corner of said Section 33; thence along the East line of said Section 33, S03°02'28"E, a distance of 2623.89 feet, to the East 1/4 Corner of said Section 33; thence along the East-West Center line of said Section 34, N89°23'24"E, a distance of 1466.72 feet, to a point on the east line of the Right-of-Way easement described in Application 95/1776 recorded as Reception Number 95152755; thence along said east line the following line (3) courses:

1. N01°10'22"W, a distance of 890.06 feet;
  2. S89°31'07"W, a distance of 1114.58 feet;
  3. S89°49'10"W, a distance of 690.13 feet, to a point on the East-West Center line of said Section 5;
  4. S01°10'22"E, a distance of 690.13 feet;
- thence along said Center line, S89°49'10"W, a distance of 4.65 feet, to the Center-East 1/16th Corner of said Section 5; thence along the East 1/16th line of said Section 5, N01°14'08"W, a distance of 2651.22 feet, to the East 1/16th Corner shared between said Section 5 and said Section 32; thence along the South line of said Section 32, N89°13'19"W, a distance of 1326.25 feet, to the South 1/4 Corner of said Section 32; thence along the North line of said Section 32, N01°41'21"W, a distance of 2838.43 feet; thence continuing along said North line, said line also being 30 feet north of and parallel with the South line of said Section 33, N89°51'16"E, a distance of 1289.28 feet; thence continuing along said north line, said line also being 30 feet north of and parallel with the South line of said Section 33, N89°51'16"E, a distance of 1289.28 feet, to the West 1/6th Corner of said Section 28, Township 14 South, Range 64 West and said Section 33; thence along the West 1/6th line, S02°35'00"E, a distance of 1318.86 feet, to the North-West 1/16th Corner of said Section 33; thence along the North 1/16th line, N89°39'42"E, a distance of 1318.87 feet, to the North 1/4 Corner of said Section 33; thence along the North line of said Section 33, N02°50'16"W, a distance of 1318.97 feet, to the North 1/4 Corner of said Section 33; thence along the North line of said Section 33, N89°32'00"E, a distance of 2598.45 feet, to the Northeast Corner of said Section 33; thence along the East line of said Section 33, S03°02'28"E, a distance of 2623.89 feet, to the East 1/4 Corner of said Section 33; thence along the East-West Center line of said Section 34, N89°23'24"E, a distance of 1466.72 feet, to a point on the east line of the Right-of-Way easement described in Application 95/1776 recorded as Reception Number 95152755; thence along said east line the following line (3) courses:

1. S02°47'42"E, a distance of 2416.75 feet;
  2. along the arc of a curve to the right, having a radius of 2080.00 feet, a radial bearing of S87°12'25"W, a delta angle of 41°28'18", a distance of 65.34 feet;
  3. S38°49'43"W, a distance of 690.00 feet;
  4. along the arc of a curve to the left, having a radius of 1920.00 feet, a radial bearing of S51°19'16"E, a delta angle of 39°40'44", a distance of 1329.65 feet;
  5. S00°59'58"E, a distance of 2543.98 feet, to the southeast corner of Parcel 17 as described in said Application;
- thence along the south line of said Parcel 17 and continuing along the south line of Bradley Road as depicted on the exhibit, for the Warranty Deed recorded as Reception Number 99008225, said line being 180.00 feet south of and parallel to the South line of said Section 4, S89°50'09"W, a distance of 5355.99 feet; thence continuing along said south line, S89°51'16"W, a distance of 2643.69 feet; thence continuing along said south line, S03°51'30"W, a distance of 2643.69 feet; thence continuing along said south line, N89°09'09"W, a distance of 2643.69 feet; thence continuing along said south line, N01°41'21"W, a distance of 2838.43 feet; thence continuing along said South line, S89°51'30"W, a distance of 2643.69 feet; thence continuing along said south line, S89°50'56"W, a distance of 4895.00 feet, to the Southeast Corner of said Bradley Road Right-of-Way; thence along said south line, S89°50'56"W, a distance of 2792.19 feet, to the southeast corner of said Bradley Road Right-of-Way, also being a point on the west line of said Section 7; thence along the south line of said Right-of-Way Parcel No. 2 the following three (3) courses:
1. S89°51'35"W, a distance of 1124.51 feet;
  2. along the arc of a non-tangent curve to the left, having a radius of 4895.00', a radial bearing of S00°09'23"E, a central angle of 13°39'41", a distance of 1167.15 feet;
  3. S76°10'57"W, a distance of 5846.61 feet, to the southwest corner of said Bradley Road Right-of-Way, also being a point on the North-South Center line of said Section 11;
- thence leaving said Center line along the following six (6) courses:
1. N75°21'00"E, a distance of 5393.37 feet;
  2. along the arc of a curve to the right, having a radius of 1167.15 feet, a central angle of 13°39'41", a distance of 1167.47 feet;
  3. N89°08'51"E, a distance of 1682.73 feet;
  4. N89°26'07"W, a distance of 1563.73 feet;
  5. 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;
  6. S77°01'21"W, a distance of 5862.93 feet, to the POINT OF BEGINNING.
- Containing 81,728,991 Sq. Ft. or 1,976,239 acres, more or less.

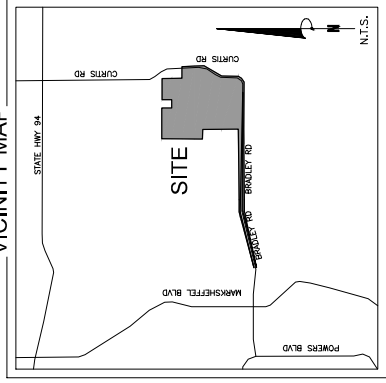
## OWNER:

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.

## ATTEST:

City Clerk \_\_\_\_\_  
 STATE OF COLORADO }  
 COUNTY OF EL PASO } SS  
 I, Yemi Mabolade, Mayor of the City of Colorado Springs, Colorado, do hereby certify that the foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. by Yemi 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

## VICINITY MAP



## 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 any kind, and does not constitute a title search for easements and rights of way associated with the surveyed land, but is intended as a survey of the land and adjacent parcels based 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: 129,690.80' Perimeter of City of Colorado Springs Limits: 46,267.82' 1/4th perimeter percentage: 36%
6. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041007660 and 08041007665, with effective date of February 27, 2019, indicate that the portion of said Section 33 is located within Flood Hazard Area A (Without Base Flood Elevation), Zone AE (With Base Flood Elevation), Regulatory Floodway and Zone X (Area of minimal flood hazard).
7. The hatched area was not conveyed to El Paso County in County Resolution 98-360, Land Transfer-56, recorded as Reception Number 98-1116, dated May 2, 1998, and was never conveyed, current owner is Murray Fountain, LLC, as conveyed in the Warranty Deed recorded as Reception Number 23102477.

## LEGEND

- FOUND MONUMENT
- 1 #5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP, PLS 23044, FLUSH WITH GRADE UNLESS NOTED
- 2 #5 REBAR W/ PLS GREEN PLASTIC CAP, PLS 23044, FLUSH WITH GRADE UNLESS NOTED
- SET MONUMENT
- #5 REBAR W/ 1-1/4" GREEN PLASTIC CAP, PLS 23044, FLUSH WITH GRADE UNLESS NOTED
- ALC ALUMINUM CAP

## NOTARIAL:

STATE OF COLORADO }  
 COUNTY OF EL PASO } SS

30', NORTH AND PARALLEL WITH THE SECTION LINE DEDICATED TO EL PASO COUNTY BOOK 602, PAGE 322

## SEE NOTE 7

BOUNDARY ALONG CITY LIMITS PER KARMAN LINE ADDITION NO. 6

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'	39°40'44"	S51°19'16"E
C3	5105.00'	1217.22'	13°39'41"	S00°09'23"E
C4	4895.00'	1167.15'	13°39'41"	S00°09'23"E
C5	4931.09'	1218.77'	14°09'40"	S00°17'35"E
C6	4931.09'	1133.16'	13°09'59"	S13°10'30"E

## SURVEYOR'S CERTIFICATION:

I, Stewart L. Moses, Jr., a licensed professional land surveyor in the state of Colorado, do hereby certify 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 \_\_\_\_\_, 20\_\_\_\_, A.D., and is duly recorded under

Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

SURCHARGE: \_\_\_\_\_ STEVE SCHLEIKER, CLERK & RECORDER

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 your action based upon any defect in this survey be commenced more than two years from the date of the certification shown hereon.

Project 23079	Checked By: EJC	Drawn By: SLM
Date: 5/22/2023	Sheet 1 of 5	EL PASO COUNTY, COLORADO

# 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

P.O.C.  
N 1/4 CORNER, SEC. 11, T15S, R65W,  
3-1/4" A.L.C. 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  
**BRADLEY ROAD  
(210' PUBLIC R.O.W.)**  
(REC. NO. 08811227)

KARMAN LINE  
ADDITION NO. 1

KARMAN LINE  
ADDITION NO. 2

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

KARMAN LINE  
ADDITION NO. 3

UNPLATTED  
REC. NO. 221024677  
OWNER: MURRAY FOUNTAIN LLC

UNPLATTED  
REC. NO. 221024677  
OWNER: MURRAY FOUNTAIN LLC

SHEET 2-2

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'	39°40'44"	S51°19'16"E
C3	5105.00'	1217.22'	13°39'41"	S00°09'22"E
C4	4895.00'	1167.15'	13°39'41"	S00°09'23"E
C5	4931.09'	1218.77'	14°09'40"	S00°17'35"E
C6	4931.09'	1133.16'	13°09'59"	S13°10'30"E

UNPLATTED  
REC. NO. 221024677  
OWNER: MURRAY FOUNTAIN LLC

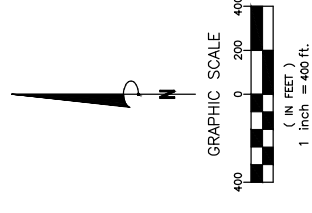
**BRADLEY ROAD  
(210' PUBLIC R.O.W.)**  
(REC. NO. 222103960)

KARMAN LINE  
ADDITION NO. 4

UNPLATTED  
REC. NO. 221024677  
OWNER: MURRAY FOUNTAIN LLC

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

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



City File No. ANEX-23-0014

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

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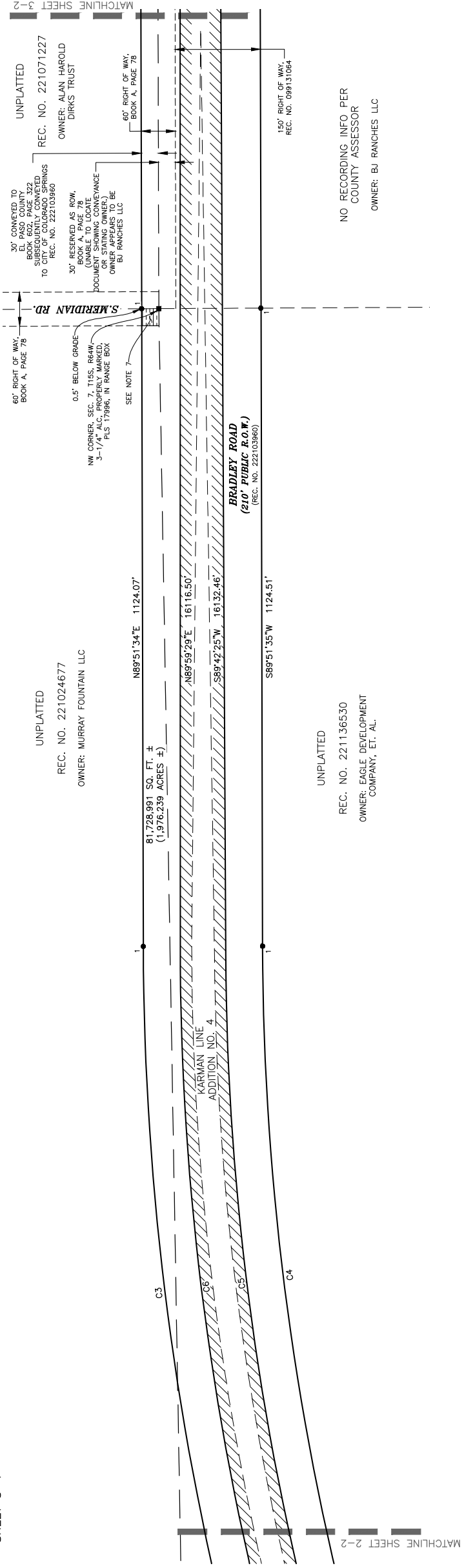
No.	Description	By	Date

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

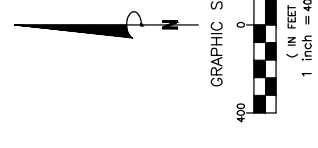
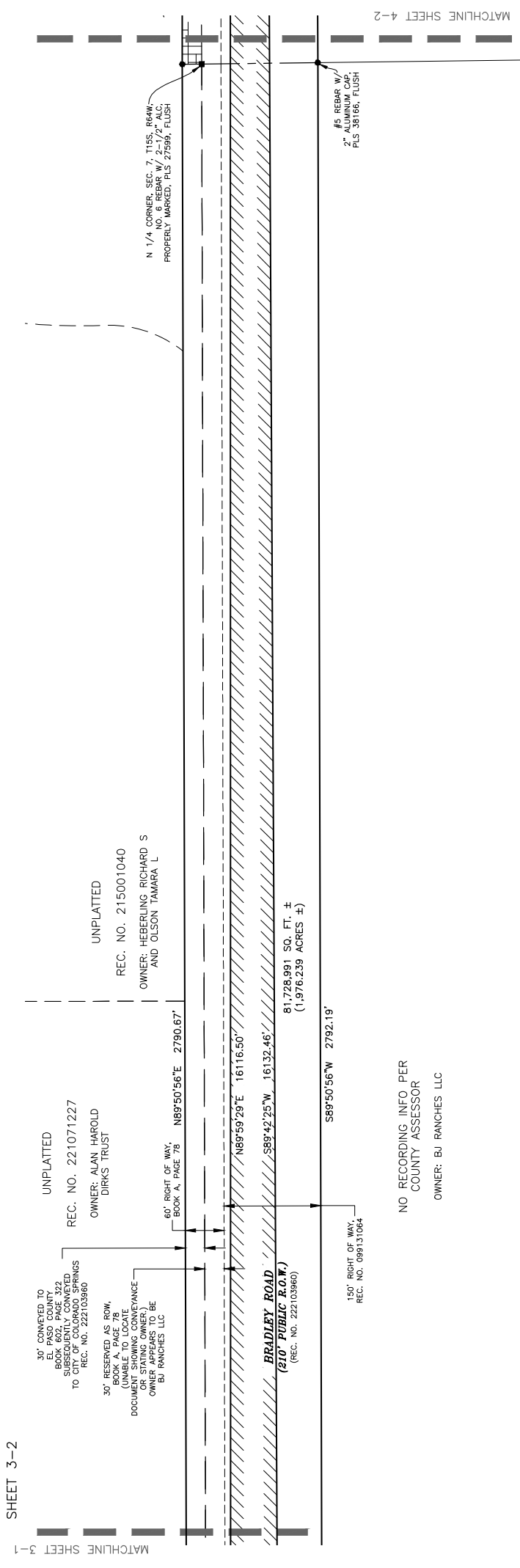
# ANNEXATION PLAT KARMAN LINE ADDITION NO. 6

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



Project No. 230709	Drawn By: EJC	Date: 5/22/2023	Sheet 3 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.,			
ANNEXATION PLAT, KARMAN LINE ADDITION NO. 6			

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No.	Description	By	Date

Clark  
Land Surveying Inc.

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

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 ±)

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

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

C 1/4 CORNER, SEC. 5, T15S, R64W,  
NO. 6 REBAR W/ 3-1/4" ALC,  
PROPERLY MARKED, PLS 38245, FLUSH

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

W 1/4 CORNER, SEC. 4, T15S, R64W, SEC. 34, T14S, R64W,  
NO. 6 REBAR W/ 3-1/4" ALC, PROPERLY MARKED,  
NF, PLS 38245, FLUSH

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

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

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. 217035745  
OWNER: CITY OF  
COLORADO SPRINGS

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

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

UNPLATTED  
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OWNER: CITY OF  
COLORADO SPRINGS

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

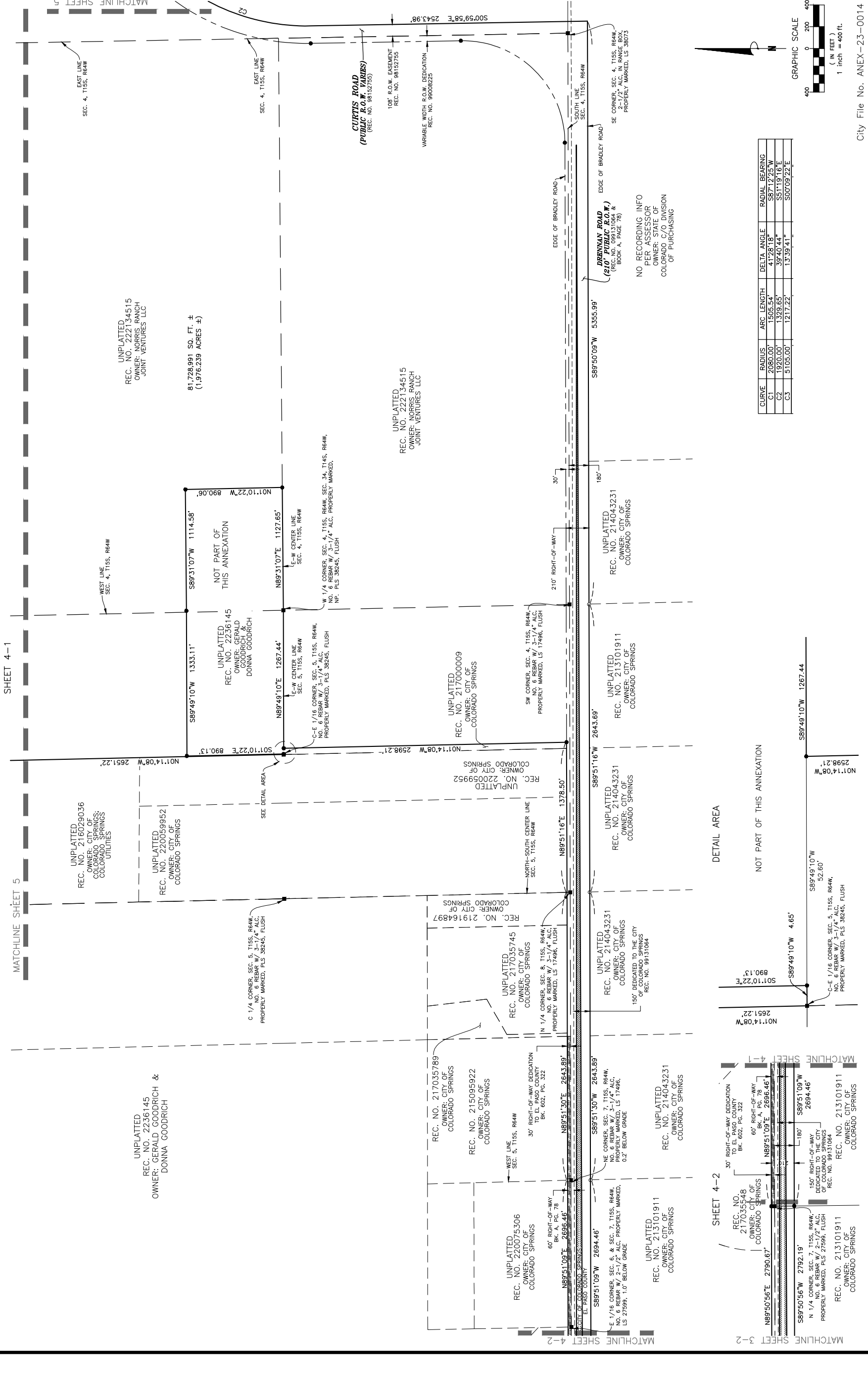
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OWNER: CITY OF  
COLORADO SPRINGS

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OWNER: CITY OF  
COLORADO SPRINGS

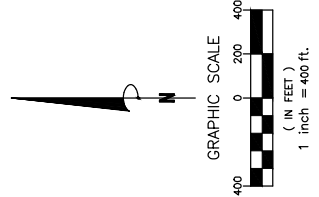
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COLORADO SPRINGS

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OWNER: CITY OF  
COLORADO SPRINGS

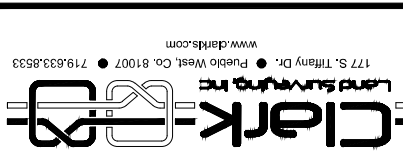
UNPLATTED  
REC. NO. 213101911  
OWNER: CITY OF  
COLORADO SPRINGS



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



City File No. ANEX-23-0014



No.	Description	By	Date

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

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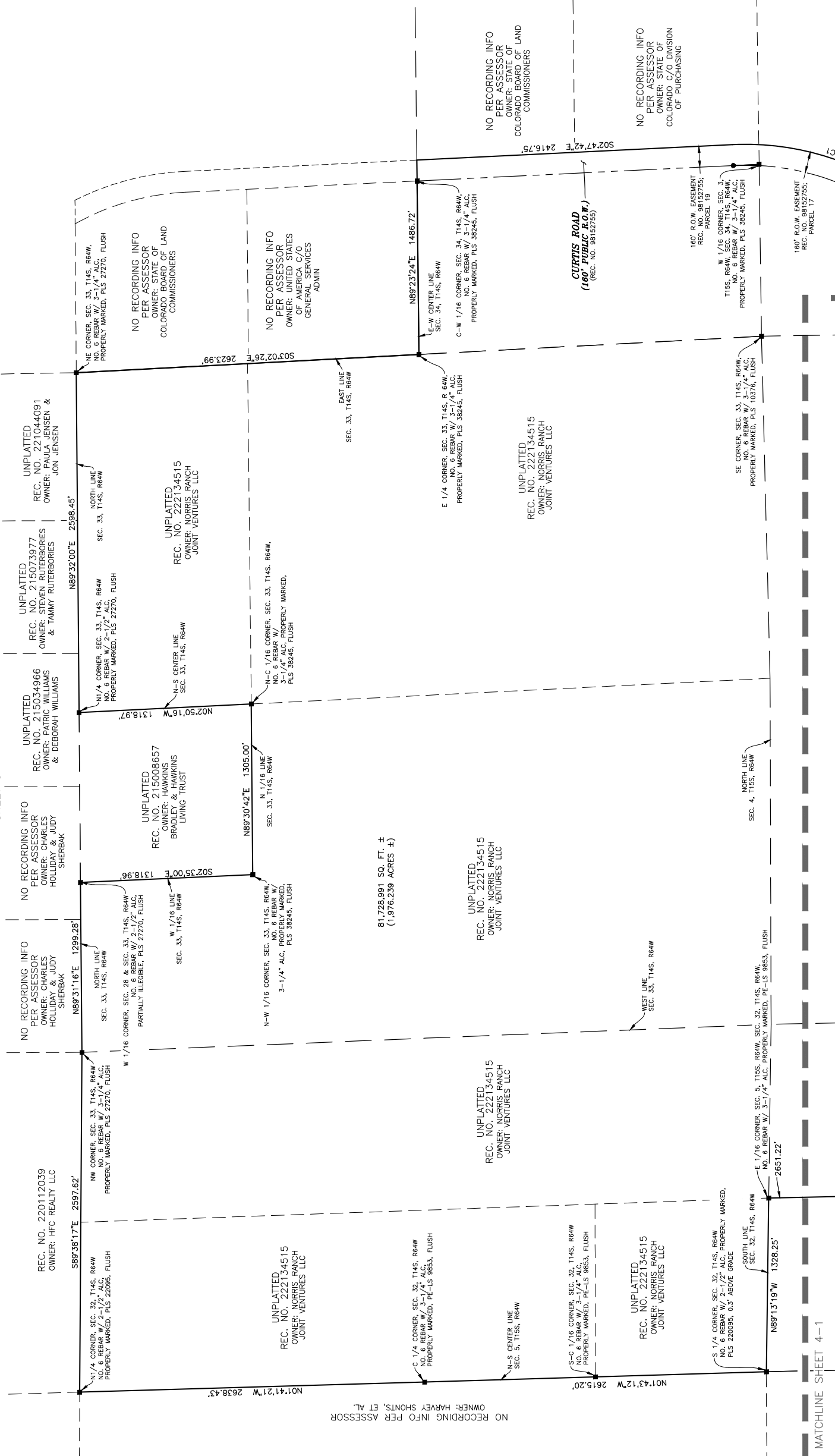
MATCHLINE SHEET 5  
MATCHLINE SHEET 4-1  
MATCHLINE SHEET 4-2  
MATCHLINE SHEET 3-2



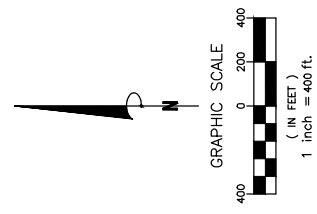
# ANNEXATION PLAT KARMAN LINE ADDITION NO. 6

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
C2	1920.00'	1329.65'	39°40'44"	S51°19'16"E
C3	5105.00'	1217.22'	1°3'39.41"	S00°09'22"E
C4	4895.00'	1167.15'	1°3'39.41"	S00°09'23"E
C5	4931.09'	1218.77'	1°4'09.40"	S00°17'35"E
C6	4931.09'	1133.16'	1°3'09.59"	S13°10'30"E



No.	Description	By	Date

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

ANNEXATION PLAT, KARMAN LINE ADDITION NO. 6  
 A PORTION OF SEC. 1, 11, 12, T15S, R65W, & SEC. 3, 4, 5, 6, 7, 8, 9, T15S, R64W & SEC. 32, 33, 34, T14S, R54W, R54W  
 EL PASO COUNTY, COLORADO