
LEGAL DESCRIPTION
KARMAN LINE ADDITION NO. 4

November 21, 2024

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 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), a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed 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 5882.93 feet;
2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 13°32'32", a distance of 1165.50 feet;
3. S89°26'07"E, a distance of 1563.73 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. S75°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.

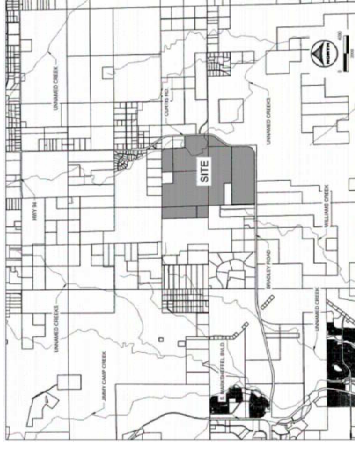
Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245



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

VICINITY MAP



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), to the northwest corner of Bradley Road and measured to bear S00°10'13"E, a distance of 1392.61 feet, to the northeast corner of Bradley Road Right-of-Way as described in the Ordinance filed 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. N7°01'21"E, a distance of 5892.93 feet;
2. S89°28'09"W, a distance of 4853.79 feet, having a radius of 4931.09 feet, a central angle of 133°32'37", a distance of 1165.50 feet;
3. S89°28'09"W, a distance of 1853.79 feet;
4. S89°08'51"W, a distance of 1882.73 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. S75°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 _____, 20____ A.D.

Blessing A. Mabolade,
Mayor

ATTEST:

City Clerk

STATE OF COLORADO }
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. 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.

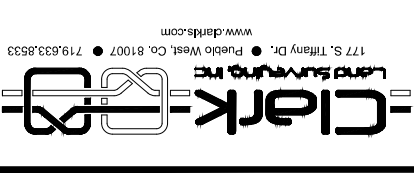
City Clerk _____ Date _____

Project No. 220058	Drawn By: EJC	Date: 5/22/2023
Checked By: SLM	Sheet 1 of 3	

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

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.

No.	Description	By	Date
1	ADDRESSED CLIENT COMMENTS	SRC	9/26/2024



SURVEYOR'S CERTIFICATION:

I, Stewart L. Moses, 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. 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 }

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 SCHLEIKER, 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" 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

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

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

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

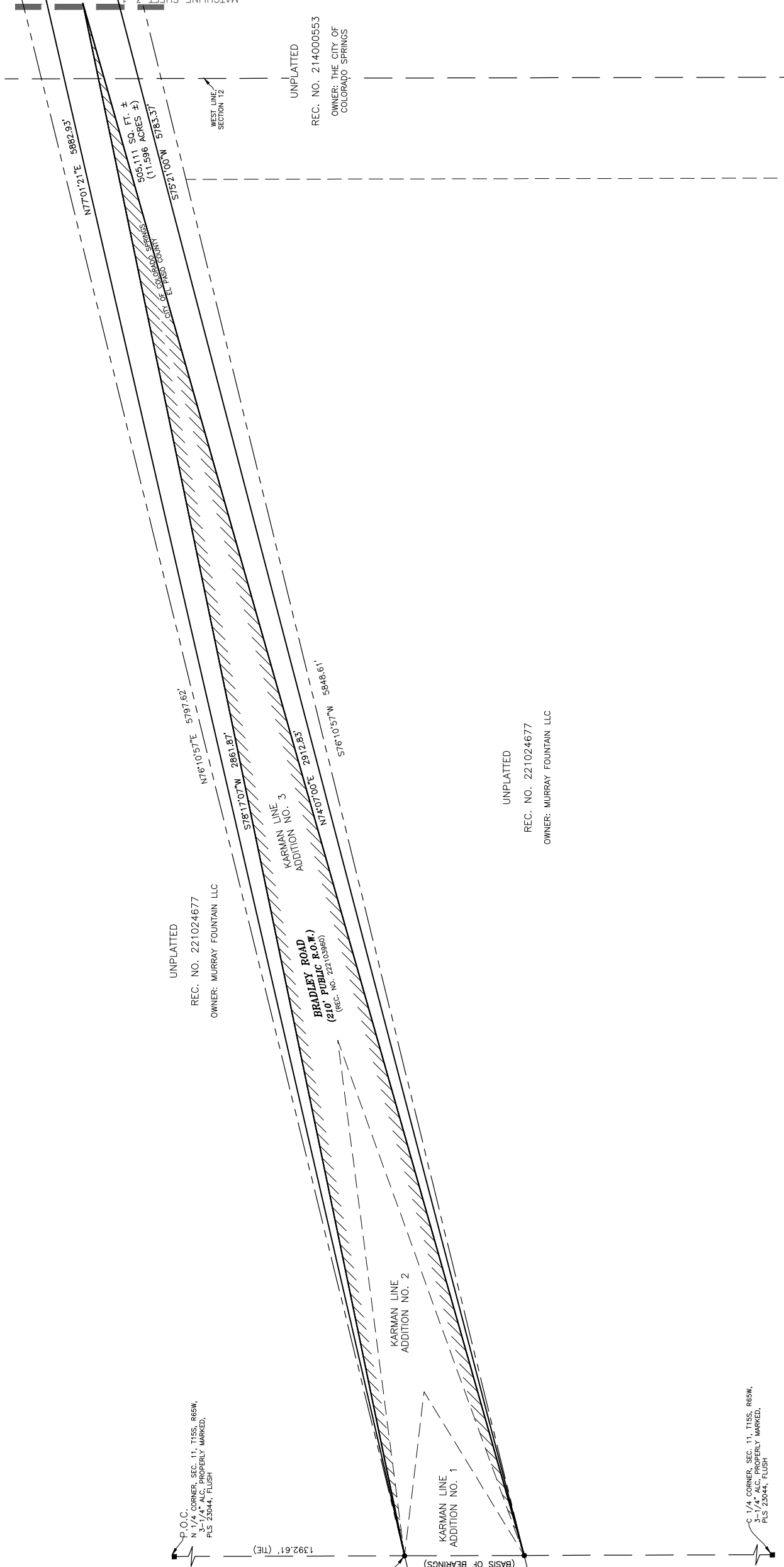
UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

**BRADLEY ROAD
(210' PUBLIC R.O.W.)**
(REC. NO. 222 03860)

KARMAN LINE
ADDITION NO. 3

UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

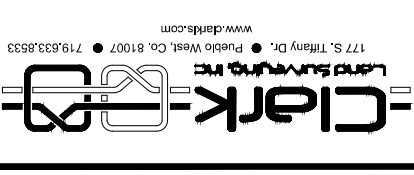
UNPLATTED
REC. NO. 214000553
OWNER: THE CITY OF
COLORADO SPRINGS



No.	Description	By	Date
1	ADRESSED CLIENT COMMENTS		9/26/2024

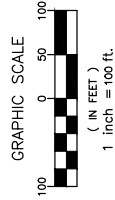
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ANNEXATION PLAT, KARMAN LINE ADDITION NO. 4
A PORTION OF THE NE1/4 OF SEC. 11, N1/2 OF SEC. 12,
T15S, R65W, NW1/4 OF SEC. 7, T15S, R64W OF THE 6TH P.M.,
COUNTY OF EL PASO, COLORADO
Drawn By: EJC
Checked By: SLM
Date: 5/22/2023
Sheet 2 of 3
Project No. 230709



LEGEND

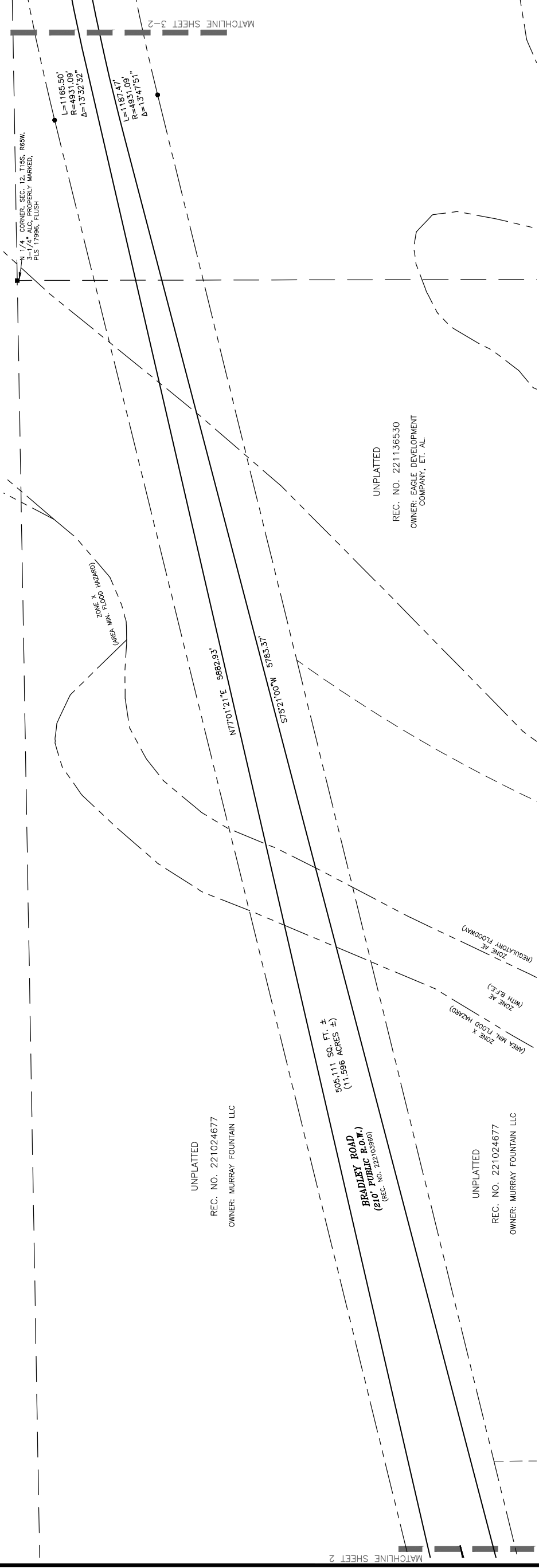
- FOUND MONUMENT
- REBAR W/ 1"-1/4" YELLOW PLASTIC CAP, PLS 23044, FLUSH WITH GRADE UNLESS NOTED
- BOUNDARY ALONG CITY LIMITS
- /// ALUMINUM CAP (B.F.E)
- BASE FLOOD ELEVATION



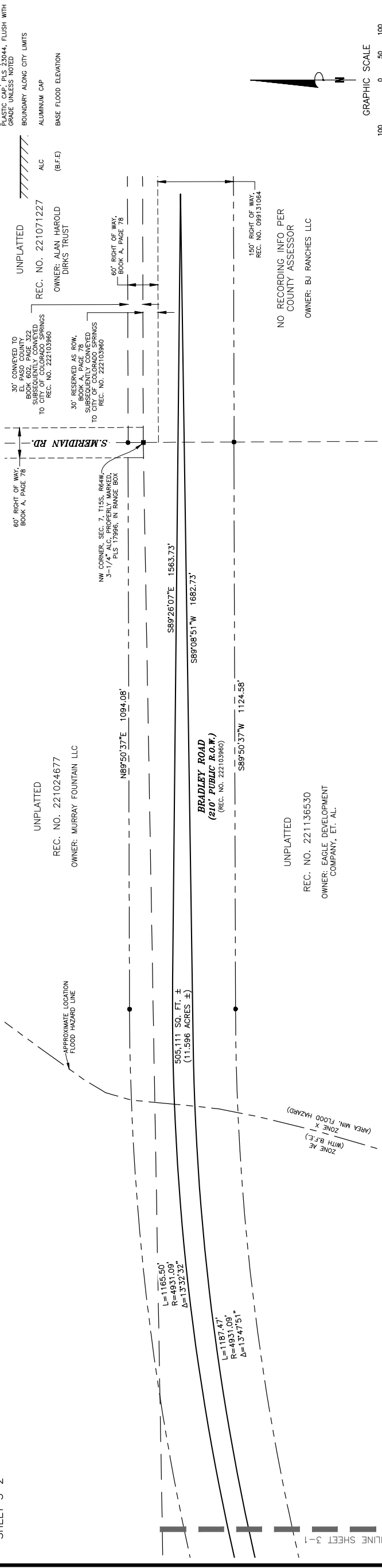
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A PORTION OF THE NE1/4 OF SEC. 11, AND THE N1/2 OF SEC. 12, T15S, R65W AND THE NW1/4 OF SEC. 7, T15S, R64W OF THE SIXTH P.M., TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 3-1

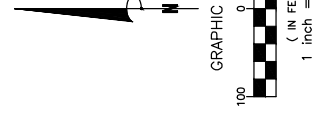


SHEET 3-2



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
- UNPLATTED
- 60' RIGHT OF WAY, BOOK A, PAGE 78
- 60' RIGHT OF WAY, DIRKS TRUST, REC. NO. 221071227, OWNER: ALAN HAROLD DIRKS TRUST
- 60' RIGHT OF WAY, BOOK A, PAGE 78
- 150' RIGHT OF WAY, REC. NO. 09915064
- 30' RESERVED AS ROW, BOOK A, PAGE 78
- SUBSEQUENTLY CONVEYED TO CITY OF COLORADO SPRINGS, REC. NO. 222103960
- 30' RESERVED AS ROW, BOOK A, PAGE 78
- SUBSEQUENTLY CONVEYED TO CITY OF COLORADO SPRINGS, REC. NO. 222103960
- 30' RESERVED AS ROW, BOOK A, PAGE 78
- SUBSEQUENTLY CONVEYED TO CITY OF COLORADO SPRINGS, REC. NO. 222103960



No.	Description	By	Date
1	ADDRESSED CLIENT COMMENTS	SRC	9/26/2024

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

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 SIXTH P.M., COUNTY OF EL PASO, COLORADO

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