
LEGAL DESCRIPTION
KARMAN LINE ADDITION NO. 5

December 12, 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 North 1/2 of Section 7, the North 1/2 of Section 8 and the North 1/2 of Section 9, 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 three (3) courses:

1. N76°49'30"E, a distance of 5868.34 feet;
2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 13°09'59", a distance of 1133.16 feet;
3. N89°59'29"E, a distance of 3913.56 feet, to a point on the east line of Bradley Road as described in Reception Number 222103960;

thence leaving said east line, N89°59'29"E, a distance of 12202.94 feet; thence S89°42'25"W, a distance of 12202.32 feet to a point on said east line of Bradley Road; thence leaving said east line along the following three (3) courses:

1. S89°42'25"W, a distance of 3930.14 feet;
2. along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of 14°09'40", a distance of 1218.77 feet;
3. S75°32'45"W, a distance of 5798.59 feet, to the southwest corner of said Bradley Road Right-of-Way, also being a point on said center line of Section 11;

thence leaving said center line along the following six (6) courses:

1. N75°21'00"E, a distance of 5783.37 feet;
2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 13°47'51", a distance of 1187.47 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 5882.93 feet, to the POINT OF BEGINNING.

Containing 776,725 Sq. Ft. or 17.831 acres, more or less.

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

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

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 North 1/2 of Section 7, the North 1/2 of Section 8 and the North 1/2 of Section 9, 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 three (3) courses:

1. N76°49'30"E, a distance of 5868.34 feet;
2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 13°09'59", a distance of 1133.16 feet;
3. N89°59'29"E, a distance of 3913.56 feet, to a point on the east line of Bradley Road as described in Reception Number 222103960;

thence leaving said east line, N89°59'29"E, a distance of 12202.94 feet; thence S89°42'25"W, a distance of 12202.32 feet to a point on said east line of Bradley Road; thence leaving said east line along the following three (3) courses:

1. S89°42'25"W, a distance of 3930.14 feet;
2. along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of 14°09'40", a distance of 1218.77 feet;
3. S75°32'45"W, a distance of 5798.59 feet, to the southwest corner of said Bradley Road Right-of-Way, also being a point on said center line of Section 11;

thence leaving said center line along the following six (6) courses:

1. N75°21'00"E, a distance of 5783.37 feet;
2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 13°47'51", a distance of 1187.47 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 5882.93 feet, to the POINT OF BEGINNING.

Containing 776,725 Sq. Ft. or 17.831 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. Mobolade,
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. Mobolade, 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. 5"

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 _____

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 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.
3. The linear units used in this drawing are U.S. Survey Feet.
4. The improvements shown herein are as of the date of field work, June 13, 2022.
5. Total Perimeter of the Area for Annexation: 63,533.55'
One-Fourth (1/4th) of the Total Perimeter: 15,883.39' (25.00%)
Perimeter of the Area Contiguous to the Existing City Limits: 17,265.73' (27.18%)
6. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C0769G, 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. Mapes, Jr., a licensed professional land surveyor in the state of Colorado, do hereby state that the annexation plat herein 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. Mapes, 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 SCHLEIKER, CLERK & RECORDER

FEE: _____ BY: _____ Deputy

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

No.	Description	By	Date
1	ADDRESSED CITY COMMENTS.	SRC	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 herein.

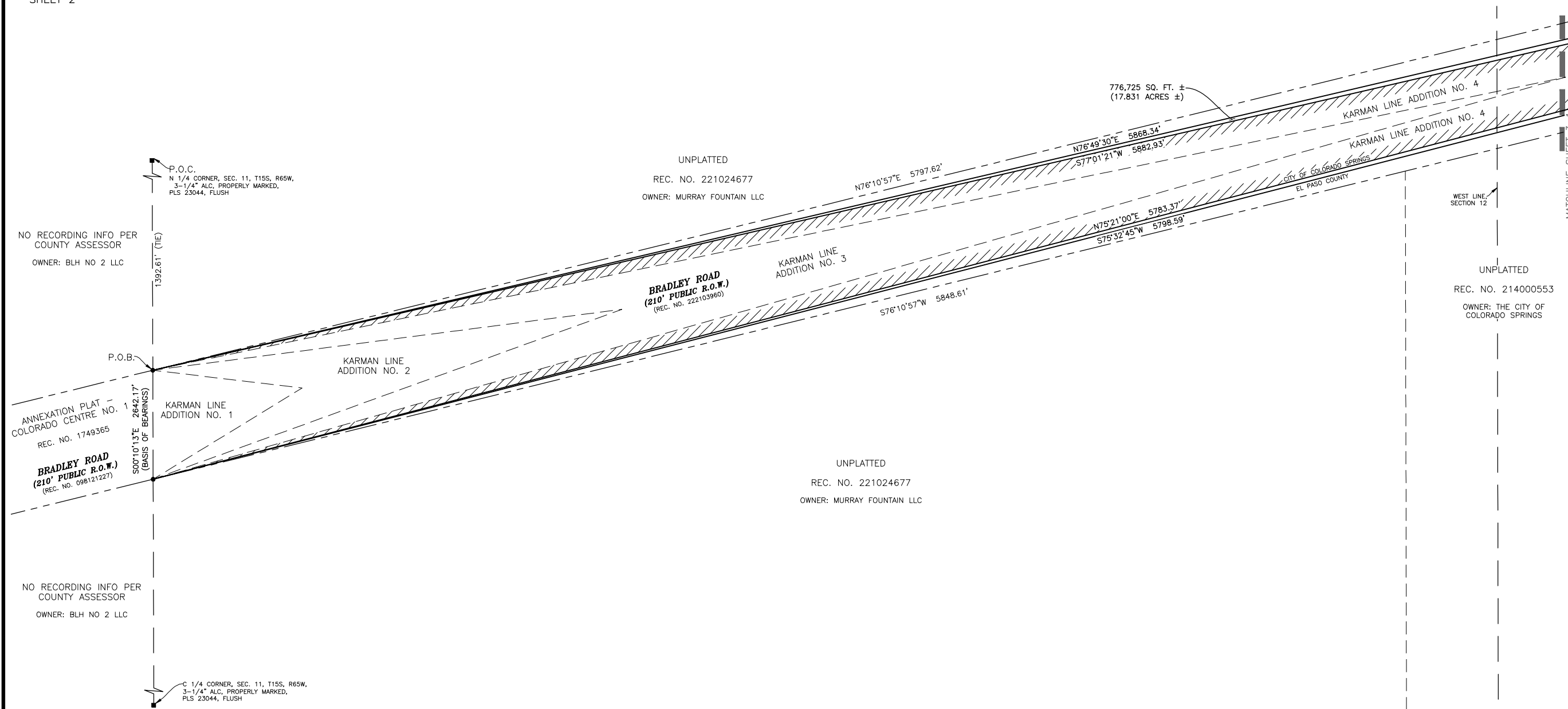


Project No. 220058 Date: 5/22/2023 Sheet 1 of 4

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 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

1392.61' (TIE)

P.O.B.

ANNEXATION PLAT
COLORADO CENTRE NO. 1
REC. NO. 1749365

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

S00°10'13"E 2642.17'
(BASIS OF BEARINGS)

KARMAN LINE
ADDITION NO. 1

KARMAN LINE
ADDITION NO. 2

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. 222103960)

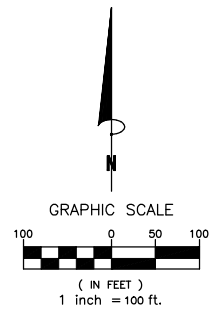
KARMAN LINE
ADDITION NO. 3

UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

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

776,725 SQ. FT. ±
(17.831 ACRES ±)

MATCHLINE SHEET 3-1



LEGEND

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

No.	Revisions Description	By	Date
1	ADDRESSED CITY COMMENTS.	SRC	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 herein.

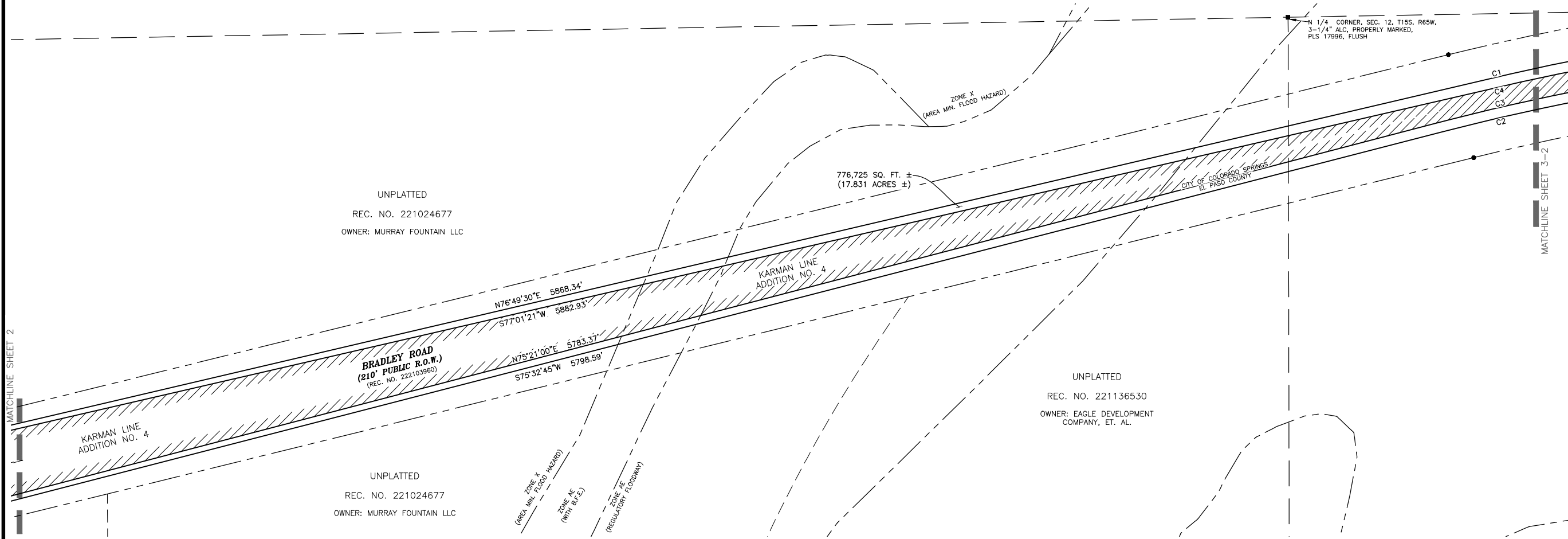
ANNEXATION PLAT, KARMAN LINE ADDITION NO. 5
A PORTION OF THE NE1/4 SEC. 11, N1/2 12, T15S, R65W,
N1/2 SEC. 7, N1/2 8, N1/2 9, T15S, R64W, 6TH P.M.,
COUNTY OF EL PASO, COLORADO

Project No. **230709**
Drawn By: EJC
Checked By: SJM
Date: 5/22/2023
Sheet 2 of 4

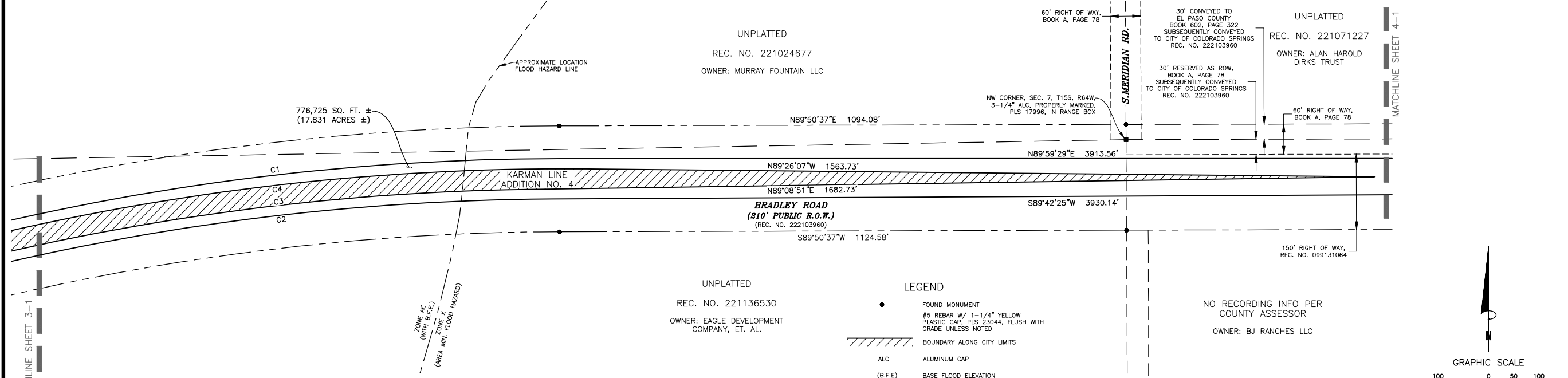
ANNEXATION PLAT KARMAN LINE ADDITION NO. 5

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

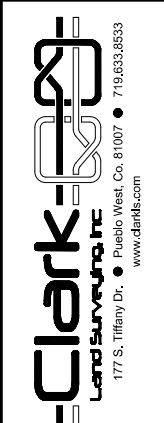
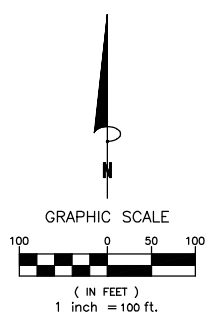
SHEET 3-1



SHEET 3-2



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



No.	Description	By	Date
1	ADDRESSED 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 herein.

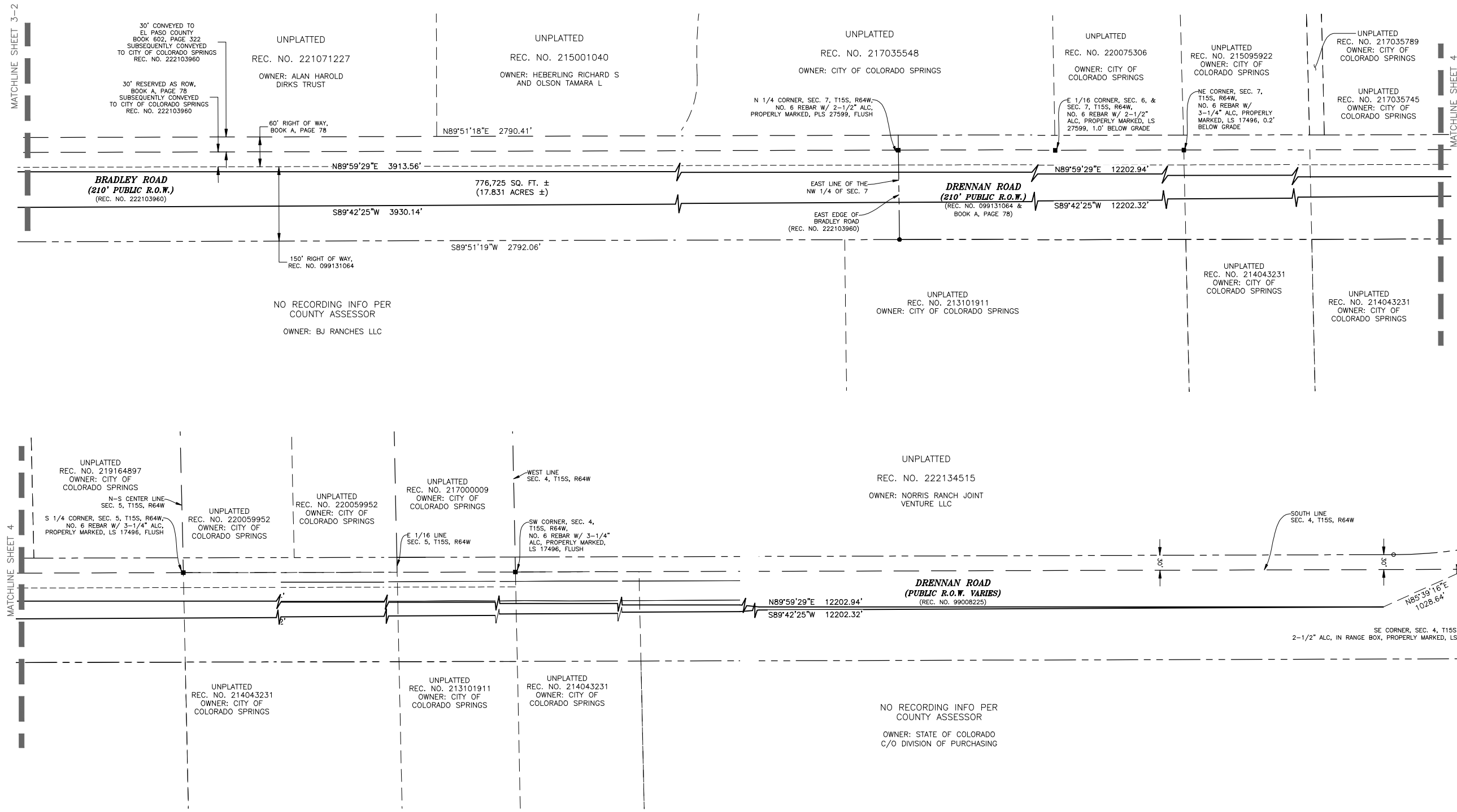
ANNEXATION PLAT, KARMAN LINE ADDITION NO. 5
A PORTION OF THE NE1/4 SEC. 11, N1/2 12, T15S, R65W,
N1/2 SEC. 7, N1/2 8, N1/2 9, T15S, R64W, 6TH P.M.,
COUNTY OF EL PASO, COLORADO

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

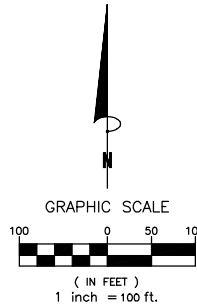


MATCHLINE SHEET 4

MATCHLINE SHEET 4

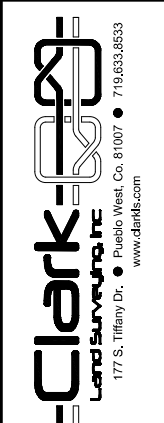
LEGEND

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

City File No. ANEX-23-0013



No.	Description	By	Date
1	ADDRESSED CITY COMMENTS.	SRC	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 herein.

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: SJM
Date: 5/22/2023
Sheet 4 of 4