
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;

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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