
LEGAL DESCRIPTION
KARMAN LINE ADDITION NO. 6

December 28, 2024

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, and Norris Ranch Joint Ventures, 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 1, the Northeast 1/4 of Section 11 and the North 1/2 of Section 12, Township 15 South, Range 65 west and Section 3, Section 4, Section 5, the North 1/2 of Section 6, 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 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:

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 along the north line 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 13°39'41", a distance of 1217.22 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 2790.67 feet, to the northwest corner of said Bradley Road per Reception Number 222103960; 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 2643.89 feet; thence continuing along said north line, said line also being 30 feet north of and parallel with the South line of the Southeast 1/4 of said Section 5, N89°51'16"E, a distance of 1378.50 feet, to the southeast corner of the parcel described in Warranty Deed recorded as Reception Number 217000009, on January 3, 2017; thence along the east line of said parcel, N01°14'08"W, a distance of 2598.21 feet, to a point on the East-West Center line of said Section 5; thence along said Center line, N89°49'10"E, a distance of 1267.44 feet, to the West 1/4 Corner of said Section 4; thence leaving said West 1/4 Corner along the East-West Center line of said Section 4, N89°31'07"E, a distance of 1127.65 feet; thence along the following four (4) 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 1333.11 feet;
 4. S01°10'22"E, a distance of 890.13 feet, to a point on the East-West Center line of said Section 5;

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 1328.25 feet, to the South 1/4 Corner of said Section 32; thence along the North-South Center line of said Section 32, N01°43'12"W, a distance of 2615.20 feet, to the Center 1/4 Corner of said Section 32; thence continuing along said Center line, N01°41'21"W, a distance of 2638.43 feet, to the North 1/4 Corner of said Section 32; thence along the North line of said Section 32, S89°38'17"E, a distance of 2597.62 feet, to the Northwest Corner of said Section 33; thence along the North line of said Section 33, N89°31'16"E, a distance of 1299.28 feet, to the West 1/16 shared between Section 28, Township 14 South, Range 64 West and said Section 33; thence along the West 1/16th line, S02°35'00"E, a distance of 1318.96 feet, to the North-West 1/16th Corner of said Section 33; thence along the North 1/16th line, N89°30'42"E, a distance of 1305.00 feet, to the North-Center 1/16th Corner of said Section 33; thence along the North-South Center 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°02'26"E, a distance of 2623.99 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 1486.72 feet, to a point on the east line of the Right-of-Way easement described in Application 96/176 recorded as Reception Number 98152755; thence along said east line the following five (5) 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 1505.54 feet;
3. S38°40'43"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, S89°51'30"W, a distance of 2643.89 feet; thence continuing along said south line, S89°51'09"W, a distance of 2694.46 feet, to the southeast corner of the parcel described in the Notice of Lis Pendens, recorded August 16, 1999 as Reception Number 099131064; 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 5848.61 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°32'45"E, a distance of 5798.59 feet;
2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of 14°09'40", a distance of 1218.77 feet;
3. N89°42'25"E, a distance of 16132.46 feet;
4. S89°59'29"W, a distance of 16116.50 feet;
5. along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of 13°09'59", a distance of 1133.16 feet;
6. S76°49'30"W, a distance of 5868.34 feet, to the POINT OF BEGINNING.

Containing 81,728,991 Sq. Ft. or 1,876.239 acres, more or less.

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

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, NW1/4 SEC. 10, 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 Norris Ranch Joint Ventures, 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 1, the Northeast 1/4 of Section 11 and the North 1/2 of Section 12, Township 15 South, Range 65 West and Section 3, Section 4, Section 5, the North 1/2 of Section 6, 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 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:

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 along the north line of said Bradley Road Right-of-Way along the following three (3) courses:

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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 2790.67 feet, to the northwest corner of said Bradley Road per Reception Number 222103960; 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 2643.89 feet; thence continuing along said north line, said line also being 30 feet north of and parallel with the South line of the Southeast 1/4 of said Section 5, N89°51'16"E, a distance of 1378.50 feet, to the southeast corner of the parcel described in Warranty Deed recorded as Reception Number 217000009, on January 3, 2017; thence along the east line of said parcel, N01°14'08"W, a distance of 2598.21 feet, to a point on the East-West Center line of said Section 5; thence along said Center line, N89°49'10"E, a distance of 1267.44 feet, to the West 1/4 Corner of said Section 4; thence leaving said West 1/4 Corner along the East-West Center line of said Section 4, N89°31'07"E, a distance of 1127.65 feet; thence along the following four (4) courses:

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2. S89°31'07"W, a distance of 1114.58 feet;
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6. S76°49'30"W, a distance of 5868.34 feet, to the POINT OF BEGINNING.

Containing 81,728,991 Sq. Ft. or 1,876,239 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 _____, 202___ A.D.

Blessing A. Mabolade,
Mayor

ATTEST:

City Clerk

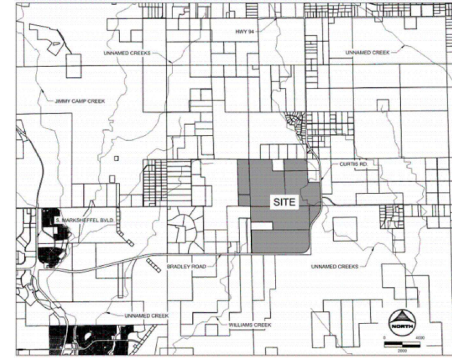
STATE OF COLORADO }
COUNTY OF EL PASO } SS

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

VICINITY MAP



IN WITNESS WHEREOF:

The aforementioned, Norris Ranch Joint Ventures, LLC, a Colorado limited liability company, has executed this instrument this ___ day of _____, 202___ A.D., by _____, as _____ of Norris Ranch Joint Ventures, LLC, a Colorado limited liability company.

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this ___ day of _____, 202___, by _____, as: _____ of Norris Ranch Joint Ventures, LLC, a Colorado limited liability company.

Witness my hand and seal _____

Address _____

My Commission expires _____

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. 6"

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 hereon are as of the date of field work, June 13, 2022.
5. Total Perimeter of the Area for Annexation: 129,680.60'
One-Fourth (1/4th) of the Total Perimeter: 32,420.14 (25.00%)
Perimeter of the Area Contiguous to the Existing City Limits: 46,267.82' (35.68%)
6. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C0789G and 08041C0795G, with effective dates of December 7, 2018, indicates this parcel of land is located in Zone A (Without Base Flood Elevation), Zone AE (With Base Flood Elevation), Regulatory Floodway and Zone X (Area of minimal flood hazard).

LEGEND

- FOUND MONUMENT
- 1 #5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP, PLS 23044, FLUSH WITH GRADE UNLESS NOTED
- 2 #6 REBAR W/ 1-1/4" GREEN PLASTIC CAP, PLS 33245, FLUSH WITH GRADE UNLESS NOTED
- ALC ALUMINUM CAP
- (B.F.E) BASE FLOOD ELEVATION
- ▨ 30' NORTH AND PARALLEL WITH THE SECTION LINE DEDICATED TO EL PASO COUNTY BOOK 602, PAGE 322
- ▨ BOUNDARY ALONG CITY LIMITS PER KARMAN LINE ADDITION NO. 6

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 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. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

RECORDING:

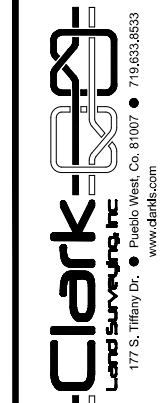
STATE OF COLORADO }
COUNTY OF EL PASO } SS

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



Revisions	Description	By	Date
1	ADDRESSING 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. 6

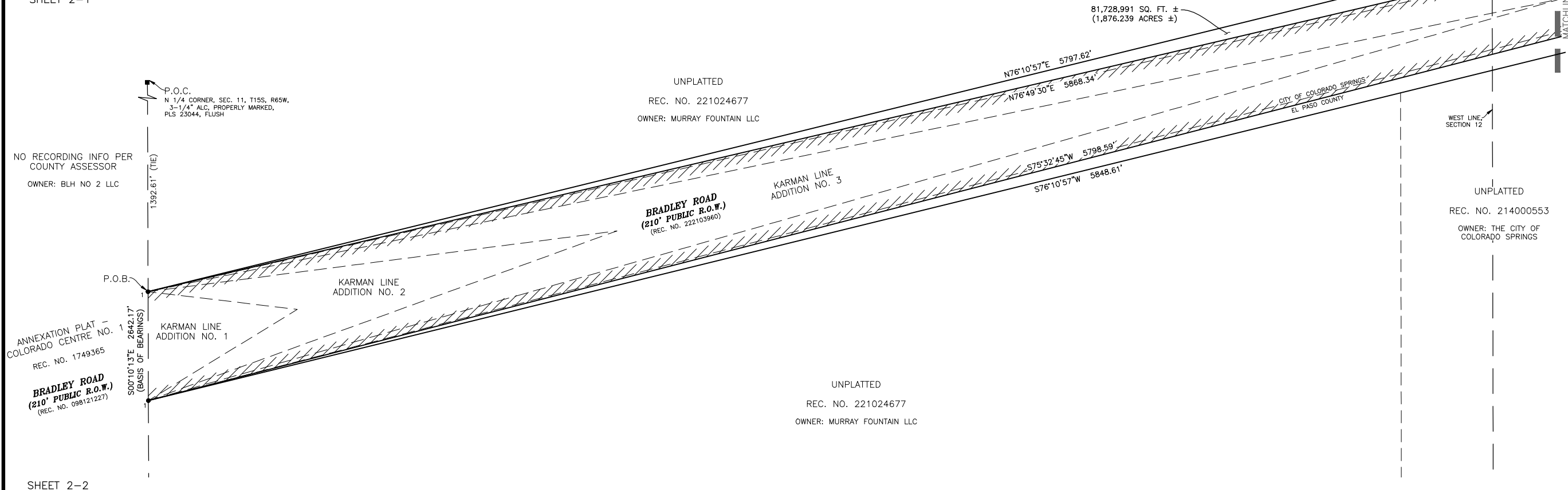
A PORTION OF SEC. 1, 11, 12, T15S, R65W, & SEC. 3, 4, 5, 6, 7, 8, 9, T15S, R64W & SEC. 32, 33, 34, T14S, R64W, 6TH P.M., EL PASO COUNTY, COLORADO

Project No. 230709 Date: 5/22/2023 Sheet 1 of 5

ANNEXATION PLAT KARMAN LINE ADDITION NO. 6

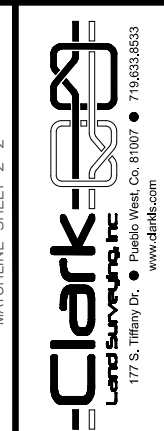
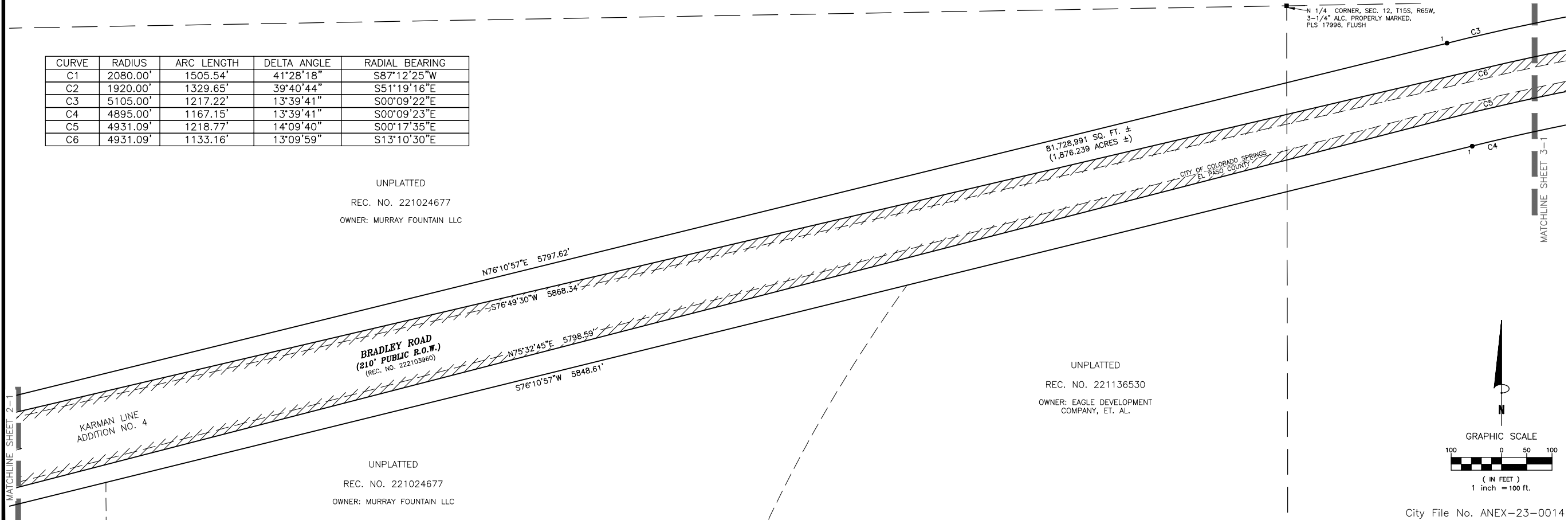
A PORTION OF THE SE1/4 OF SEC. 1, NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND
SEC. 3, SEC. 4, SEC. 5, N1/2 SEC. 6, N1/2 SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R64W, NW1/4 SEC. 10, T15S, R64W AND
THE E1/2 OF SEC. 32, SEC. 33 AND SW1/4 SEC. 34, T14S, R64W OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 2-1



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



No.	Description	By	Date
1	ADDRESSING CITY COMMENTS.		10/1/2024

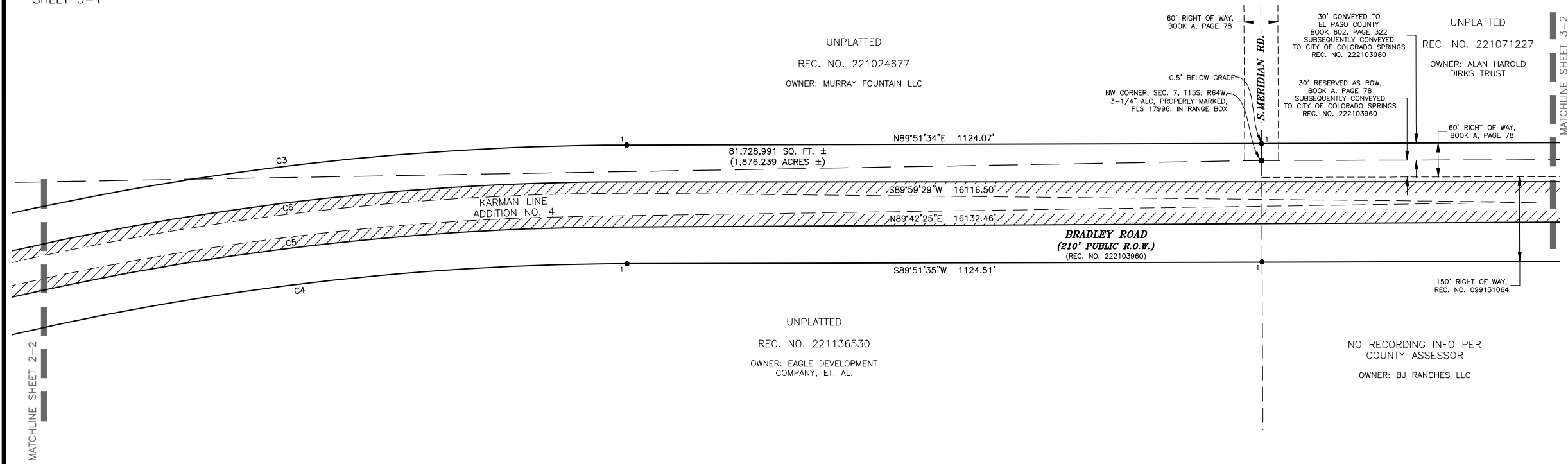
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A PORTION OF SEC. 1, 11, 12, T15S, R65W, & SEC. 3, 4, 5, 6,
7, 8, 9, T15S, R64W & SEC. 32, 33, 34, T14S, R64W, 6TH P.M.,
EL PASO COUNTY, COLORADO
Date: 5/22/2023
Sheet 2 of 5
Project 230709
Drawn By: EJC
Checked By: SLM
City File No. ANEX-23-0014

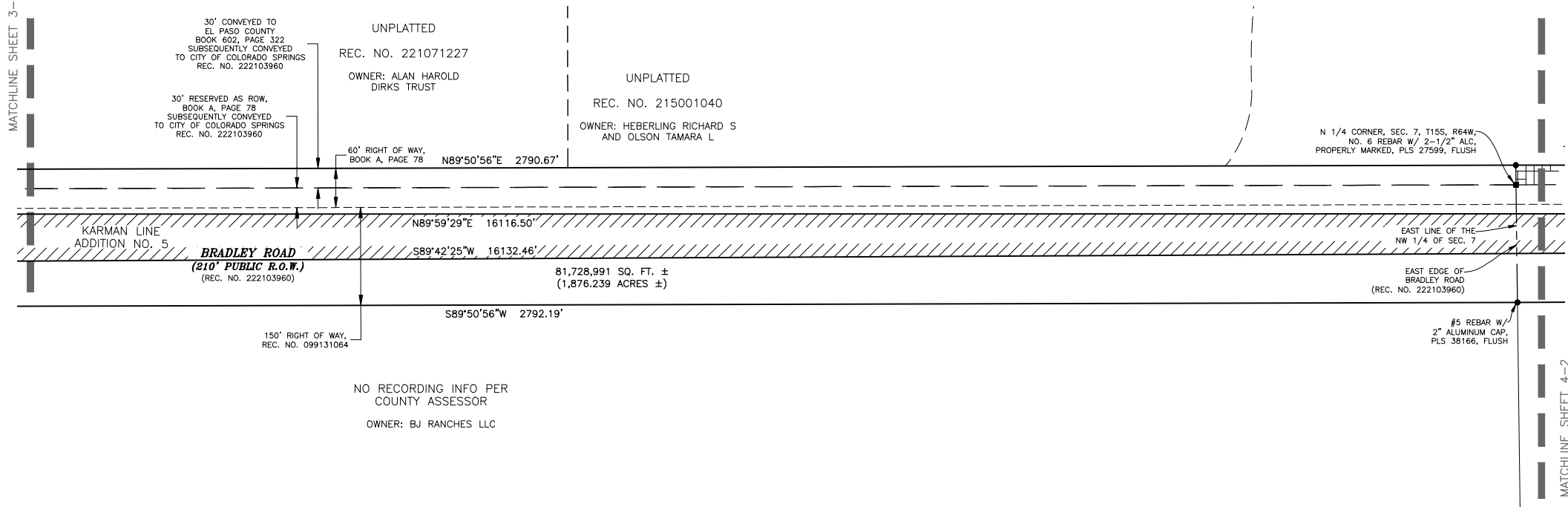
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THE E1/2 OF SEC. 32, SEC. 33 AND SW1/4 SEC. 34, T14S, R64W OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

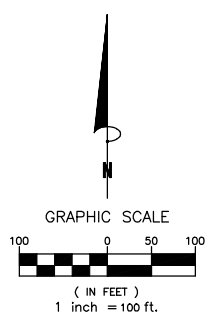
SHEET 3-1



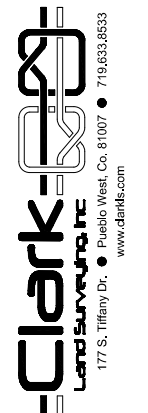
SHEET 3-2



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



City File No. ANEX-23-0014



No.	Revisions Description	By	Date
1	ADDRESSING 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.

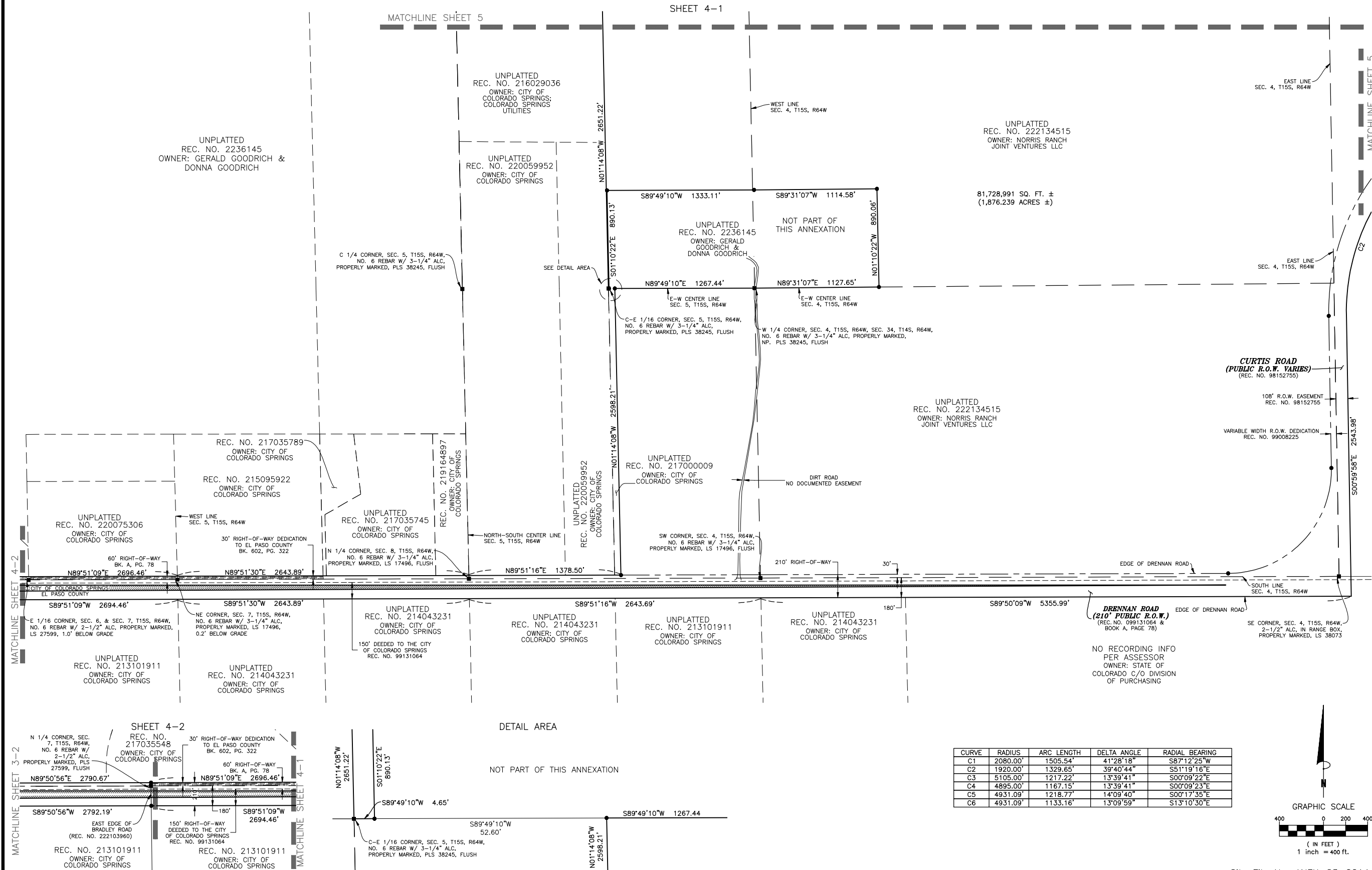
ANNEXATION PLAT, KARMAN LINE ADDITION NO. 6

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, 6TH P.M.,
EL PASO COUNTY, COLORADO

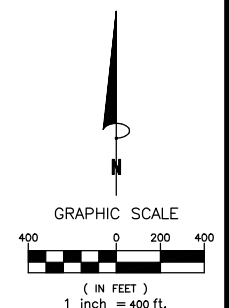
Project No. 230709
Date: 5/22/2023
Sheet 3 of 5
Drawn By: EJC
Checked By: SLM

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



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
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No.	Description	By	Date
1	ADDRESSING CITY COMMENTS.	SRC	10/1/2024

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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.,
EL PASO COUNTY, COLORADO
Drawn By: EJC
Checked By: SLM
Project No. 230709
Date: 5/22/2023
Sheet 4 of 5

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, NW1/4 SEC. 10, 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

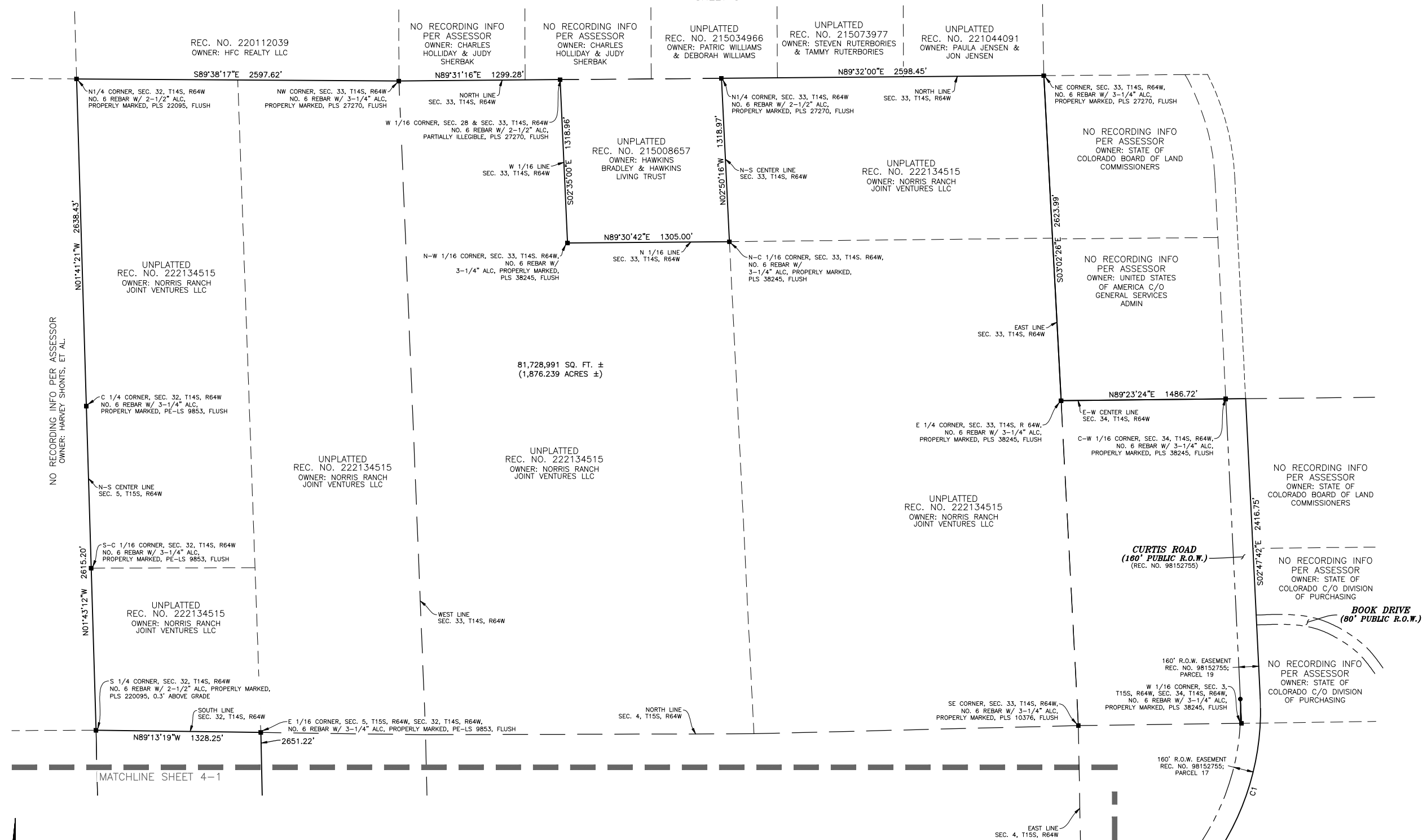


No.	Description	By	Date
1	ADDRESSING CITY COMMENTS.	SRC	10/1/2024

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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, 6TH P.M., EL PASO COUNTY, COLORADO
Drawn By: EJC
Checked By: SLM
Date: 5/22/2023
Sheet 5 of 5

Project No. 230709



81,728,991 SQ. FT. ±
(1,876.239 ACRES ±)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
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