

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.

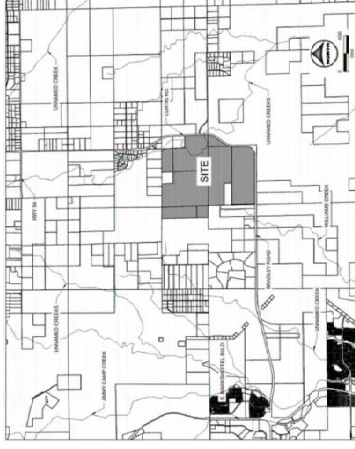
Stewart L. Mapes, Jr.  
Colorado Professional Land Surveyor No. 38245



# 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°32'32", a distance of 1165.50 feet;
3. S89°28'09"W, a distance of 1852.79 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. 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 \_\_\_\_\_, 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 \_\_\_\_\_

<p>Project No. <b>220058</b></p> <p>Drawn By: EJC</p> <p>Checked By: SLM</p> <p>Date: 5/22/2023</p> <p>Sheet 1 of 3</p>	<p>ANNEXATION PLAT, KARMAN LINE ADDITION NO. 4</p> <p>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</p>
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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		9/26/2024

177 S. Tiffany Dr., Pueblo West, Co. 81007 • 719.683.8533  
www.clarksls.com

**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 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: 23040.43'  
Perimeter of the Area Contiguous to the Existing City Limits: 5774.70' (25.08%)  
One-Fourth (1/4th) of the Total Perimeter: 1431.17'
6. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041007696, 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. 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

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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'-1/2" 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 NO. 1  
REC. NO. 1749365

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

REC. NO. 1749365

NO RECORDING INFO PER  
COUNTY ASSESSOR  
OWNER: BLH NO 2 LLC

C 1/4 CORNER, SEC. 11, T15S, R65W,  
3'-1/2" ALC, PROPERLY MARKED,  
PLS 23044, FLUSH

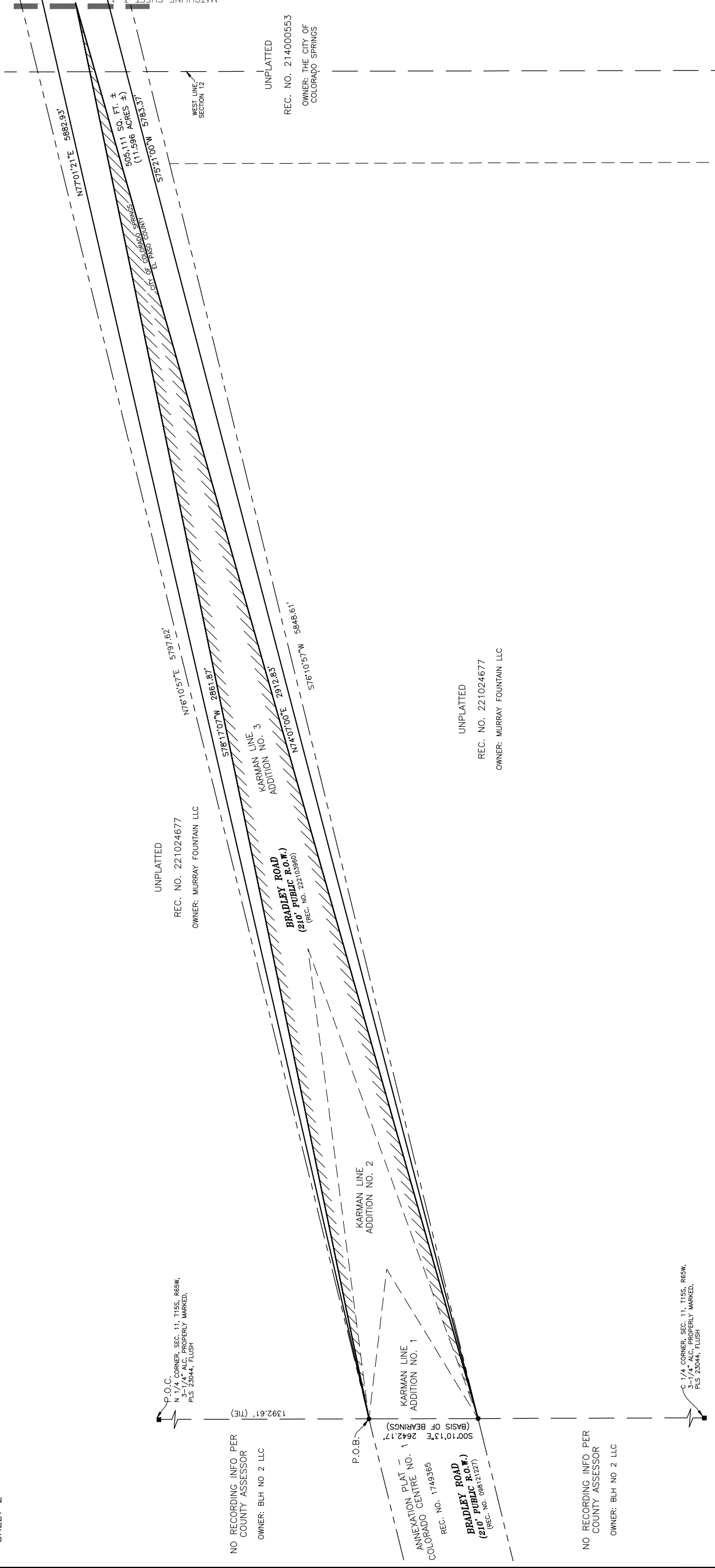
UNPLATTED  
REC. NO. 221024677  
OWNER: MURRAY FOUNTAIN LLC

**BRADLEY ROAD  
(210' PUBLIC R.O.W.)**  
(REC. NO. 222038900)

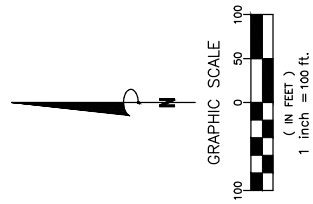
KARMAN LINE  
ADDITION NO. 3

UNPLATTED  
REC. NO. 221024677  
OWNER: MURRAY FOUNTAIN LLC

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



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



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

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 hereon.

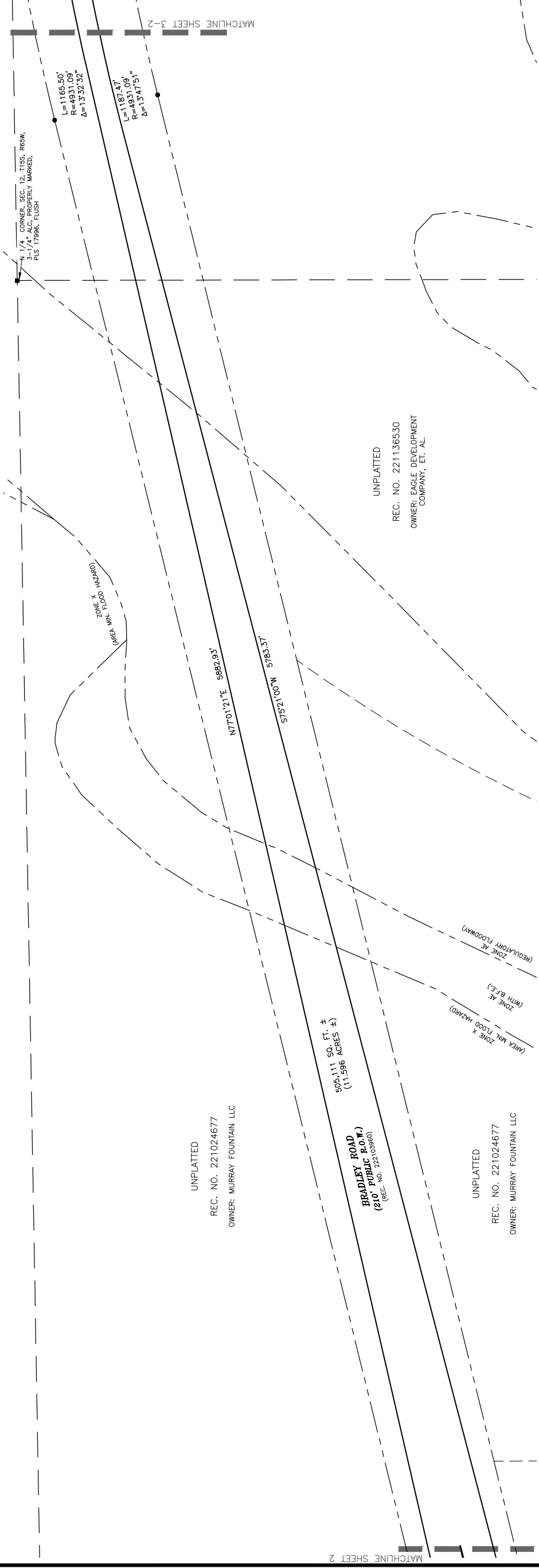
ANNEXATION PLAT, KARMAN LINE ADDITION NO. 4  
A PORTION OF THE NE1/4 OF SEC. 11, N1/2 OF SEC. 12,  
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COUNTY OF EL PASO, COLORADO  
Drawn By: EJC  
Checked By: SLM  
Date: 5/22/2023  
Sheet 2 of 3  
Project No. 230709

Clark  
Land Surveying Inc.  
177 S. Tiffany Dr., Pueblo West, Co. 81007  
719.633.8533  
www.clarkds.com

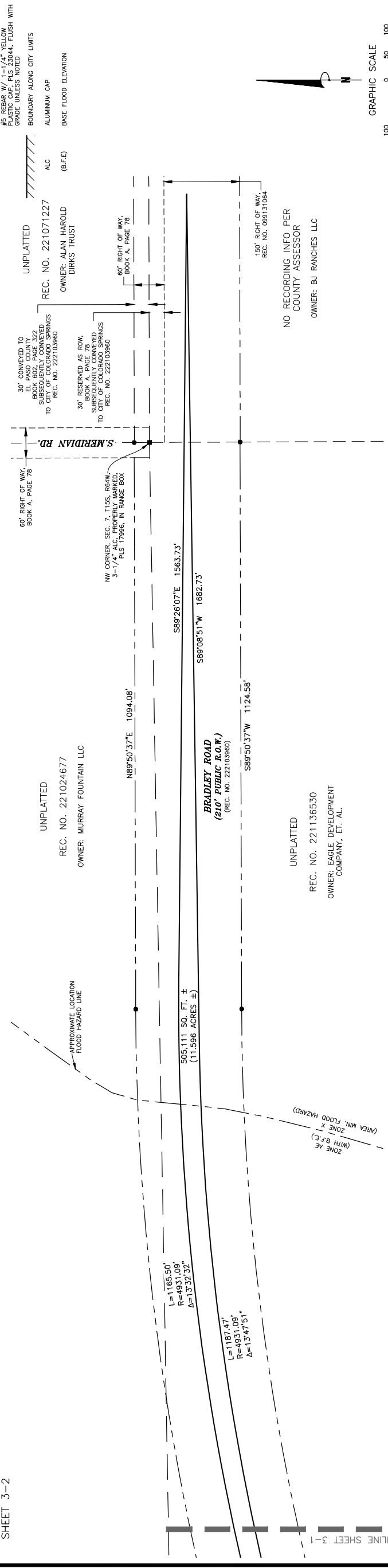
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SHEET 3-1

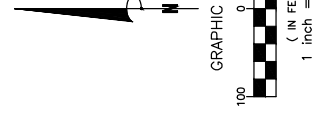


SHEET 3-2



### 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. 099151064



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

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