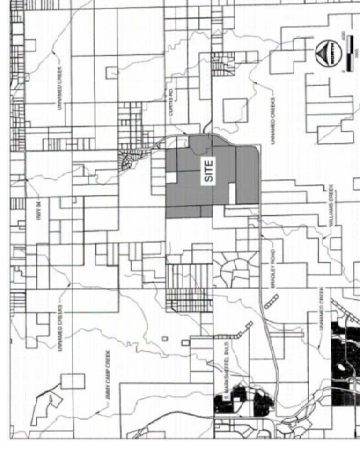


ANNEXATION PLAT KARMAN LINE ADDITION NO. 1

A PORTION OF THE NE1/4 OF SECTION 11,
TOWNSHIP 15 SOUTH, RANGE 65 WEST 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, Township 15 South, Range 65 West of the Sixth Principal Meridian, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section; thence along the North-South Center line of said Section, S89°10'13"E (Bearing of said Section) 216.10' to the North 1/4 Corner of said Section; thence along the East-South line of said Section, S0°10'13"E (Bearing of said Section) 216.10' to the North 1/4 Corner of said Section; thence along 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 S07°10'13"E, a distance of 2642.17 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Ordinance Deed recorded in the Public Records of the City of Colorado Springs, Colorado, Book 222103360 in the Recorder's Office, dated 08/11/2021, and S83°12'03"E, a distance of 346.39 feet, to the southeast corner of said Bradley Road Right-of-Way, also being a point on said Center line; thence along said Center line, N07°10'13"W, a distance of 216.10, to the POINT OF BEGINNING.

Containing 31,983 Sq. Ft. or 0.734 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 } SS
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 _____

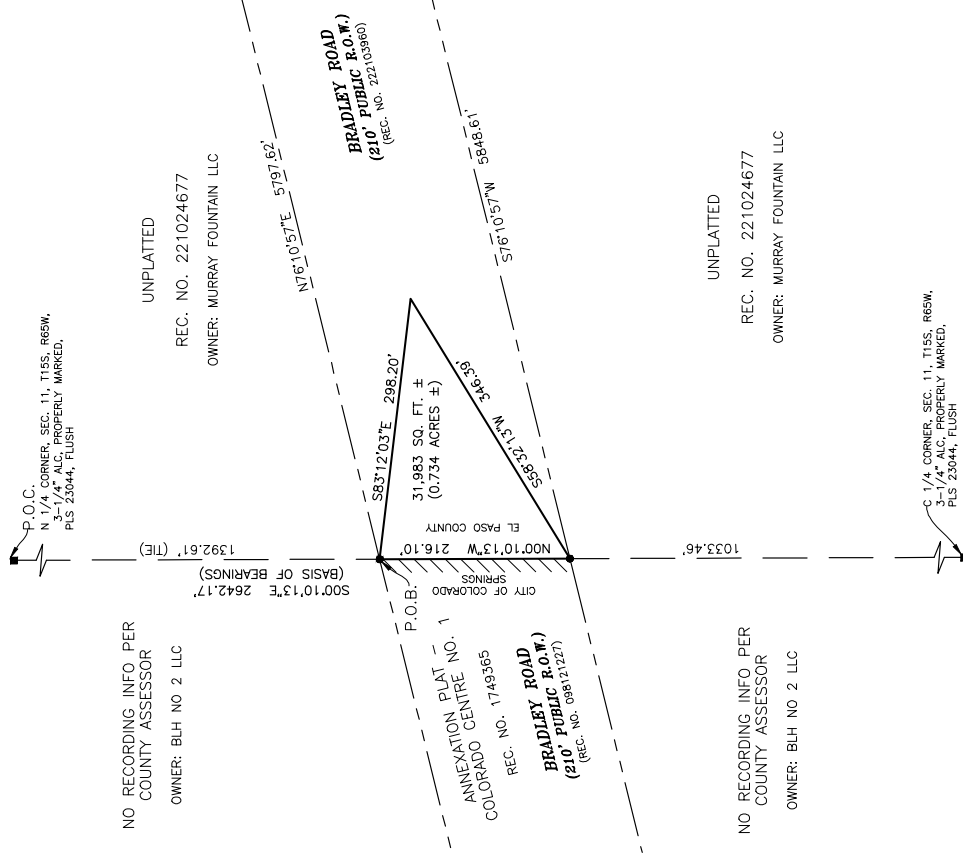
My Commission expires _____
Notary Public _____

NO RECORDING INFO PER
COUNTY ASSESSOR

OWNER: BLH NO 2 LLC

UNPLATTED

REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC



NO RECORDING INFO PER
COUNTY ASSESSOR

OWNER: BLH NO 2 LLC

UNPLATTED

REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

S 1/4 CORNER, SEC. 11, T.15S, R.65W,
3-1/4" ALU. CAP, PROPERLY MARKED,
PLS 23044, FLUSH

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. 1.

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 _____

No.	Description	By	Date
1	ADDRESSED 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.

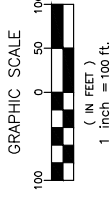
Project No. 230709	Drawn By: EJC	Date: 5/22/2023
Checked By: SLM	Sheet 1 of 1	

ANNEXATION PLAT, KARMAN LINE ADDITION NO. 1
A PORTION OF THE NE1/4 OF SECTION 11,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, COLORADO

- ### 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 S07°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: 860.69'
One-Fourth (1/4th) of the Total Perimeter: 215.17' (25.00%)
Perimeter of the Area Contiguous to the Existing City Limits: 216.10' (25.11%)
 6. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C027696, with effective dates of December 7, 2018, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).

LEGEND

- FOUND MONUMENT
- ▬ REBAR W/ 1/4" YELLOW PLASTIC CAP, PLS 23044, 3/2" BELOW GRADE
- ▬ BOUNDARY ALONG CITY LIMITS



SURVEYOR'S CERTIFICATION:

I, Stewart L. Mages, Jr., a licensed professional land surveyor in the state of Colorado, do hereby certify 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. Mages, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

RECORDING:

STATE OF COLORADO } SS
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