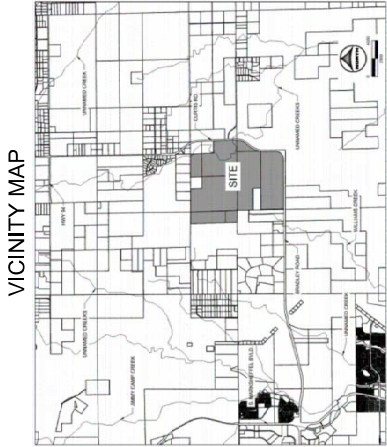


ANNEXATION PLAT
KARMAN LINE ADDITION NO. 2

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



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, 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 1392.61 feet, to the northwest corner of Bradley Road and measured to the Quikdom Deed recorded in the Public Records of the State of Colorado, Book 2022, as Reception Number 222103560 and measured to the Point of Beginning, BEG, of the El Right-of-Way as described in the Quikdom Deed recorded in the Public Records of the State of Colorado, Book 2022, as Reception Number 222103560 and measured to the Point of Beginning, BEG, of the El Right-of-Way, thence S70°05'12"W, a distance of 988.78 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, N58°32'13"E, a distance of 346.39 feet; thence N83°12'03"W, a distance of 298.20 feet, to the POINT OF BEGINNING.

Containing 68,575 Sq. Ft. or 1.574 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 } SS
COUNTY OF EL PASO }

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. 2

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 2842.17 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 contiguous to the City of Colorado Springs Limits: 644.59' (25.07%)
1/4th of the total perimeter: 642.86' (25%)
6. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 0804100769G, 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 } 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 _____ of the records of El Paso County, Colorado.

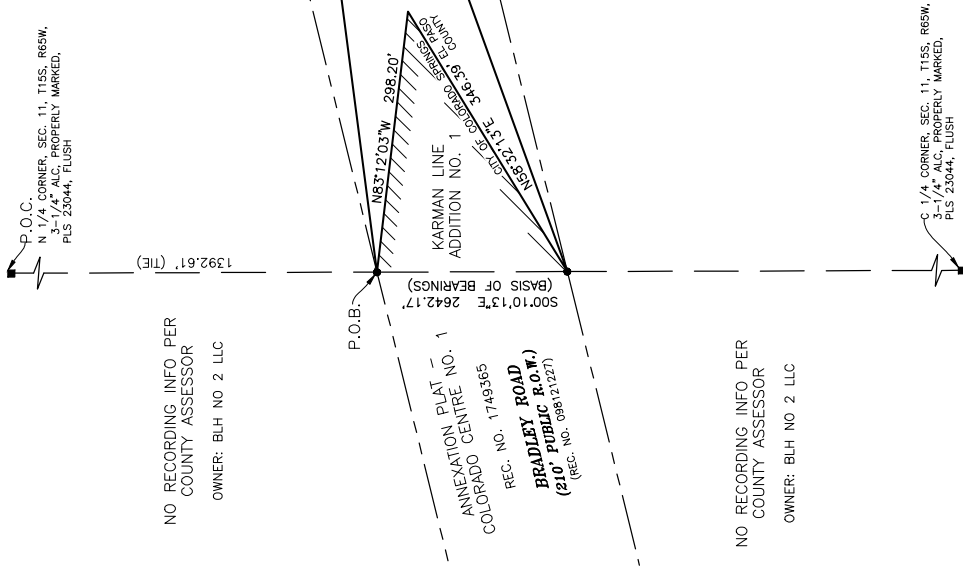
Reception No. _____

SURCHARGE: _____ STEVE SCHLEIKER, CLERK & RECORDER

FEE: _____ BY: _____ Deputy

ANNEXATION PLAT
KARMAN LINE ADDITION NO. 2

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



Revisions	
No.	Description
	By
	Date

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	Checked By: SLM
Date: 5/22/2023	Sheet 2 of 2
ANNEXATION PLAT, KARMAN LINE ADDITION NO. 2 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	



UNPLATTED
REC. NO. 221024677
OWNER: MURRAY FOUNTAIN LLC

LEGEND

- FOUND MONUMENT
#5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP, PLS 23044, 0.2 BELOW GRADE
- BOUNDARY ALONG CITY LIMITS
- ALUMINUM CAP
- ALC

