ANNEXATION PLAT
AMARA ADDITION NO. 23
A PORTION OF SECTION 33 AND SECTION 34, TOWNSHIP 15 SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT LA PLATA CRUZ DEV CO, LLC, A COLORADO LIMITED LIABILITY COMPANY AND TEE CROSS RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 33 AND SECTION 34, TOWNSHIP 15 SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 2–1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 23044" FLUSH WITH GROUND IS ASSUMED TO BEAR N89°26'56"E, A DISTANCE OF 5294.72 FEET.

COMMENCING AT THE SOUTHERLY MOST POINT OF FOOTHILLS SUBDIVISION RECORDED IN PLAT BOOK S–2 AT PAGE 3, RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING.

THENCE N88°38'01"E, A DISTANCE OF 3,045.86 FEET TO THE EAST LINE OF THE EAST HALF OF SECTION 34;

THENCE ON THE EAST LINE OF THE EAST HALF OF SAID SECTION 34 THE FOLLOWING TWO (2) COURSES:

1. S01°17'15"E, A DISTANCE OF 1,982.56 FEET;
2. S00°53'08"E, A DISTANCE OF 1,342.49 FEET TO THE CENTER–SOUTH 1/16 CORNER OF SAID SECTION 34 SAID POINT BEING THE NORTHEASTERLY CORNER OF FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 RECORDED IN PLAT BOOK L AT PAGE 42;

THENCE S89°27'03"W, ON THE NORTHERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 BEING ALSO ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 2646.84 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTION 34;
THENCE S89°22'33"W, ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE NORTHERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO.'S SUBDIVISION NO. 1 A DISTANCE OF 2001.43 FEET TO THE NORTHWESTERLY CORNER OF THE EASTERLY 20.00 ACRES OF TRACT 26 AS PLATTED IN SAID FOUNTAIN VALLEY LAND & IRRIGATION CO.'S SUBDIVISION NO. 1;
THENCE S00°21'47"E, ON THE WESTERLY LINE OF SAID EASTERLY 20.00 ACRES, A DISTANCE OF 248.98 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800, THE FOLLOWING (3) THREE COURSES:

1. S89°24'22"W, A DISTANCE OF 413.19 FEET;
2. S00°42'35"E, A DISTANCE OF 116.00 FEET;
3. S89°24'22"W, A DISTANCE OF 200.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LINK ROAD SAID POINT BEING ON A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE NORTH–SOUTH CENTERLINE OF SAID SECTION 33;

THENCE N00°42'35"W, ON SAID EASTERLY RIGHT OF WAY LINE OF LINK ROAD AND ON SAID PARALLEL LINE, A DISTANCE OF 3002.03 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33;

THENCE ON THE SOUTH AND EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33 THE FOLLOWING TWO (2) COURSES:

1. N89°15'11"E, A DISTANCE OF 1292.26 FEET;
2. N00°43'50"W, A DISTANCE OF 1290.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MARKSHEFFEL ROAD SAID POINT BEING A POINT ON THE SOUTHERLY BOUNDARY OF FOUNTAIN ELECTRIC SUBSTATION ADDITION ANNEXATION PLAT RECORDED UNDER RECEPTION NO. 220714648;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MARKSHEFFEL ROAD AND THE SOUTHERLY BOUNDARY OF SAID FOUNTAIN ELECTRIC SUBSTATION ADDITION ANNEXATION PLAT THE FOLLOWING TWO (2) COURSES

1. N89°11'35"E, A DISTANCE OF 194.69 FEET
2. N42°40'21"E, A DISTANCE OF 12.78 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID FOOTHILLS SUBDIVISION;

THENCE S47°20'44"E, ON THE SOUTHWESTERLY BOUNDARY OF SAID FOOTHILLS SUBDIVISION, A DISTANCE OF 960.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 390.593 ACRES (17,014,250 SF).

OWNER:
LA PLATA CRUZ DEV CO, LLC, A COLORADO LIMITED LIABILITY COMPANY
HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20__, A.D.

BY: _____

TITLE: _____

STATE OF COLORADO)
) ss
COUNTY OF_____)

NOTARY:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, A.D. BY _____, AS _____ OF LA PLATA CRUZ DEV CO, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

OWNER:
TEE CROSS RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY
HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20__, A.D.

BY: _____

TITLE: _____

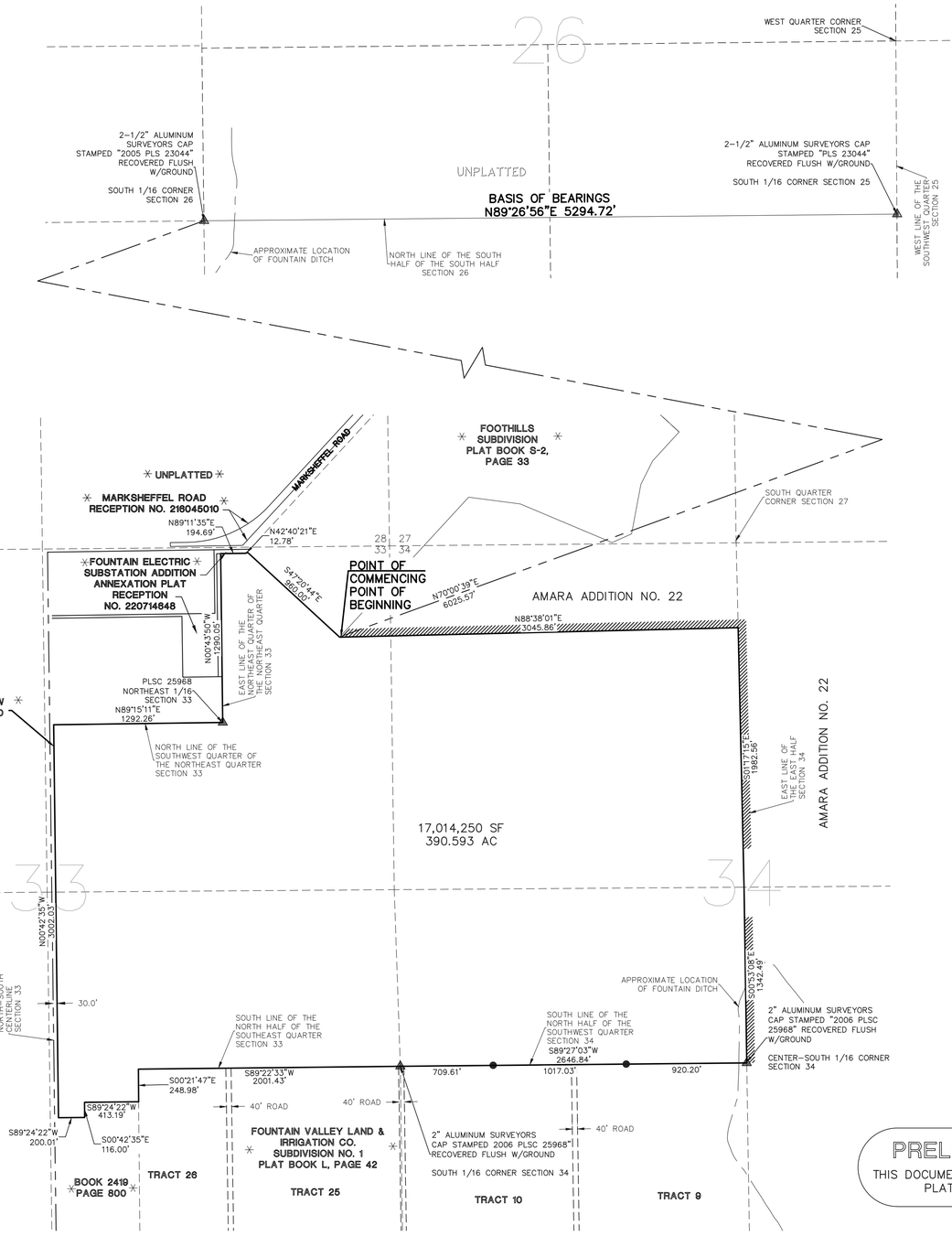
STATE OF COLORADO)
) ss
COUNTY OF_____)

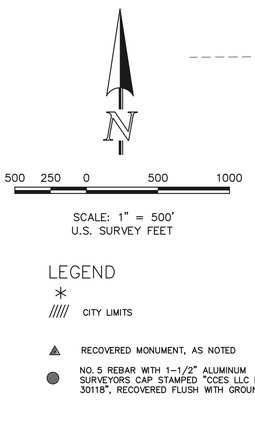
NOTARY:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, A.D. BY _____, AS _____ OF TEE CROSS RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY.

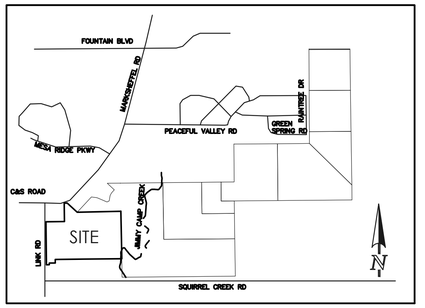
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

N:\255003\DRAWINGS\SURVEY\AMARA ANNEX PLATS 1–4 CONT\255003ANNEX23 1–4CONT SH1.DWG







VICINITY MAP
NOT TO SCALE

DATE OF PREPARATION: JUNE 27, 2023

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 18749.17 FEET

ONE–FOURTH (1/4TH) OF THE TOTAL PERIMETER: 4687.29 FEET (25.00%)

PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 6370.91 FEET (33.98%)

SURVEYOR'S STATEMENT:

I, ROBERT L. MEADOWS, JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP 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 TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

_____ _____
ROBERT L. MEADOWS, JR., PROFESSIONAL LAND SURVEYOR — DATE
COLORADO P.L.S. NO. 34977
FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS
AND SURVEYORS, LLC

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.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "AMARA ADDITION NO. 23".

_____ _____
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

CLERK AND RECORDER:

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_____, 20__, A.D., AND IS DULY RECORDED AT RECEPTION NO._____OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

ANNEXATION PLAT
AMARA ADDITION NO. 23
JOB. NO. 2550.03
JUNE 27, 2023
SHEET 1 OF 1

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

CITY FILE NO. ANEX–23–0052

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785–0790

N:\255003\DRAWINGS\SURVEY\AMARA ANNEX PLATS 1–4 CONT\255003ANNEX23 1–4CONT SH1.dwg, 10/11/2023 11:15:39 AM, 1:1, KS