ANNEXATION PLAT
AMARA ADDITION NO. 19
A PORTION OF SECTION 25 AND SECTION 26, TOWNSHIP 15 SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT BJ RANCHES 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:

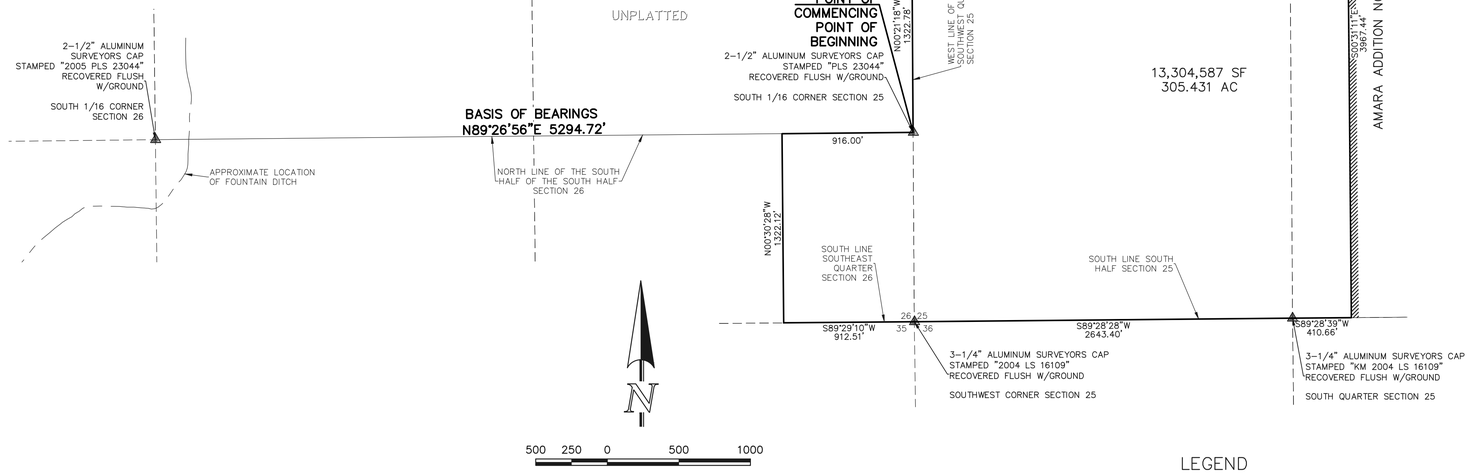
A PARCEL OF LAND BEING A PORTION OF SECTION 25 AND SECTION 26, TOWNSHIP 15 SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 SOUTH 1/16TH CORNER OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°21'18"W, ON THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1322.78 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 25;
THENCE N00°21'27"W, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1322.77 FEET TO THE NORTH 1/16TH CORNER OF SAID SECTION 25;
THENCE N89°29'25"E, ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 25, A DISTANCE OF 3042.75;
THENCE S00°31'11"E, A DISTANCE OF 3,967.44 FEET TO THE SOUTH LINE OF THE SOUTH HALF OF SAID SECTION 25;
THENCE S89°28'39"W, ON THE SOUTH LINE OF THE SOUTH HALF OF SAID SECTION 25, A DISTANCE OF 410.66 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 25;
THENCE S89°28'28"W, ON THE SOUTH LINE OF THE SOUTH HALF OF SAID SECTION 25, A DISTANCE OF 2,643.40 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25;
THENCE S89°29'10"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION, 26, A DISTANCE OF 912.51 FEET;
THENCE N00°30'28"W, A DISTANCE OF 1,322.12 FEET;
THENCE N89°26'56E, ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 26, A DISTANCE OF 916.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 305.431 ACRES (13,304,587 SF).

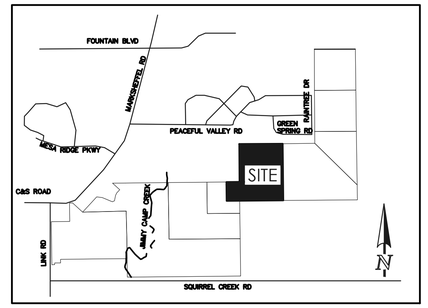


SCALE: 1" = 500'
U.S. SURVEY FEET

LEGEND

* CITY LIMITS

▲ RECOVERED MONUMENT, AS NOTED



VICINITY MAP
NOT TO SCALE

DATE OF PREPARATION: JUNE 27, 2023

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 15860.43 FEET

ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 3965.11 FEET (25.00%)

PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 3967.44 FEET (25.01%)

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. 19".

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. 19
JOB. NO. 2550.03
JUNE 27, 2023
SHEET 1 OF 1

OWNER:
BJ 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 BJ RANCHES 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

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

CITY FILE NO. ANEX-23-0048

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

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