
LEGAL DESCRIPTION
KARMAN LINE ADDITION 1

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, 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 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 S83°12'03"E, a distance of 298.20 feet; thence S58°32'13"W, 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, N00°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.



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

